



Staff Report for Council Meeting

Date of Meeting: January 27, 2021

Report Number: SRPI.21.001

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.001 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Dora Homes Inc. – City Files D02-12039 and D03-12010

Owner:

Dora Homes Inc.
39 East Drive
Unionville, Ontario
L6G 1A3

Agent:

Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Lots 43, 44, 45, 46, 47 and 48, Plan 201
Municipal Addresses: 91 Snively Street and 0 Glenmore Avenue

Purpose:

A request for approval concerning revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of five single detached dwelling lots on the subject lands.

Recommendations:

- a) That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Dora Homes Inc. for lands known as Lots 43, 44, 45, 46, 47 and 48, Plan 201 (Municipal Addresses: 91 Snively Street and 0 Glenmore Avenue), City Files D02-12039 and D03-12010, be approved, subject to the following:

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- (i) that the subject lands be rezoned from Agricultural “A” Zone under By-law 1703, as amended, to “Single Detached Four (R4) Zone” and “Environmental Protection Area One (EPA1) Zone” under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as set out in Staff Report SRPI.21.001;
 - (ii) that prior to forwarding the final amending Zoning By-law to Council for consideration and enactment, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 105-20;
 - (iii) that the Plan of Subdivision as depicted on Map 7 to Staff Report SRPI.21.001 be draft approved, subject to the conditions as set out in Appendix “C” hereto; and,
 - (iv) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 105-20.
- b) That 13.99 persons equivalent of additional servicing allocation be assigned to the subject lands, to be released by the Commissioner of Planning and Infrastructure in accordance with By-law 109-11, as amended.

Contact Person:

Katherine Faria, Acting Senior Planner, Site Plans, phone number 905-771-5543 and/or Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

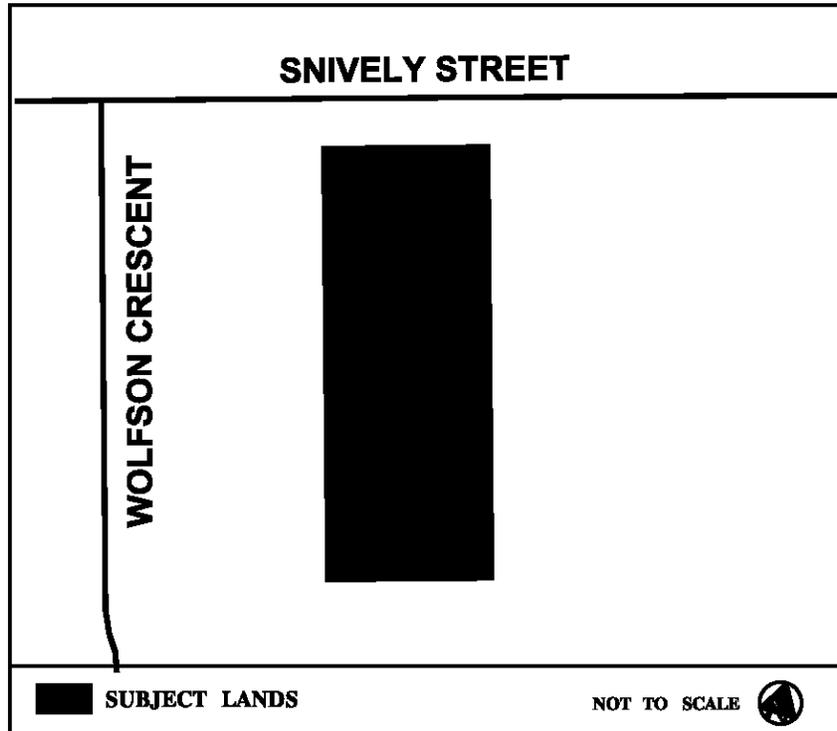
Approved by: Mary-Anne Dempster, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

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Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact” above.



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Background:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were considered at a statutory Council Public Meeting held on May 15, 2013, wherein Council received Staff Report SRPRS.13.089 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). Concerns were raised by members of the public with respect to the location and details of the proposed municipal road construction, tree preservation, proposed lot dimensions and impacts to the character of the neighbourhood. The above matters are addressed in greater detail in the later sections of this report.

The applicant filed resubmissions with respect to its Zoning By-law Amendment and draft Plan of Subdivision applications in May 2017, December 2018, September 2019, July 2020, and October 2020 to address various planning, environmental and technical comments identified by circulated City departments and external agencies through the review process. All comments from City departments and external agencies as they relate to this stage of the approval process have now been satisfactorily addressed. In this regard, the purpose of this report is to seek Council’s approval of the applicant’s revised Zoning By-law Amendment and draft Plan of Subdivision applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of Snively Street, west of Bayview Avenue, and have a total lot area of approximately 0.322 hectares (0.79 acres). The lands, which comprise 6 original lots that have merged into a single land holding subject to a Deeming By-law, contain an existing single detached dwelling that is to be demolished in order to facilitate the applicant’s revised development proposal.

Adjacent and surrounding land uses include single detached dwellings to the west, environmental lands to the south and east, Snively Street to the north and an unopened municipal road allowance known as Glenmore Avenue to the east (refer to Map 1). The environmental lands located to the south and east of the subject lands contain a Significant Woodland and a Wetland known as the Forester Marsh. A more detailed overview of the above features is provided in the later sections of this report.

Revised Development Proposal

The applicant is seeking Council’s approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate a residential development comprised of five single detached dwelling lots, an open space block, a road widening block and a cul-de-sac extension of the unopened Glenmore Avenue road allowance on the subject lands (refer to Map 7). The proposed open space block will be required to be dedicated to the City as a condition of draft plan approval.

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The applicant's revised development proposal contemplates, among other matters, modifications to its initial proposal as described below (refer to Maps 6 and 7):

- the alignment of the proposed cul-de-sac, shown as Street "A" has been relocated towards the westerly boundary of the subject lands such that the proposed bulb will be contained within the unopened Glenmore Avenue road allowance and a portion of the subject lands;
- the applicant's initial proposal has been revised to incorporate a proposed open space block (Block 6), containing the Minimum Vegetation Protection Zone (MVPZ) for the adjacent Key Natural Heritage Feature (KNHF). Accordingly, it is recommended that the open space block be placed within a protective zoning category and conveyed to the City as outlined in the recommendations of this report; and,
- the configurations and dimensions of the proposed single detached dwelling lots have been revised to reflect the latest alignment of the proposed cul-de-sac and the open space block.

The following is a summary of the pertinent statistics of the applicant's revised development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** **0.322 hectares (0.79 acres)**
 - **Single Detached Lots:** **0.244 hectares (0.6 acres)**
 - **Road Widening Block:** **0.009 hectares (0.02 acres)**
 - **Open Space Block:** **0.013 hectares (0.032 acres)**
 - **Street "A":** **0.056 hectares (0.14 acres)**
- **Total Number of Units:** **5**
- **Minimum Lot Frontage:** **12.6 metres (41.34 feet)**
- **Minimum Lot Area:** **414 square metres (4,456.26 square feet)**
- **Maximum Building Height:** **11 metres (36.1 feet)**

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood**, **Natural Core** and **ORM Natural Core** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan") (refer to Map 3). Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses as proposed within the applicant's revised development proposal. Uses permitted within the **Natural Core** and **ORM Natural Core** designations include fish, wildlife and forest management, conservation projects, transportation, infrastructure, and utilities and low-intensity recreational uses, in addition to various other uses subject to specific policy criteria.

In accordance with **Policy 4.9.2(4)**, development within the **Neighbourhood** designation shall be compatible with the existing character of adjacent and surrounding

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areas with respect to predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments and general pattern of yard setbacks. Staff has reviewed the applicant's revised development proposal and is of the opinion that the proposed built form, lot patterns and development standards are compatible with and in keeping with the predominant built forms and general character of the surrounding area.

The subject lands are located on the Oak Ridges Moraine and are located within the **Settlement Area** and **ORM Natural Core** designations as defined in accordance with the *Oak Ridges Moraine Conservation Plan* (ORMCP). Pursuant to **Section 3.2.1.1** of the Plan, all uses including the creation of new lots which are otherwise permitted under the Plan and applicable Secondary Plans, as amended from time to time, shall be permitted within the **Settlement Area**. In addition, permitted uses shall be subject to the requirements of Sections 19(3) and 31(4) of the ORMCP and **Section 3.2.1.1** of the Plan.

The subject lands are located within the 120 metre Minimum Area of Influence of a Significant Woodland and two Provincially Significant Wetlands that are associated with the Wilcox-St. George Complex. However, the lands are located outside of the 30 metre Minimum Vegetation Protection Zone (MVPZ) for the Provincially Significant Wetlands as outlined by **Policy 3.2.1.1 (21)** of the Plan (refer to Map 4). A staking exercise was completed in May 2016 with the Toronto and Region Conservation Authority (TRCA) in order to define the limits of the adjacent Significant Woodland. Section 21 of the ORMCP provides that where lands are located within a **Settlement Area** and the applicable Official Plan has been adopted on the basis of environmental studies or infrastructure planning (e.g. master environmental servicing studies), the applicable local policies prevail to the extent of any conflict in determining the appropriate MVPZ.

Pursuant to **Section 3.1.9.3** of the Plan, the subject lands are located within Study Area A of the Functional Servicing Plan (FSP) originally prepared in support of Official Plan Amendment (OPA) 129 (North Urban Development Area Secondary Plan). The FSP includes an Environmental Impact Statement (EIS) that provides a detailed assessment of environmental features within the study area as well as recommendations for the mitigation of development impacts.

The EIS describes the Forester Marsh complex located to the south of the subject lands as forming part of an Environmental Protection Area 1 (EPA 1), whereas the lands generally bordering the Forester Marsh EPA 1 lands are described as Environmental Protection Area 2 (EPA 2) lands. As outlined within the EIS, the EPA 2 lands serve to protect and facilitate linkages to the EPA 1 lands. Although OPA 129 has now been repealed, the general location of environmental areas originally identified in the EIS prepared in support of the FSP were captured on Schedule D of OPA 129, with the extent, size and significance of these environmental areas to be defined through further detailed studies in accordance within **Section 3.2** of OPA 129.

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In support of its revised development proposal, the applicant has submitted a Natural Heritage Evaluation (NHE) that provides recommendations for the MVPZ requirements as well as appropriate mitigative measures, including but not limited to, restoration and planting within the buffer areas. In this regard, the revised development proposal provides for a 10 metre (32.8 feet) buffer from the staked limits of the Significant Woodland to the boundaries of the proposed building lots, which is consistent with the policy framework as outlined in **Section 3.2** of OPA 129.

Based on the plans submitted to the City, the proposed cul-de-sac extension within the unopened Glenmore Avenue road allowance will be constructed outside the limits of the Significant Woodland and **ORM Natural Core** designation. In consultation with the TRCA, City staff has completed a comprehensive review of the technical materials submitted in support of the revised development proposal and is satisfied that the proposed MVPZ and mitigative measures are appropriate for the protection of the ecological integrity of the adjacent key natural heritage and key hydrological feature.

The southerly portion of the subject lands is designated both **Natural Core** and **ORM Natural Core**. The **Natural Core** designation encompasses lands within the **Settlement Area** both on and off the Oak Ridges Moraine that include Key Natural Heritage Features (KNHFs), Key Hydrologic Features (KHF) and their functions and landform conservation areas. As such, the purpose of the **Natural Core** designation is to maintain and, where possible, improve or restore the ecological integrity of the natural features and functions within these areas.

As set out in **Policy 4.10.5.1 (5)**, the outer boundaries of the **Natural Core** areas may be refined on the basis of an NHE completed in accordance with **Section 5.24** of the Plan, whereby an amendment to the Plan shall not be required. As previously noted, the NHE submitted by the applicant in support of its revised development proposal provides for an appropriate MVPZ with respect to the adjacent KNHF to the satisfaction of the City and the TRCA. In this regard, the portion of the subject lands that are located within the **Natural Core**, as refined in accordance with **Policy 4.10.5.1 (5)** and **ORM Natural Core** designations are incorporated into the open space block.

The subject lands are located within a Landform Conservation Area (Category 2) in accordance with Schedule A6 – ORM Landform Conservation Areas of the Plan (refer to Map 5). Pursuant to Section 30(13) of the ORMCP, for lands that are located within the **Settlement Area**, the approval authority shall consider the importance of adopting planning, design and construction practices in order to minimize disturbance of landform character.

As outlined within **Section 30** of the ORMCP, such practices include maintaining significant landform features, such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form, limiting the portion of the net developable area of the site that is disturbed to not more than 50% of the total area of the site, and limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20% of the total area of the site. In support of its development proposal, the

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applicant has submitted preliminary Edge Management, Grading and Servicing Plans that include recommendations for the restoration of the buffer area as well as low-impact development (LID) measures, such as infiltration trenches. The specific details relating to landscaping, grading and low impact development will be implemented through the detailed design review process for the Plan of Subdivision. It is further noted that a significant portion of the site has historically been disturbed, whereas the MVPZ associated with the adjacent Significant Woodland is to be protected, enhanced and conveyed into public ownership as outlined in this report.

In accordance with **Policy 3.2.1(8)** of the Plan, the City shall seek the dedication of Key Natural Heritage Features and Key Hydrologic Features and their associated MVPZ through the development approval process to an appropriate public agency at no public expense. As described in the earlier sections of this report, the proposed open space block (Block 6) incorporates the required MVPZ for the adjacent Significant Woodland as well as those portions of the subject lands that are located within the **Natural Core** and **ORM Natural Core** land use designations. In this regard, staff recommend that the dedication of Block 6 to the City be required as a condition of draft plan approval.

In light of the preceding, staff is of the opinion that the applicant's development proposal conforms with the applicable policies of the Plan and the ORMCP.

Revised Zoning By-law Amendment Application

The subject lands are currently zoned "**Agricultural (A) Zone**" in accordance with By-law 1703, as amended, which does not permit the applicant's revised development proposal (refer to Map 2). Accordingly, the applicant is proposing to rezone the subject lands to "**Single Detached Four (R4) Zone**" and "**Environmental Protection Area One (EPA1) Zone**" under By-law 313-96, as amended, with site-specific development standards to permit the proposed residential development.

Uses permitted within the **R4** zone include single detached dwellings, in addition to various similar uses. Permitted uses within the **EPA1** zone include a public park and conservation uses, subject to additional criteria. The proposed **EPA1** zone will apply to the southeast corner of the subject lands and encompasses an area of approximately 0.013 hectares (0.03 acres). The lands to be included within the **EPA1** zone contain a portion of the MVPZ for the adjacent Key Natural Heritage Feature and are recommended to be dedicated to the City, as described in the earlier sections of this report.

The following table provides a general summary of the applicable development standards within the proposed zoning category under By-law 313-96, as amended, including site-specific provisions proposed by the applicant:

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Development Standard	R4 Zone Standard	Proposed Standards
Minimum Lot Frontage (Interior)	12 metres (39.4 feet)	Complies
Minimum Lot Frontage (Corner)	14 metres (45.9 feet)	Complies
Minimum Lot Area (Interior)	400 square metres (4,305.6 square feet)	Complies
Minimum Lot Area (Corner)	465 square metres (5,005.22 square feet)	Complies
Maximum Lot Coverage	40%	42%
Minimum Front Yard	4.5 metres (14.8 feet)	4 metres (13.1 feet)
Minimum Side Yard	1.5 metres (4.9 feet), subject to additional criteria	Complies
Minimum Flankage Yard	3 metres (9.8 feet)	Complies
Minimum Rear Yard	7.5 metres (24.6 feet)	6 metres (19.7 feet)
Maximum Height	11 metres (36.1 feet)	Complies

Notwithstanding the requested reduction to the minimum front yard requirements of By-law 313-96, as amended, the proposed Zoning By-law Amendment includes a site-specific provision that requires a minimum setback of 5.8 metres (19 feet) to an attached garage. With the exception of the site-specific provisions as outlined in the table above, the applicant's revised development proposal will comply with the standard requirements of By-law 313-96, as amended, including minimum lot area, minimum lot frontage, minimum side yards and maximum building height.

Staff has undertaken a review of the applicant's revised development proposal and considers the proposed lot fabric and development standards to be generally in keeping with the character of adjacent and surrounding lands. It should be noted that redevelopment has occurred throughout the broader neighbourhood, which can be characterized by variation in lot size. With regard to the reduced minimum front yard and rear yard, as proposed, the reductions are appropriate in consideration of the irregular configuration and dimensions of the proposed single detached dwelling lots.

Given all of the above, staff is satisfied that the proposed **R4** and **EPA1** zone categories, including proposed site-specific provisions conform with the applicable policies of the Official Plan and ORMCP and are appropriate in consideration of surrounding development patterns.

Revised Draft Plan of Subdivision Application

The applicant has submitted a revised draft Plan of Subdivision that proposes the creation of five single detached dwelling lots with access from the proposed cul-de-sac extension of the unopened Glenmore Avenue road allowance. The applicant's revised development proposal also includes a road widening block adjacent to Snively Street and an open space block at the southeast corner of the subject lands (refer to Map 7).

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Subject to the conditions of draft approval contained in Appendix “C” attached hereto, staff is of the opinion that the proposed development conforms with the applicable policies of the Plan and has appropriate regard for the criteria under Subsection 51(24) of the *Planning Act*.

Public Comments:

The following is an overview of and response to the main comments and/or concerns expressed by members of the public at the Council Public Meeting held on May 15, 2013.

- **Municipal Road Construction**

Concerns were raised with respect to the placement of the proposed municipal road extension intended to form part of the applicant’s development proposal, as well as the absence of specific details related to the location and width of said road. The applicant’s revised development proposal has been reviewed comprehensively by the City’s Development Engineering Division and will be required to conform to City standards with respect to the construction of the proposed cul-de-sac, among other requirements. As such, the cost of the design and construction for the road will be required to be paid by the applicant. It is further noted that a portion of the proposed cul-de-sac is to be constructed within the existing, unopened municipal road allowance of Glenmore Avenue, as described in the earlier sections of this report. In this regard, the proposed road will not encroach into the **ORM Natural Core** designation in order to conform with the policies of the ORMCP.

- **Tree Preservation**

Concerns were raised with respect to the proposed preservation and/or replacement of existing trees. The City’s Park and Natural Heritage Section has undertaken a detailed review of the applicant’s revised development proposal, including submitted technical studies and plans and has identified no objections to the proposed development. In this regard, submission of detailed plans addressing tree preservation and landscaping will be required as a condition of draft plan approval (refer to Appendix “C”). As noted in the earlier sections of this report, the revised proposal incorporates an open space block that preserves the Significant Woodland and its associated MVPZ, which is to be placed within a protective zoning category and conveyed to the City as outlined in the recommendations of this report.

- **Lot Dimensions and Impacts to the Neighbourhood**

Concerns were raised regarding the appropriateness of the proposed lot sizes and consistency of same as it relates to the surrounding residential neighbourhood. The surrounding lands that have undergone redevelopment are predominantly zoned **R4** and **R6** under By-law 313-96, as amended, reflecting a range of site-specific development standards. As indicated in the earlier sections of this report, staff has thoroughly reviewed the applicant’s revised development proposal and concludes that the proposed lot fabric and development standards are compatible with the

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predominant character of the surrounding neighbourhood and will not result in negative impacts to the Snively Street streetscape.

Department and External Agency Comments:

All circulated City departments and external agencies have indicated no objections to the applicant's revised development proposal, have provided comments to be considered at a more detailed stage in the approval and/or have provided conditions of draft approval with respect to the applicant's revised draft Plan of Subdivision application. Applicable conditions of draft approval are contained in Appendix "C" attached hereto.

The following sections provide an overview of the comments received from circulated departments and agencies at the time of writing of this report.

Development Engineering Division

The City's Development Engineering Division has reviewed the applicant's revised development proposal and has provided conditions of draft approval with respect to the applicant's revised draft Plan of Subdivision application.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has provided conditions of draft approval with respect to the applicant's revised draft Plan of Subdivision. Among other matters, the conveyance of the open space block (Block 6) to the City, submission of landscape plans, and implementation of the recommendations of the required Natural Heritage Evaluation shall be required as conditions of draft approval. Park and Natural Heritage Planning staff has also provided comments with respect to buffer restoration and planting within the proposed residential lots to be addressed as part of the detailed design phase of the proposed development.

Regional Municipality of York

The Regional Municipality of York has provided conditions of draft approval with respect to the applicant's revised draft Plan of Subdivision application. In addition, the Region has provided general comments with respect to transportation demand management, servicing allocation, and the submitted Functional Servicing Report.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority has reviewed the revised development proposal and has provided conditions of draft approval with respect to the applicant's revised draft Plan of Subdivision application. Among other matters, the placement of the open space block into an appropriate zoning category and the conveyance this block into public ownership will be required as a condition of draft plan approval. The TRCA has also provided technical comments with respect to erosion and sediment control measures to be addressed at the detailed design phase. A permit pursuant to Ontario

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Regulation 166/06 will be required from the TRCA with respect to the proposed development.

Development Planning Division

Development Planning staff has completed a review of the applicant's revised development proposal and provides the following comments:

- the proposed single detached dwelling lots are permitted by the **Neighbourhood** designation applicable to the lands in accordance with the policies of the Plan;
- the proposed **R4** zone, including site-specific development standards is compatible with the character of adjacent and surrounding lands and is generally in keeping with the established patterns of development within the neighbourhood. Further, the proposed lot configuration and municipal road extension are appropriate for the orderly development of the lands;
- the applicant's revised development provides for appropriate Minimum Vegetation Protection Zones with respect to the adjacent Key Natural Heritage Feature and Key Hydrologic Feature in the vicinity of the subject lands in addition to various mitigative measures. In this regard, staff is satisfied that the proposed development will not impact the ecological integrity of the ORMCP Area; and,
- the proposed open space block, containing a portion of the Minimum Vegetation Protection Zone for the adjacent Key Natural Heritage Feature, is to be placed within an appropriate protective zoning category under By-law 313-96, as amended. In addition and as a condition of draft plan approval, the open space block is recommended to be dedicated to the City in accordance with the policies of the Plan.

Planning staff has undertaken a comprehensive review and analysis of the applicant's revised development proposal and finds that it has appropriate regard for and is consistent with the broader policy direction for this part of the City as outlined within the Plan. On this basis, it is recommended that the applicant's revised draft Plan of Subdivision and Zoning By-law Amendment applications be approved.

Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. As such, the applicant has submitted a Sustainability Metrics Tool (the "Metrics") in support of its revised draft Plan of Subdivision application. Staff has reviewed the applicant's Metrics submission and finds it acceptable as the proposed development demonstrates an overall "Application" score of 22, which achieves a "good" score and meets the threshold score of 21 points for draft Plan of Subdivision applications.

Among other implementation measures, the applicant has committed to achieving Energy Star certification standards, tree planting and restoration of the buffer areas and low impact development measures within the proposed development. As a condition of

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draft plan approval, the applicant will be required to enter into a Sustainability Building Design Agreement in order to secure implementation of the sustainability commitments at the Building Permit stage. The subject lands are presently subject to Site Plan Control in accordance with the City's Site Plan Control By-law.

The subject lands comprise one existing single detached dwelling, resulting in a servicing allocation credit of 3.56 persons equivalent. In consideration that a total of five single detached units are proposed to be constructed on the subject lands, staff recommends that an additional 13.99 persons equivalent of municipal servicing allocation be assigned to the subject lands.

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The applicant's revised development proposal aligns with **Goal Two – Better Choice in Richmond Hill** in providing for a range of housing options within the City, as well as **Goal Four – Wise Management of Resources in Richmond Hill** in utilizing available land responsibly.

Conclusion:

The applicant is seeking Council's approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of five single detached dwelling lots, a road widening block, an open space block and the extension of an unopened municipal road allowance on its land holdings. Staff has undertaken a comprehensive review and evaluation of the applicant's revised development proposal and is of the opinion that the submitted applications conform with the applicable policies of the Plan and have regard for the criteria described under Subsection 51(24) of the *Planning Act*. In light of the preceding, the applicant's revised development proposal represents good planning and is appropriate for the orderly development of the lands. On the basis of the preceding, staff recommends that Council approve the subject applications, subject to the conditions and directions outlined in this report.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the contact person listed in this document.

- Appendix A, Extract from Council Public Meeting C#19-13 held on May 15, 2013
- Appendix B, Draft Zoning By-law
- Appendix C, Schedule of Draft Plan of Subdivision Conditions

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- Map 1, Aerial Photograph
- Map 2, Existing Zoning
- Map 3, Official Plan Designation
- Map 4, Official Plan Schedule A4
- Map 5, Official Plan Schedule A6
- Map 6, Initial Draft Plan of Subdivision
- Map 7, Revised Draft Plan of Subdivision

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Report Approval Details

Document Title:	SRPI.21.001 - Request for Approval - Zoning By-law Amendment and Draft Plan of Subdivision Applications.docx
Attachments:	<ul style="list-style-type: none">- SRPI.21.001 - Appendix A.pdf- SRPI.21.001 - Appendix B.pdf- SRPI.21.001 - Appendix C.pdf- SRPI.21.001 Map 1.pdf- SRPI.21.001 Map 2.pdf- SRPI.21.001 Map 3.pdf- SRPI.21.001 Map 4.pdf- SRPI.21.001 Map 5.pdf- SRPI.21.001 Map 6.pdf- SRPI.21.001 Map 7.pdf
Final Approval Date:	Jan 7, 2021

This report and all of its attachments were approved and signed as outlined below:

Gus Galanis - Jan 5, 2021 - 5:06 PM

Task assigned to Kelvin Kwan was completed by delegate Paolo Masaro

Paolo Masaro on behalf of Kelvin Kwan - Jan 6, 2021 - 10:18 AM

MaryAnne Dempster - Jan 7, 2021 - 11:07 AM