

--	--

File: Z-8387  
Planner: Mike Corby

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: MHBC PLANNING 2151 DALMAGARRY ROAD AND 1195 FANSHAWE PARK ROAD WEST PUBLIC PARTICIPATION MEETING ON SEPTEMBER 9, 2014</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of MHBC Planning relating to the property located at 2151 Dalmagarry Road and 1195 Fanshawe Park Road West:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 16, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan:
  - i. to change the zoning of the subject property **FROM** a Neighbourhood Shopping Area Special Provision (NSA5(6)) Zone, **TO** a Neighbourhood Shopping Area Special Provision (NSA5(\_)) Zone, and
  - ii. **TO DELETE** section number 23.4(e)(6) in its entirety.
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider implementing, through the site plan approval process, the design features recommended below:
  - i) Incorporate a combination of primary entrances, canopies, vision glazing, display cases and a high level of architectural detail on all street-facing facades to create a street-oriented development focused on pedestrian circulation and amenity;
  - ii) Screen parking areas by a combination of landscaping and landscape walls and provide convenient and safe pedestrian circulation through the site in order to provide an enjoyable pedestrian experience;
  - iii) Do not allow for the placement of attenuation fencing along the north boundary and maintain open pedestrian access between the sites to create a positive relationship between the subject site and the future mixed-use residential site to the north.

**IT BEING NOTED THAT** this recommendation is intended to be applied in tandem with a companion report being presented at the same meeting of the Planning and Environment Committee which recommends the removal of the existing holding provisions.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
--

OZ-8115 – February 26, 2013, OPA/ZBA report to Planning and Environment Committee to change the Official Plan and Zoning By-law to permit neighbourhood commercial uses

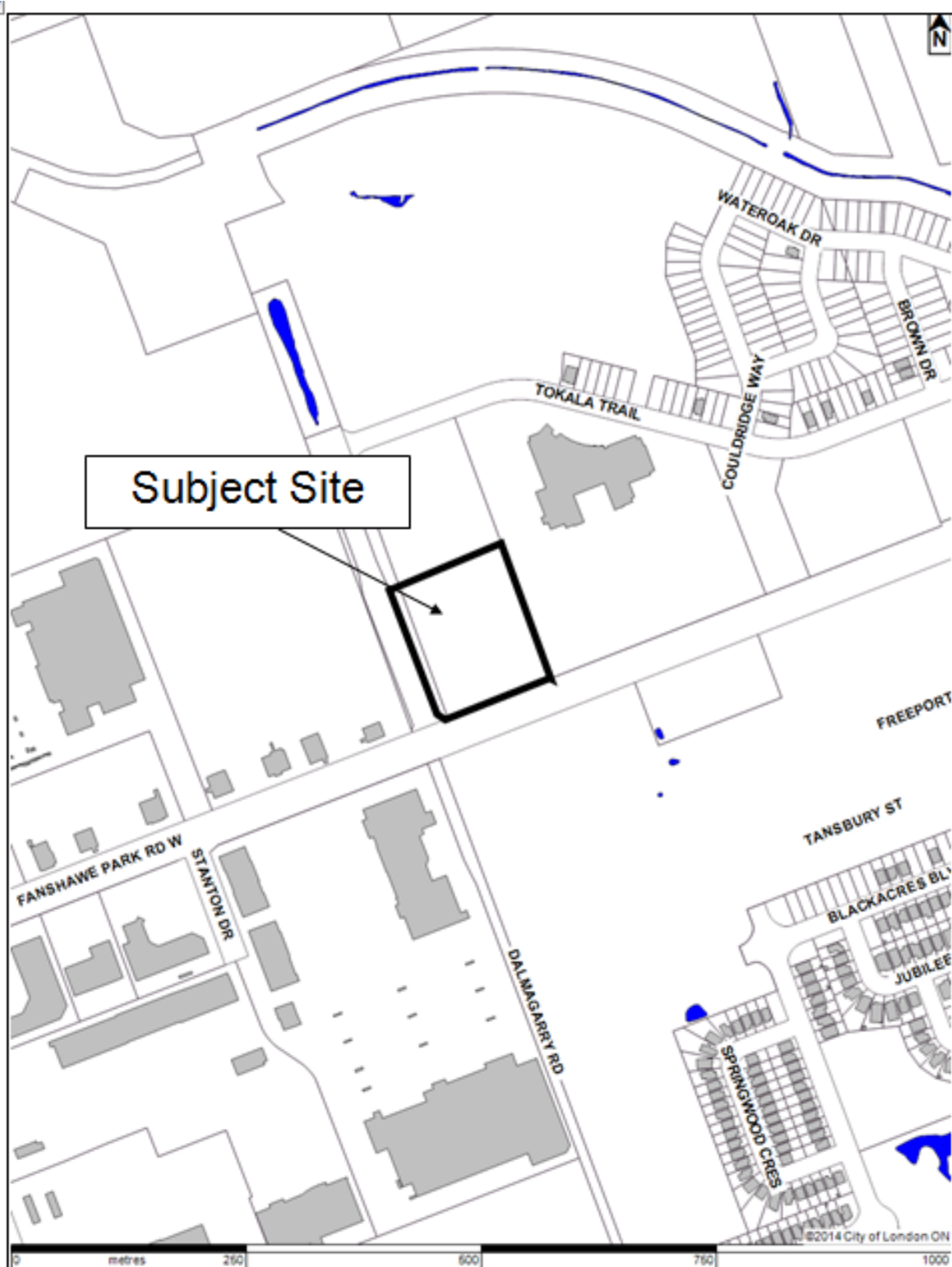
OZ-8115 – July 23, 2013 – Report to Planning and Environment Committee advising of the appeal to the Ontario Municipal Board

OZ-8115 – November 12, 2013 – Report to Planning and Environment Committee advising Withdrawal of Appeal to the OMB

Z-8326 – April 8, 2014 – Report to Planning and Environment Committee to add a holding provision to the existing zones.

--	--






File: Z-8387  
Planner: Mike Corby



**LOCATION MAP**  
 Subject Site: 2151 Dalmagarry Rd and 1195 Fanshawe Pk Rd W  
 Applicant: MHBC Planning Limited  
 File Number: Z-8387  
 Planner: Mike Corby  
 Created By: Mike Corby  
 Date: 2014-07-24  
 Scale: 1:5000

Corporation of the City of London  
 Prepared By: Planning and Development

**LEGEND**

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

--	--

**File: Z-8387**  
**Planner: Mike Corby**

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The purpose and effect of this zoning change is to facilitate an increase in the maximum gross floor area for various commercial uses on the subject lands to permit the following maximum gross floor area regulations: 790m<sup>2</sup> for one individual use (8503.45 sq.ft) other than food stores or restaurants; 635m<sup>2</sup> for one individual use (6,835.05 sq.ft) other than food stores or restaurants; one 530m<sup>2</sup> individual "Restaurant" (5,704.85 sq.ft.). 1195 Fanshawe Park Road West will also require a reduction in the minimum landscaped open space requirement from 15% to 13% of the total lot area as well as an increase in lot coverage from 30% to 31%. It being noted that the existing maximum total gross floor area for all commercial uses is not proposed to be increased.

**RATIONALE**

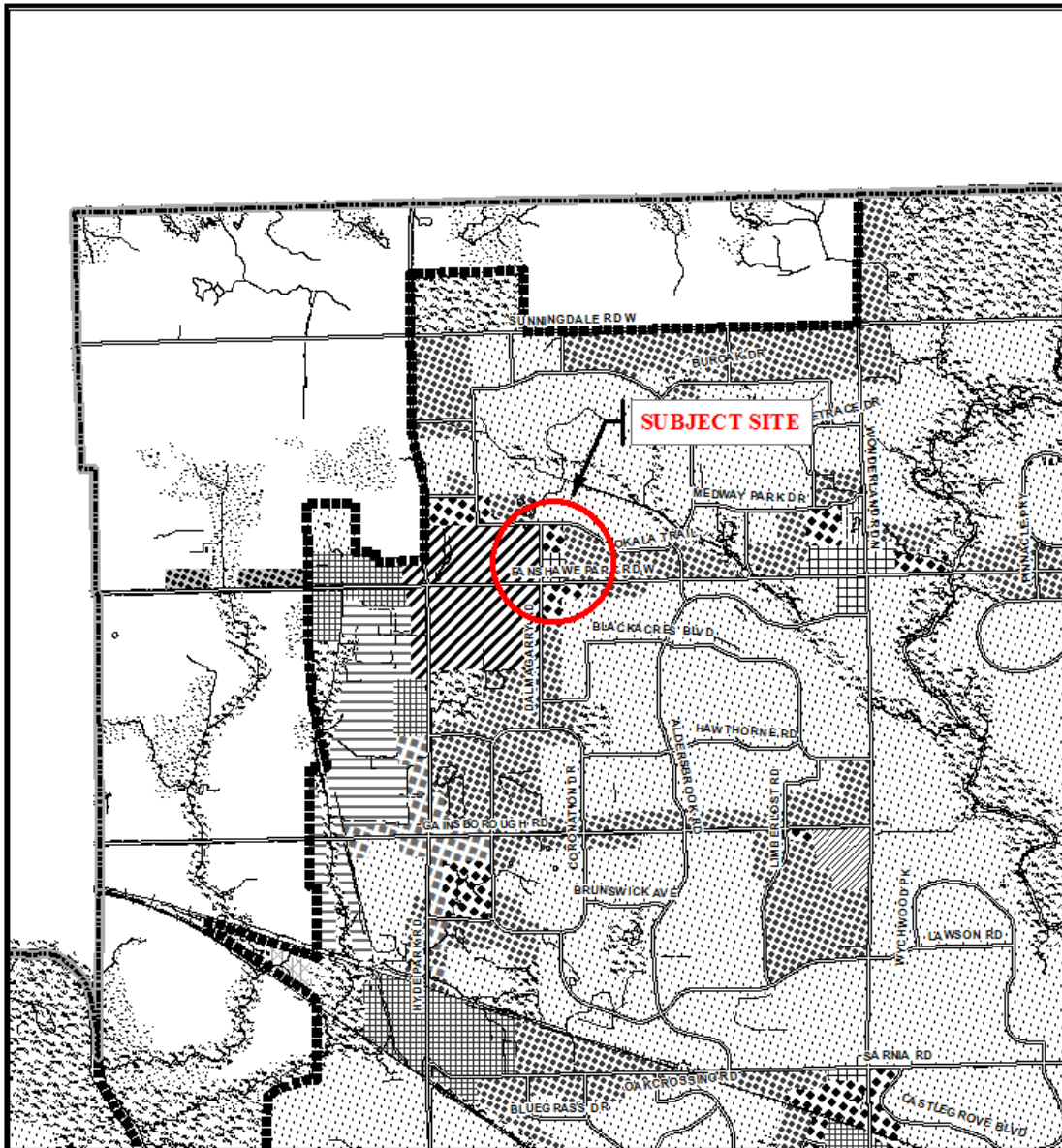
1. The recommended amendment is consistent with the polices of the Provincial Policy Statement (2014).
2. The recommended zone is consistent with the City of London Official Plan.
3. The increase in gross floor area is desirable for the development of the subject site and is minor in nature.
4. The recommended amendment permits an efficient form of development at an intensity that optimizes the subject site.

**BACKGROUND**

<b>Date Application Accepted:</b> July 16, 2014	<b>Agent:</b> MHBC Planning (Scott Allen)
<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map)	
<ul style="list-style-type: none"> <li>• Neighbourhood Commercial Node</li> </ul>	
<b>EXISTING ZONING:</b> (refer to Zoning Map)	
<ul style="list-style-type: none"> <li>• h-120*h-171*NSA5(6)</li> </ul>	

--	--

File: Z-8387  
 Planner: Mike Corby



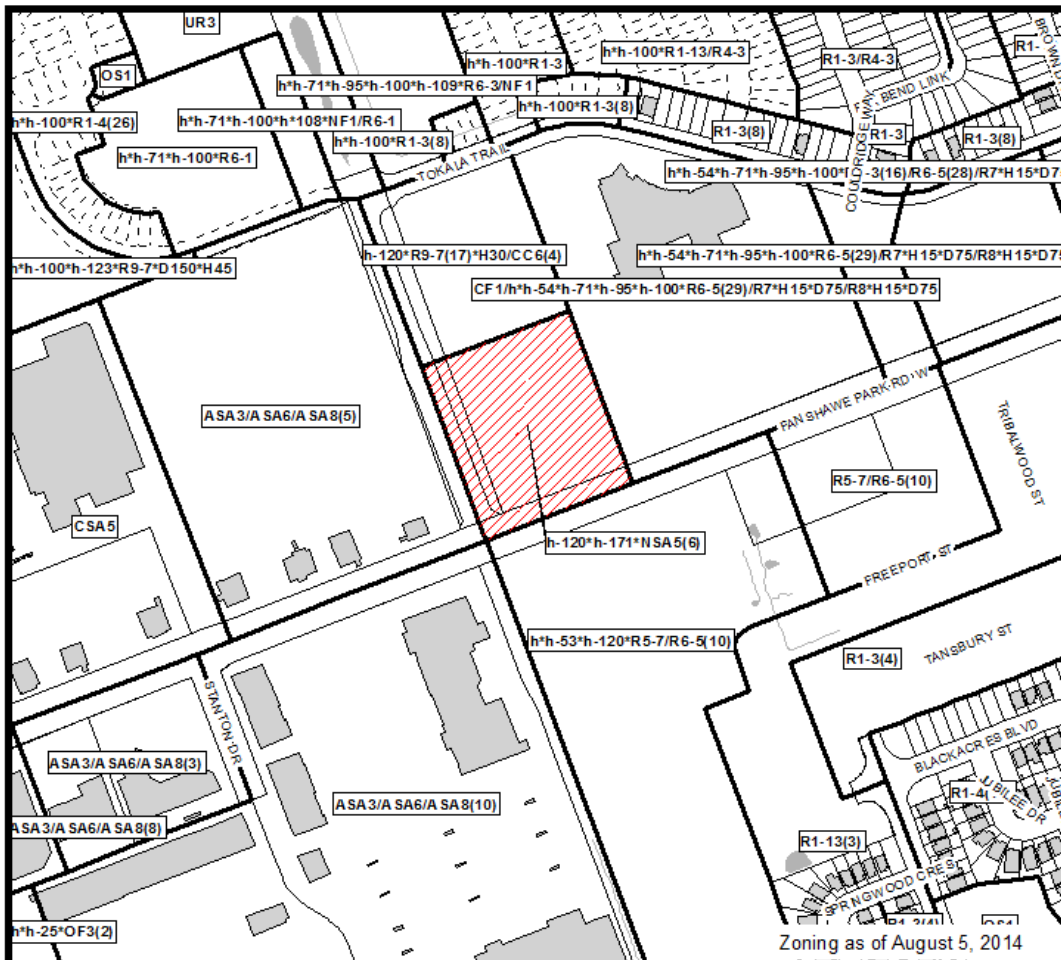
Legend			
	Downtown		Office/Residential
	Wonderland Road Community Enterprise Corridor		Office Business Park
	Enclosed Regional Commercial Node		General Industrial
	New Format Regional Commercial Node		Light Industrial
	Community Commercial Node		Regional Facility
	Neighbourhood Commercial Node		Community Facility
	Main Street Commercial Corridor		Open Space
	Auto-Oriented Commercial Corridor		Urban Reserve - Community Growth
	Multi-Family, High Density Residential		Urban Reserve - Industrial Growth
	Multi-Family, Medium Density Residential		Rural Settlement
	Low Density Residential		Environmental Review
	Office Area		Agriculture
			Urban Growth Boundary

<p><b>CITY OF LONDON</b>                  Department of                  Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A                  - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	 Scale 1:30,000 Meters	<p>FILE NUMBER: Z-8387                  PLANNER: MC                  TECHNICIAN: MB                  DATE: 2014/08/14</p>
---	------------------------------	---

PROJECT LOCATION: e:\planning\projects\p\_officialplan\work\consolid00\exports\mxd\_templates\scheduleA\_b&w\_8x14\_with\_SWAP.mxd

--	--

File: Z-8387  
Planner: Mike Corby



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-120°h-171°NSA5(6)**

1) **LEGEND FOR ZONING BY-LAW Z-1**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"d" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

<p><b>CITY OF LONDON</b> PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p><b>ZONING BY-LAW NO. Z-1</b></p> <p><b>SCHEDULE A</b></p> <p><small>THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS</small></p>	<p>FILE NO: Z-8387 MC</p> <hr/> <p>MAP PREPARED: 2014/08/21 MB</p> <hr/> <p style="text-align: center;">1:5,000</p> <p style="text-align: center;">0 25 50 100 150 200 Meters</p>
--	---

--	--

**File: Z-8387**  
**Planner: Mike Corby**

**PLANNING HISTORY**

In February of 2013 a recommended amendment was presented at a public meeting of the Planning and Environment Committee for an Official Plan and Zoning By-law amendment which encompassed a larger land area to the north of the subject site. The amendments requested approvals which would facilitate the development of the southern portion of the land (“the subject site”) for neighbourhood commercial uses, and the northern portion of the land for mid-to high-rise development with a small amount of convenience commercial use.

Planning Staff recommended approval of the requested Official Plan and Zoning By-law amendments, with minor refinements to ensure that specific urban design features of the proposed development were maintained through the development approval process. The recommended amendment was adopted by Council and later appealed to the OMB. The appeal was subsequently withdrawn and the Council-approved zoning came into force and effect.

Ownership of the southern portion (“the subject site”) was subsequently changed. The new property owner intended to develop the subject site under two separate ownerships thereby requiring an application for consent to sever the subject site into two separate parcels so they can be owned independently. The creation of two parcels that would share parking, access and services under separate ownership creates the potential for future conflicts in relation to how the parcels will function with each other. Therefore the property owner came forward with a rezoning application in March, 2014 for a holding provision which ensures that the two future parcels will develop in conjunction with each other to address and avoid these issues. Council approved the holding provision in April, 2014.

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

Urban Design

- i) To create a street-oriented development focused on pedestrian circulation and amenity, a combination of primary entrances, canopies, vision glazing, display cases and a high level of architectural detail on should be provided on all street-facing facades.*
- ii) In order to provide an enjoyable pedestrian experience, parking areas are to be screened by a combination of landscaping and landscape walls, and convenient and safe pedestrian circulation should be provided through the site.*
- iii) To maintain a positive relationship between this site and the future mixed-use residential site to the north, development should not require noise attenuation fencing along the north boundary, and open pedestrian access between the sites should be maintained.*
- iv) The minimal reduction in landscape open space and the increase in per-unit GFA should not negatively impact the ability for the Site Plan authority to implement the above Urban Design principles, as paraphrased and carried over from the Council resolution, dated March 5, 2013.*
- v) Urban Design staff will continue to work with the applicant through the Site Plan approvals process to implement the above noted principles.*

--	--

**File: Z-8387**  
**Planner: Mike Corby**

<b>PUBLIC LIAISON:</b>	On July 31, 2014 Notice of Application was sent to 6 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on July 31, 2014. A "Possible Land Use Change" sign was also posted on the site.	No replies were received
<p><b>Nature of Liaison:</b> The purpose and effect of this zoning change is to permit an increase in the maximum GFA permission in the existing Neighbourhood Shopping Area (NSA5) Zone for 'All other uses' from 500 m<sup>2</sup> (5,382 ft<sup>2</sup>) to 790 m<sup>2</sup> (8,503 ft<sup>2</sup>) and for 'Restaurants' from 500m<sup>2</sup> to 530 m<sup>2</sup> (5,705.3 ft<sup>2</sup>) without exceeding the max total gross floor area permitted for the entire site. A reduction in the minimum landscaped open space requirement is also required from 15% to 13% of total lot area</p> <p>Change Zoning By-law Z.- <b>FROM</b> a Holding Neighbourhood Shopping Area Special Provision (h-171*h-120*NSA5(6)) Zone <b>TO</b> a Holding Neighbourhood Shopping Area Special Provision (h-171*h-120*NSA5(_)) Zone.</p>		
<b>Responses:</b> "None"		

<b>ANALYSIS</b>
-----------------

In Staff's previous report (April 8, 2014) to the Planning and Environment Committee it was noted that a future application may be submitted by the applicant to seek an increase in the existing gross floor area regulations. The current application does not request any additional uses or significant departures from the previous site plan submitted with the planning application in 2013. The revisions to the site plan are in keeping with the direction provided by Council's previous recommendation to Site Plan Approval Authority regarding the implementation of urban design considerations. The holding provisions which were previously added on the property are concurrently being removed through a separate application. Staff has written this report under the assumption that those holding provisions will simultaneously be removed.

Generally applications to increase the permitted gross floor area are often considered through the minor variance process and are evaluated against the four tests in the Planning Act. The tests include:

- is it desirable for the appropriate development or use of the land, building or structure;
- does it meet the general intent and purpose of the by-law
- does it meet the general intent and purpose of the official plan; and,
- is it minor in nature.

Staff believe that the proposed increase in gross floor area would meet these four tests. However, due to the recent planning history on the site and impending revisions to the current site plan, Staff believe it is appropriate to evaluate this application comprehensively to include all of the special provisions required as opposed to granting minor variances on a vacant site which is still going through the site plan process.

--	--

File: Z-8387  
Planner: Mike Corby

The chart and image below show what is currently permitted and what is being requested.

Proposed Uses	Permitted(m <sup>2</sup> )	Proposed(m <sup>2</sup> )	Subject to Application
Food stores (Sunripe)	3 200.0	1710	No
Restaurants (Restaurant "E")	500	530	Yes
One individual use other than food stores or restaurants (Retail D)	1000	879	No
Other Uses (Retail B)	500	790	Yes
Other Uses (Retail C)	500	635	Yes
Total GFA for Zone	6000	4544	No

**Currently Permitted GFAs vs Proposed Increase in GFA**



**Provincial Policy Statement 2014**

The permitted uses on the site were recently approved by Municipal Council within the last year. These uses, as well as a previous conceptual site plan, were evaluated against the PPS 2005 policies and were considered appropriate. The current application to increase the gross floor area permitted within the Neighbourhood Shopping Area zone for uses already contemplated is not specifically addressed in PPS 2014 but it does provide some guidance. The recommended amendment to increase in gross floor area does intensify the subject site to a gross floor area that is already contemplated in the existing zoning and is presented in a form that is compatible with the surrounding land uses. It creates an efficient development and land use pattern by capitalizing on the existing servicing in the area and maximizes the development potential of the subject site. It facilitates a land use pattern which increases the mix of uses and the proposed development supports active transportation. And the recommended amendment encourages a sense of place by promoting well-designed built form.



--	--

**File: Z-8387  
Planner: Mike Corby**

**Official Plan**

As identified in the figures above the total gross floor area of the site is increasing by a total of 162m<sup>2</sup> compared to the original site plan. This is still less than the maximum total gross floor area limit of 6000m<sup>2</sup>. The largest variation is for Retail B which is 284m<sup>2</sup> larger than what is currently permitted. The Neighbourhood Commercial Node designation of the Official Plan contemplates gross floor areas to exist at a scale from 1,000m<sup>2</sup> to 13,000m<sup>2</sup> for the whole of the designation. In this case the subject site comprises the entire Neighbourhood Commercial Node designation and the proposed development and requested amendment is consistent with the Official Plan.

**Zoning By-law**

As previously noted, the recommended zoning will read without the current holding provisions as a removal of holding provision application is running concurrently with this rezoning. The recommended amendment does not include the existing holding provisions since it is intended to be applied in tandem with the companion report being presented at the same meeting of the Planning and Environment Committee which recommends their removal.

Due to the increase in total gross floor area above that which was previously illustrated in the conceptual site plan, the applicant has applied for a reduction in the Landscape Open Space requirement to 13%, whereas 15% is required, and an increase in the Lot Coverage to 31%, whereas 30% is the maximum coverage permitted, for the parcel at 1195 Fanshawe Park Road West. However, when looking at the subject site as a whole, the Lot Coverage is less than the 30% maximum required by the By-law and the Landscape Open Space is 14.7%, which is approaching the 15% minimum required by the Zoning By-law. The recommended amendment presented in this report includes a hybrid of regulations that apply to both parcels comprehensively as well as individually where site specific regulations are required for each individual parcel. This approach is appropriate as both parcels have been required to function as one through holding provisions and consent conditions.

The subject site is currently zoned with special provisions which permit a maximum gross floor area of 6,000m<sup>2</sup>, whereas 5,000m<sup>2</sup> would be the maximum, as well as permitting a maximum gross floor area of 1,000 m<sup>2</sup> for one individual use (10,763.92 sq.ft) other than food stores or restaurants. There are also provisions for setbacks that include a yard depth abutting the residential zone of 7.0m (22.97 feet) and an east yard depth of 5.0 m (16.4 feet) (min). The existing special provision also notes that parking shall not be permitted between any building or structure and any road allowance. All these provisions will be maintained in relation to the entire site. Given the above, the recommended amendment is consistent with the intent of the Zoning By-law and is appropriate for the development of the subject site.

**CONCLUSION**

The Staff recommendation is appropriate as the proposal is consistent with the polices of the Provincial Policy Statement (2014) and City of London Official Plan; the increase in gross floor area is desirable for the development and is minor in nature and the recommended amendment permits an efficient form of development at an intensity that optimizes the subject site.

--	--

**File: Z-8387**  
**Planner: Mike Corby**

<b>PREPARED BY:</b>	<b>REVIEWED BY:</b>
<b>MIKE CORBY</b> <b>CURRENT PLANNING</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP</b> <b>MANAGER, CURRENT PLANNING</b>
<b>SUBMITTED BY:</b>	<b>RECOMMENDED BY:</b>
          <b>JOHN M. FLEMING, MCIP, RPP</b> <b>MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

August 12, 2014

MC /mc

Y:\Shared\implemen\DEVELOPMENT APPS\2014 Applications 8309 to\8387Z - 2151 Dalmagarry Rd and 1195 Fanshawe Pk Rd W (MC)\OPA-ZBL Amendment Report.docx

--	--

**File: Z-8387**  
**Planner: Mike Corby**

**Bibliography of Information and Materials**  
**Z-8387**

**Request for Approval:**

City of London Zoning By-law Amendment Application Form, completed by MHBC Planning, July 16, 2014

**Reference Documents:**

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

MHBC Planning. *Planning Justification Report*, July 2014.

MHBC Planning. *Urban Design Brief Addendum*, July 2014.

**Correspondence: (all located in City of London File No. Insert File No. Z-8387 unless otherwise stated)**

**City of London -**

City of London Planning Division. Various e-mails with ????. January 16, 2007 to November 15, 2007.

Macpherson A., City of London Parks Planning and Design. Various e-mails with Bill Veitch. November 7 to November 15, 2007.

Antonsen D., City of London Parks Planning and Design. E-mail to H. McNeely. November 1, 2007.

Macpherson A., City of London Parks Planning and Design. Letter to H. McNeely. October 5, 2007.

Leunissen J., City of London Planning Division. Memo to H. McNeely. July 25, 2007.

**Departments and Agencies -**

Creighton C., UTRCA. Letter to H. McNeely. May 28, September 10, November 15, 2007.

Creighton C., UTRCA. Various e-mails to H. McNeely. July 23 to November 8, 2007.

Fisher L., EEPAC. Letter to H. McNeely. April 26, June 27, August 28 and November 21, 2007.

Irving D., Ministry of Natural Resources (MNR). Various e-mail with M. Enright of Dillon Consulting. September 12, 2007 to September 18, 2007.

Doyle, R.O., London Hydro. Memo to H. McNeely. April 12 and June 15, 2007.

--	--

**File: Z-8387**  
**Planner: Mike Corby**

**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
 2014

By-law No. Z.-1-14\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2151 Dalmagarry Road and 1195 Fanshawe Park Road West.

WHEREAS MHBC Planning has applied to rezone an area of land located at 2151 Dalmagarry Road and 1195 Fanshawe Park Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2151 Dalmagarry Road and 1195 Fanshawe Park Road West, as shown on the attached map comprising part of Key Map No. A.101, from a Neighbourhood Shopping Area Special Provision (NSA5(6)) Zone to a Neighbourhood Shopping Area Special Provision (NSA5(\_)) Zone.
- 2) Section Number 23.4 of the Neighbourhood Shopping Area (NSA) Zone is amended by adding the following Special Provision:
  - ) NSA5 ( ) 2151 Dalmagarry Road and 1195 Fanshawe Park Road West
    - a) Regulation[s]
      - i) The following regulations apply for all lands zoned NSA5(\_)
      - ii) Yard Depth Abutting the Residential Zone 7.0m (22.97 feet)
      - iii) Total Gross Floor Area (maximum) 6,000 m2 (64,585.58 sq.ft.)
      - iv) Parking shall not be permitted between any building or structure and any road allowance.
    - b) Regulation[s] 2151 Dalmagarry Road
      - i) Maximum Gross Floor Area of 1,000m<sup>2</sup> for one individual use (10,763.9sq.ft) other than food stores or restaurants.
      - ii) Maximum Gross Floor Area of 635m<sup>2</sup> for one individual use (6,835.1sq.ft) other than food stores or restaurants.
      - iii) Gross Floor Area for one individual "Restaurant" (maximum) 530m<sup>2</sup> (5,704.85 sq.ft.)
    - c) Regulation[s] 1195 Fanshawe Park Road West
      - i) Maximum Gross Floor Area of 790m<sup>2</sup> for one individual use (8,503.5sq.ft) other than food stores or restaurants.

--	--

**File: Z-8387  
Planner: Mike Corby**

- i) East Yard Depth (minimum) 5.0m (16.4 feet)
- ii) Landscaped Open Space (minimum) 13%
- iii) Lot Coverage (maximum) 31%

3) Section number 23.4(e)(6) of the Neighbourhood Shopping Area Zone is amended by deleting Neighbourhood Shopping Area Special Provision (NSA5(6)) in its entirety.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 16, 2014.

J. Baechler  
Mayor

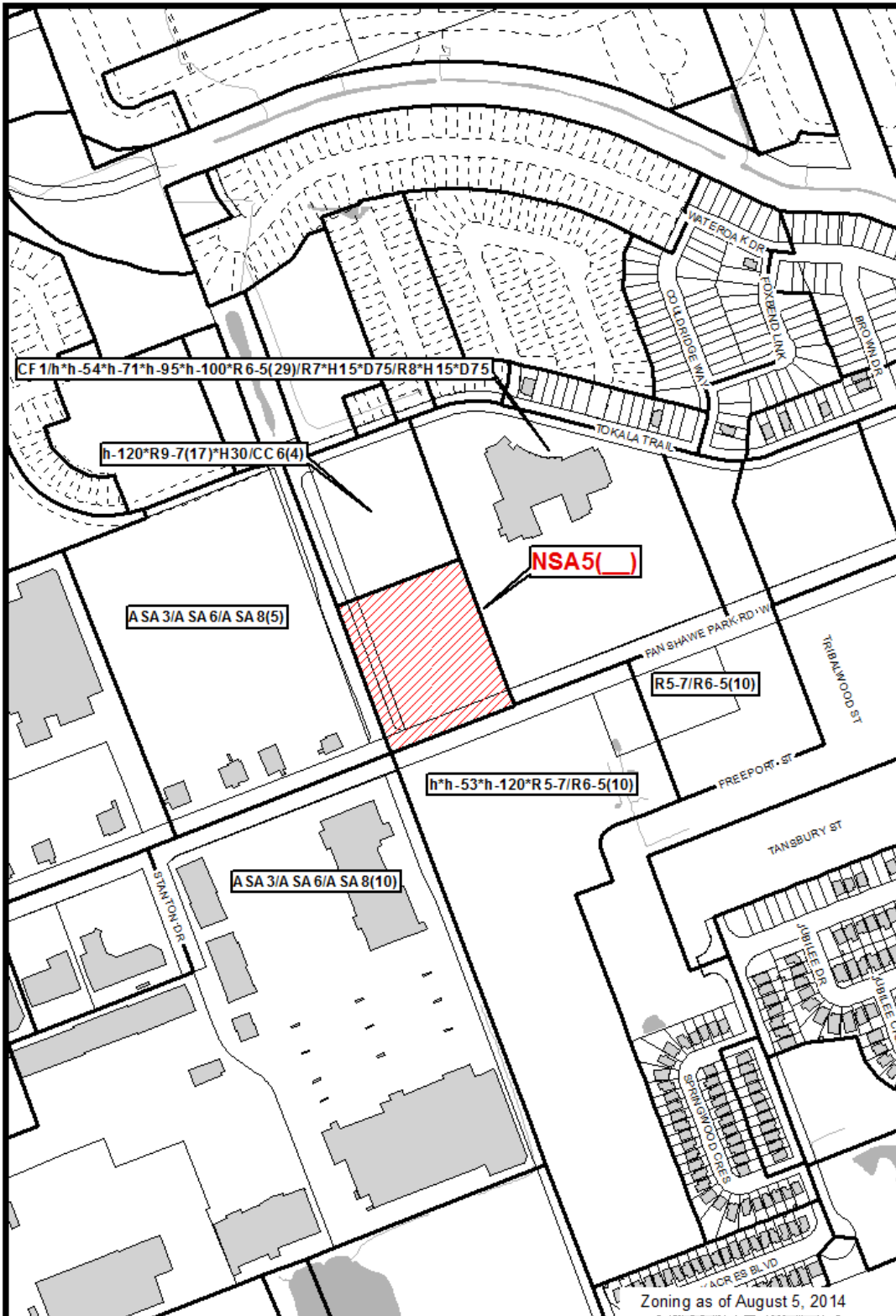
Catharine Saunders  
City Clerk

First Reading - September 16, 2014  
Second Reading - September 16, 2014  
Third Reading - September 16, 2014


--	--

File: Z-8387  
Planner: Mike Corby

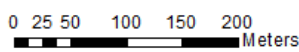
**AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)**



File Number: Z-8387  
 Planner: MC  
 Date Prepared: 2014/08/21  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000



Geocube