

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P. Eng
Managing Director, Development & Compliance Services &
Chief Building Official

Subject: 122 Base Line Road West
File SPA 21-005
Housing Development Corporation, London (HDC)

Date: Public Participation Meeting on: March 1, 2021

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Housing Development Corporation, London (HDC) relating to the property located at 122 Base Line Road West:

- (a) The Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of a 61-unit apartment building; and
- (b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan Application, and whether Council supports the Site Plan Application.

Executive Summary

Summary of Request

The development for consideration is a four-storey, 61-unit apartment building on the north side of Base Line Road West. The site is to be developed with municipal services, and access from Base Line Road West. The development proposal is subject to a public site plan meeting in accordance with the holding (h-5) zone regulations set out in the Zoning By-law.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommendation is to report to the Approval Authority any issues or concerns raised at the public meeting with respect to the application for the Site Plan Approval.

Rationale of Recommended Action

1. The proposed Site Plan is consistent with the Provincial Policy Statement, which directs development to designated growth areas and that development be adjacent to existing development.
2. The proposed Site Plan conforms to the policies of the Neighbourhoods Place Type and all other applicable policies of The London Plan.
3. The proposed Site Plan is in conformity with the policies of the Multi-Family Medium Density Residential designation of the Official Plan (1989) and will implement an appropriate form of residential intensification for the site.
4. The proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law.
5. The proposed Site Plan meets the requirements of the Site Plan Control By-law.

Linkage to the Corporate Strategic Plan

Building a Sustainable City – London’s growth and development is well planned and sustainable over the long term.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

OZ-9200 – 122 Base Line Road West (PEC) September 21, 2020

1.2 Property Description

The subject lands are located on the north side of Base Line Road West 650 metres west of Wharnccliffe Road South. The subject lands are 0.615 hectares in size and currently free of buildings or structures. The lands slope to the north with a historic watercourse evident along the easterly property limit. The site is partially treed, primarily the eastern portion. The property is abutted by residential development with townhouses to the west, apartment buildings and single-detached dwellings the south and east, and 2 single detached houses, including one with a horse barn to the north.

1.3 Current Planning Information (See Appendix C)

- The London Plan Place Type – Neighbourhoods Place Type
- Existing Zoning – Residential R8, Bonus Zone (h-5 *R8-3*B-69)

1.4 Site Characteristics

- Current Land Use – undeveloped
- Frontage – 66.1 m
- Depth – approximately 90 m
- Area – 0.615 ha (6151 m²)
- Shape – Rectangular

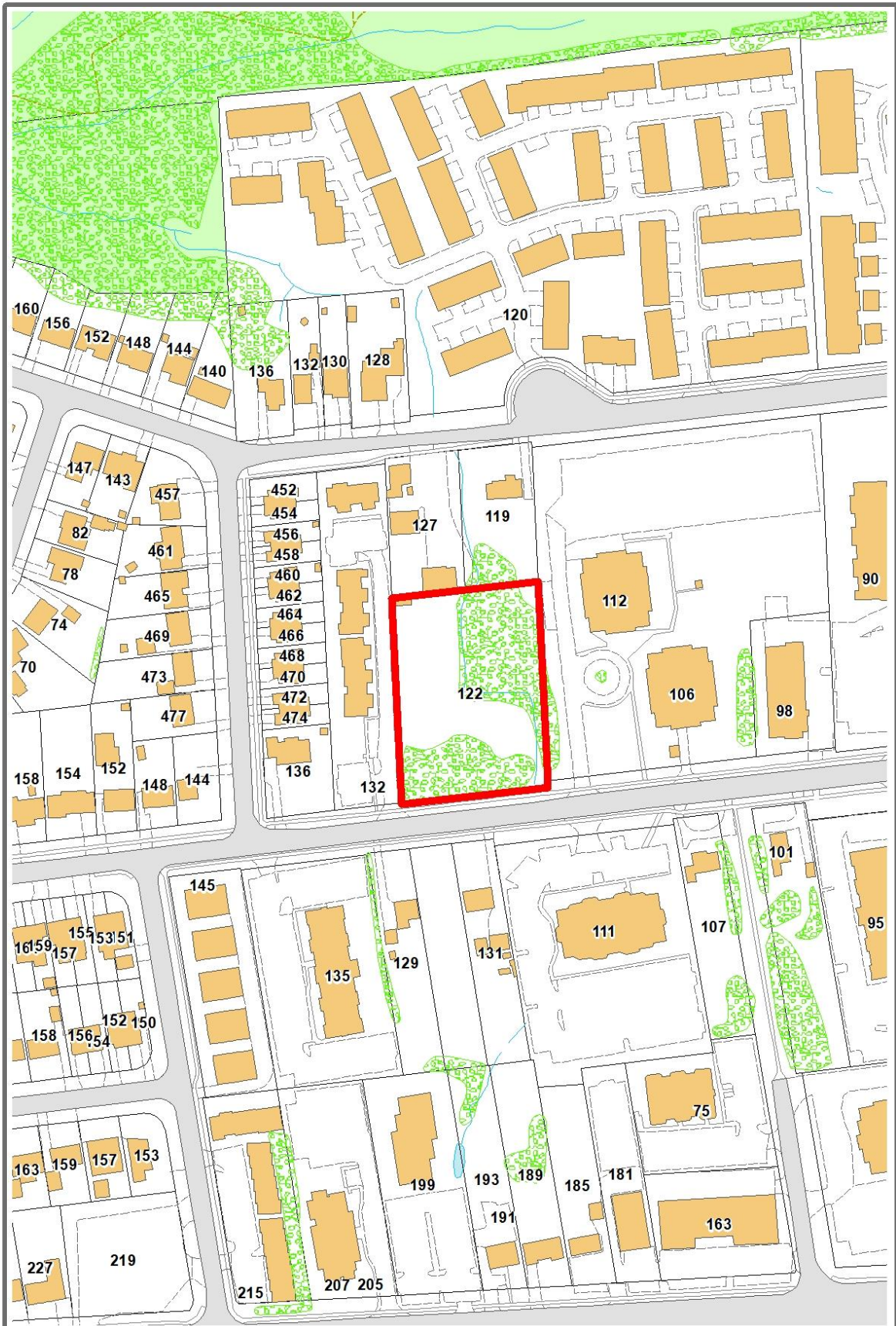
1.5 Surrounding Land Uses

- North – Single-detached houses, horse barn, townhousing
- East – Apartment buildings (11-storeys, 11storeys, 4-storeys and 10-storeys in height)
- South – Apartment buildings (9 and 11-storeys in height), two single-detached dwellings
- West – Townhousing and semi-detached dwellings

1.6 Intensification

- The proposed apartment building is not located within the Primary Transit Area and constitutes infill development.

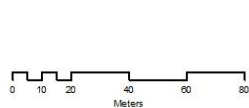
1.7 Location Map



LOCATION MAP

Subject Site: 122 Base Line Road West
 File Number: SPA21-005
 Planner: Leif Maitland
 Date: 02/01/2021

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



Scale 1:2000

Legend

-  Subject Site
-  Buildings
-  Parks
-  Driveways/Parking Lots

2.0 Discussion and Considerations

2.1 Development Proposal

The development for consideration is a four-storey, 61-unit apartment building on the north side of Base Line Road West, located between Wharnccliffe Road South and Beechwood Avenue. Access to the proposed development is provided from Base Line Road West on the west side of the site. Given the position, the street functions as the fire route to the southern primary entrance. All 61 vehicular parking spaces are provided in the rear and interior side yard and are screened from the street by the building, or a combination of landscaping and signage. Five barrier-free parking stalls are provided (2 greater than the minimum requirement) and are located closest to the entrances they are nearest.



Front of building view showing main entrance, provided by applicant.

The building is L-shaped with building relatively centred on the site frontage. The building is situated to allow for driveway and pedestrian access on the west side (15.0 metres westerly interior side yard) and 6.9 metres from the east side to allow for ecological and stormwater features in the easterly side yard. The front yard is 7.0 metres in depth to allow for access features, landscaping and meet zoning requirements. The rear yard of 27.5 metres is nearly double the 15.0 metre required and allows for amenity space while implementing the design principles set out through the bonus zone.



Perspective view of the proposal from southwest of the site.

An outdoor amenity area is provided to the rear of the proposed building to the east of the parking lot in the northeast portion of the site. The building is ringed with planting beds and site itself includes perimeter tree planting along the west and northern property lines in accordance with Site Plan Control By-law standards. The east side and northeast corner feature additional plantings and tree retention recognizing and protecting the ecological and stormwater function of this portion of the site which is lower than the remainder of the property.

Materials identified on the proposed elevations include red brick, and cinderblock.

Detailed plans of the development are contained in Appendix A of this report.

2.2 Planning History

122 Base Line Road West has been vacant since the mid-1980s. A single detached dwelling was demolished in 1982.

In 2010, an application to rezone the property to permit a low-rise apartment building was received by the City. The rezoning to Residential R8-3 Zone was approved by City Council on July 25, 2011.

Official Plan and Zoning By-law Amendment Application (OZ-9200)

In April of 2020, staff received an Official Plan and Zoning By-law amendment application (OZ-9200) for the subject lands. The requested amendment to the Zoning By-law was to change the zone from a Residential R8-3 Zone to a Residential R8 Special Provision Bonus (R8-3()*B-) Zone. The requested change would permit a range of apartment building types, stacked townhouses, lodging house class 2, emergency care establishments and continuum-of-care facilities. The request included a bonus zone which would apply additional provisions and regulation in exchange for additional density (100 units per hectare as opposed to the 65 units per hectare permitted under the base R8-3 Zone). The Official Plan amendment which accompanied the Zoning By-law amendment added a Specific Policy Area to The London Plan to permit an apartment building of up to 4-stories on the subject lands.

The planning report to support the rezoning of the subject lands went before the Planning and Environment Committee of September 21, 2020 and was passed by Municipal Council on September 29, 2020.

The Bonus Zone (B-69) applied facilitates the development of a low-rise apartment building with a maximum height of 4-storeys, 61 dwelling units and density of 100 units per hectare. The Bonus zone provides regulations that require affordable housing and design principles to be met. The full text of the Bonus Zone appears below.

B-69 122 Base Line Road West

The Bonus Zone shall be implemented through a development agreement to facilitate the development of a low-rise apartment building with a maximum height of 4-storeys, 61 dwelling units and density of 100 units per hectare and provides:

i) Affordable Housing

The provision of a minimum 30% of each unit type (i.e. type by number of bedrooms) set aside at affordable rent of approximately 70% of Average Market Rent. Affordable rental units will be established by an agreement entered into with the Corporation of the City of London, which will secure those units for a minimum twenty (20) year term.

ii) Design Principles

Implementation of a site development concept, to be implemented through a future development agreement, which substantially achieves design principles that include:

- 1. Building footprint and spatial orientation that: serves to activate the street, is pedestrian in scale; and, establishes safe, direct and barrier-free accessible pedestrian connections throughout the Site and from the Site to the public realm;*
- 2. A principle building entrance that further serves to activate the streetscape and reinforce the “front facing” built form;*
- 3. A building footprint that mitigates impacts, noting an enhanced rear yard setback and enhanced interior side yard setback are identified in the Bonus Zone;*
- 4. A parking area that provides for safe, direct and barrier-free accessible pedestrian connections; is suitably sized to accommodate projected demand; and, is strategically located to minimize impacts on the public realm;*
- 5. An outdoor amenity area that is sufficiently-sized and strategically located to provide for privacy and additional buffering opportunities and plantings, and also serves to mitigate overland flows and other potential stormwater management (SWM) impacts; and*
- 6. Maintain, to the greatest extent possible, on-site green infrastructure in a manner consistent with the findings of the preliminary Tree Preservation Plan.*

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

a) Regulations

- | | |
|--------------------------------------|------------------------------|
| <i>iii) Density (maximum)</i> | <i>100 units per hectare</i> |
| <i>iv) Parking (minimum)</i> | <i>61 Parking Spaces</i> |
| <i>v) Bicycle Parking (minimum)</i> | <i>15 Parking Spaces</i> |
| <i>vi) Rear Yard Depth (minimum)</i> | <i>15.0 metres</i> |

vii) Interior Side Yard Depth (minimum) 3.0 metres for building walls containing no windows to habitable rooms or 8.0 metres minimum for building walls with windows to habitable rooms.

Site Plan Control Application

On January 27, 2021, the subject application of this report, being a Site Plan Control Application (file no. SPA21-005) for a 4-storey, 61-unit apartment building, was received by the City of London. Conditional approval was issued on February 9, 2021.

As part of a complete application staff requested adjustments to the proposed parking arrangements and specification of a designated garbage put-out location, snow storage location and fire-route signage. Requirements for an Environmental Impact Statement including review requirements of the UTRCA were scoped prior to the application.

2.3 Community Engagement (see more detail in Appendix B)

As of the writing of this report, no responses have been received following the notice issues February 4, 2021

2.4 Policy Context

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). The London Plan policies under appeal to the Local Planning Appeals Tribunal (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. London Plan policies under appeal included in this report for informative purposes indicating the intent of City Council, are not determinative for the purposes of this planning application.

The subject site is located within the Neighbourhoods Place Type of The London Plan on a Neighbourhood Connector (Base Line Road West).

The Our Strategy section of The London Plan establishes key directions to guide planning and development in our neighbourhoods. The developer's proposal seeks to achieve key directions by promoting and developing affordable housing options to attract diverse populations to the city; and developing housing options within close proximity to employment lands. Additionally, the proposal seeks to build a mixed-use compact city by providing a development that achieves a compact, contiguous pattern of growth by developing inward and upward; and intensifying development within the Urban Growth Boundary to protect valuable agricultural lands.

Beyond the key directives, the Neighbourhoods Place Type seeks to create a strong neighbourhood character, sense of place and identify; creative attractive streetscapes, buildings, and public spaces; provide a diversity of housing choices including those designed specifically to be affordable; encourage well-connected neighbourhoods; provide opportunities for close employment lands; and locate close to parks, pathways, and recreational opportunities that strengthen community identity and serve as connectors and gathering spaces. The applicant's proposal achieves the above by providing a high level of design detail that directly faces the street, providing an affordable housing option in an established neighbourhood and increases density in close proximity to employment lands.

Taking the above into consideration, the development is considered to be in conformity with The London Plan.

Z.-1 Zoning By-law

The subject lands are zoned Residential R8 (h-5*R8-4*B-69). For the purpose of this development, the R8 zone permits the proposed apartment building with a maximum

height of 13.0 metres. Setback, coverage, parking, density and area regulations of the By-law are also being met. The site is subject to the regulation of a bonus zone – B-69 – which was applied to the site through OZ-9200 in September 2020. The full text of the applicable bonus zone appears above. The proposed development meets the requirements of the Z.-1 Zoning By-law.

3.0 Financial Impact/Considerations

There are no direct financial expenditures associated with this report.

4.0 Key Issues and Considerations for Site Plan Approval

4.1 Use

The use is contemplated in The London Plan and was recently reviewed and approved through OZ-9200. The Neighbourhoods Place Type strives for attractive streetscapes, buildings, and public spaces, to create strong neighbourhood character with a sense of identity, diversity in housing choices allowing for affordability and giving people opportunity to remain in neighbourhoods as they age, safe, comfortable convenient and attractive alternatives for mobility, and parks, pathways, and recreational opportunities that strengthen the community and serve as connectors and gathering spaces (Policy 916_). The Site Plan Control application proposes a 61-unit apartment building, which is located on a Neighbourhood Connector in a neighbourhood with a number of similar uses.

4.2 Intensity

The Site Plan Control application proposes a 61-unit (100 units per hectare) apartment building, which is within the maximum permitted within the zoning for the lands (100 units per hectare (B-69)). The intensity complies with the Zoning By-law which regulates density for the site.

4.3 Form

Under the Neighbourhoods Place Type within The London Plan, new residential development should provide for frontage onto streets, and create both vibrant and recreational spaces (Policy 919_ and *920_). Direct pedestrian access into the building and connection to City sidewalk are provided to address the policies of The London Plan. Additionally, Policy *259_ states that building should be sited with minimal setbacks from public rights-of-way and public spaces to create a street wall/edge and establish a sense of enclosure and comfortable pedestrian environment, which is achieved in the proposed building location.

Design Principles have also been outlined through the Bonus Zone applicable to 122 Base Line Road West. The balance of the principles has been incorporated into the design approach with the building elevations acceptable to Urban Design staff following an interim revision. The outstanding element of the bonus zone relates to green infrastructure and is being addressed through the Landscape design and EIS review discussed further below.

4.4 Landscaping

The site plan proposal included a tree preservation plan, landscape plan, and environmental impact statement that have been reviewed as part of the application. The tree preservation, in keeping with the design principles set out in the bonus zone seeks to maintain a significant number of the existing trees on site. As part of the landscaping plan for the development, the applicant is proposing 45 trees to be planted. Of the existing 39 trees on site 22 are being removed. The landscaping for the site also includes a programmed amenity space in the enhanced rear yard. The landscaping for the site meets the requirements of the Site Plan Control By-law.

4.5 Privacy and Fencing

Fencing for the site is provided along the westerly and northerly (rear) property lines under the proposed site plan. The existing fence is a 1.8 metre high wooden board privacy fence along the western property line which is to be maintained. A new wooden board privacy fence 1.8 metres in height is proposed along the rear property line. For the easterly property line given the ecological features in place a fence is not proposed; however, denser flora and additional setbacks as proposed should achieve the desired privacy. The fencing proposed is in keeping with the Site Plan Control By-law, prior to Site Plan Control approval.

4.6 Garbage and Recycling

In accordance with Site Plan Control By-law, the applicant is to provide an internal garbage and recycling storage room as the primary storage area. An external separate staging area is required and is to be provided in a subsequent Site Plan submission.

4.7 Parking

Automobile parking is provided in the form of 61 at grade spaces for vehicle and 16 spaces internal to the building for bicycles. Barrier free spaces are provided below grade. The above grade parking spaces are located internal to the building. Five barrier-free parking spaces are provided in excess of the minimum 3 required by the Zoning By-law. The barrier-free spaces are the spaces located closest to the building in keeping with the Site Plan Control By-law. All parking is provided a minimum of 1.5 metres from the property limits to allow for landscaping and fencing.

4.8 Lighting

The applicant submitted a photometric plan (lighting plan) as part of the first submission. The plans provided show no light trespass on abutting properties. The fixture details provided are in accordance with the Site Plan Control By-law standards on up-lighting.

4.9 Ecological Impact

The applicant submitted an Ecological Impact Statement to support their application. Both the City and the UTRCA provided comments on the submitted EIS and found the EIS at first submission contained unresolved issues. Recommendations for the future development to ensure Ecological goals have been provided and are included in 4.11 below.

4.10 Stormwater Management

The applicant submitted reports and plans to support a stormwater approach that responds to the site context, which includes a historic stream channel. UTRCA and City Engineering staff have reviewed the design and have approved the overall stormwater approach and have only minor detailed design comments remaining to be addressed prior to final approval. No significant concerns remain.

4.11 Site Plan Comments

Site plan control comments were provided to the applicant February 9, 2021. The comments provided to the applicant include:

1. The h-5 requires a public site plan meeting before the Planning and Environment Committee, which is the subject of this report and scheduled public meeting. A separate holding provision application has been received to formally remove the h-5 after the public meeting is complete.
2. The site is subject to UTRCA approval; therefore, a Section 28 Permit will be required before final approval can be issued.
3. EIS to be finalized to address outstanding matters.

4. The Site is subject to a Bonus Zone that requires an agreement to guarantee the provision of affordable housing.
5. Details to support the approach for the bicycle parking room and bicycle parking spaces are required, garbage and recycling designated pick-up location, improvements to access for the barrier-free parking spaces, updates to the photometric plans, updates to the Landscape Plan.
6. Erosion Sediment Control is required to be addressed that include calculations confirming the proposed sediment basin is sized adequately to contain anticipated flows from the 100-year storm event.

Conclusion

The proposed Site Plan is consistent with the Provincial Policy Statement, 2020 has regard to The London Plan, and is in conformity with the City of London Official Plan, 1989. The application has been reviewed in accordance with the applicable Bonus Zone of the Z.-1 Zoning By-law, and, as proposed, complies with the regulations of the Zoning By-law. The proposed Site Plan and elevations will result in development that will not conflict with the character of the area, and is in compliance with the Site Plan Control By-law.

Prepared by: Leif Maitland, Site Development Planner, Development Services

Recommended by: Paul Yeoman, RPP, PLE, Director, Development Services

Submitted by: George Kotsifas, P.ENG, Development and Compliance Services and Chief Building Official

Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.

cc: Michael Pease, MCIP, RPP, Manager, Development Planning

Elevations



122 BASELINE ROAD WEST
LONDON, ONTARIO

tillmann architects ruth robinson

PROFESSIONAL ASSOCIATION OF ARCHITECTS OF ONTARIO

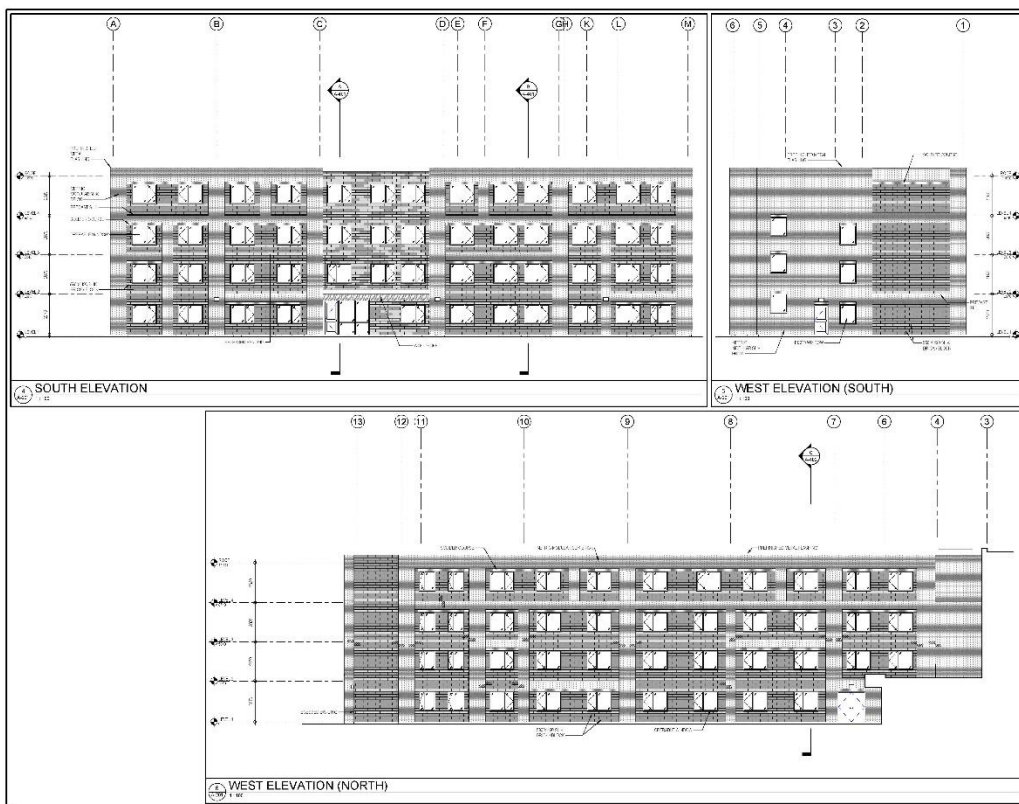
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EXTERIOR ELEVATIONS

A-301



122 BASELINE ROAD WEST
LONDON, ONTARIO

tillmann architects ruth robinson

PROFESSIONAL ASSOCIATION OF ARCHITECTS OF ONTARIO

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EXTERIOR ELEVATIONS

A-302

Appendix B – Public Engagement

Public liaison: On February 4, 2021 Notice of Application and Public meeting was sent to 394 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on February 4 and February 11, 2021.

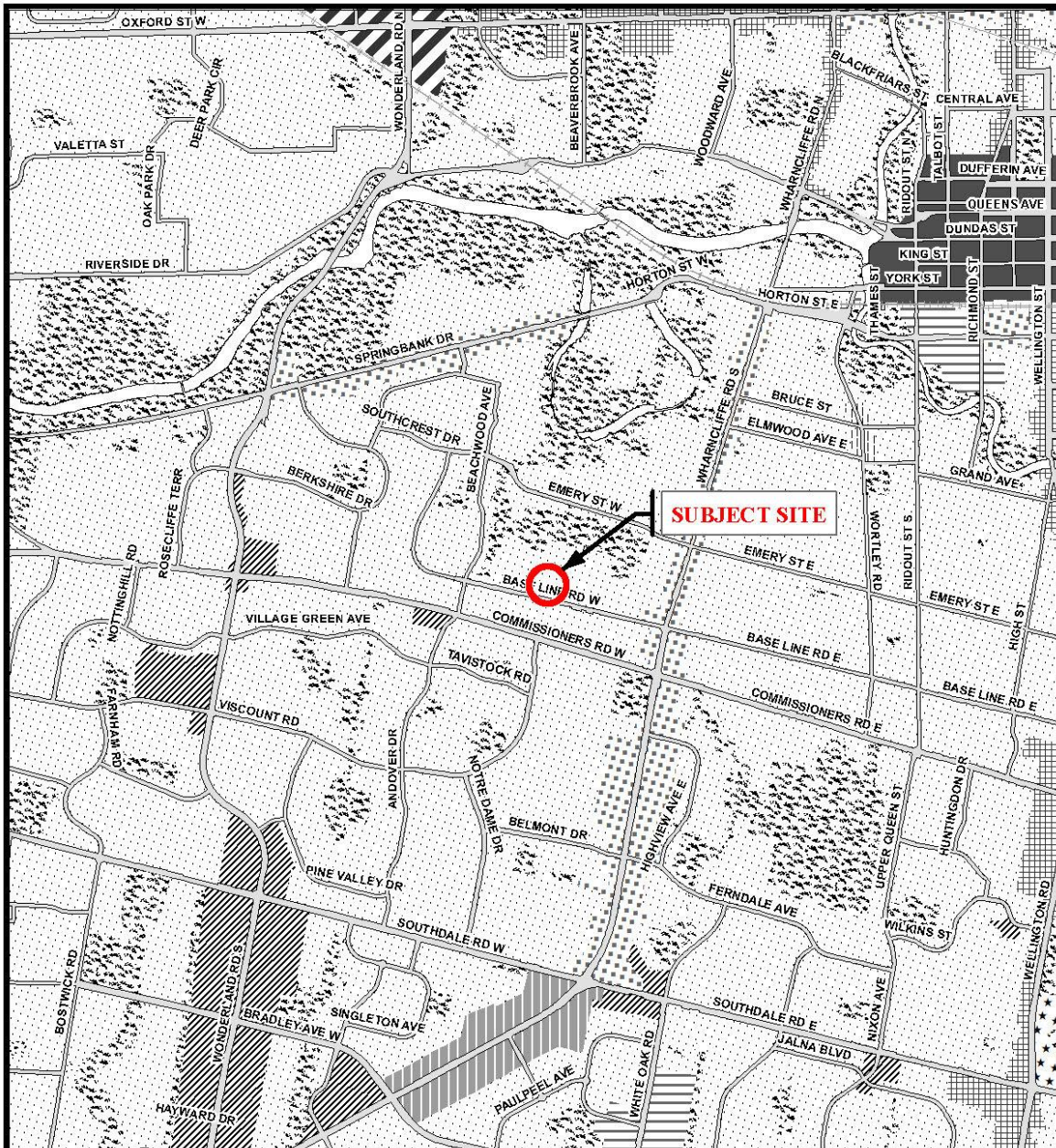
0 replies were received

Nature of Liaison: 122 Base Line Road West – SPA21-005 – Consideration of a site plan to permit an apartment building 4-storeys in height with 61 dwelling units. Development to include 61 vehicular and 16 bicycle parking spaces. The site is subject to a Bonus Zone (B-69) which requires provision of affordable housing and design principles to be implemented through the Site Plan process. The zoning on this site includes the h-5 holding provision which requires a public site plan meeting before the Planning and Environment Committee.

File: SPA21-005 Site Development Planner: Name Imaitlan@london.ca (ext.1517) (City hall)

Appendix C – The London Plan, Official Plan Map and Zoning excerpts

The London Plan



Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

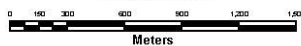
CITY OF LONDON
Planning Services /
Development Services

LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning Services



Scale 1:30,000



File Number: SPA21-005

Technician: RC

Date: February 2, 2021

Zoning Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:
OZ-9295 SM

MAP PREPARED:
2021/02/01 RC

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