



# PLANNING JUSTIFICATION REPORT

Stonebrook Phase III  
Residential Development Proposal  
Municipality of Grey Highlands

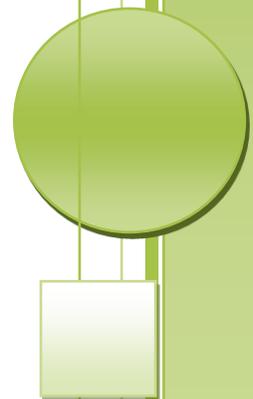
Prepared for:

Stonebrook Development Markdale III Ltd.

Krystin Rennie, MAES MCIP RPP

July 2018

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## 1.0 INTRODUCTION

Georgian Planning Solutions has been retained by Stonebrook Development Markdale III Ltd. to prepare a Planning Justification Report to support a Draft Plan of Subdivision Application and Zoning By-Law Amendment Application for a 54 unit residential townhouse development in Markdale, Grey Highlands in the County of Grey.

### 1.1 SITE LOCATION AND DESCRIPTION

The subject lands are located at 30 Grayview Ave in the Village of Markdale within the Municipality of Grey Highlands, County of Grey. (Figure 1: Location Map)

Specifically, the lands comprise of Part Lot 98 and Part of Lot 99, Concession 1, Northeast of the Toronto & Sydenham Rd, (formerly Village of Markdale), Municipality of Grey Highlands, County of Grey, 17R181 Part 1. The lands have frontage on Grayview Drive and comprise approximately 27,500 square metres (2.75hectares).

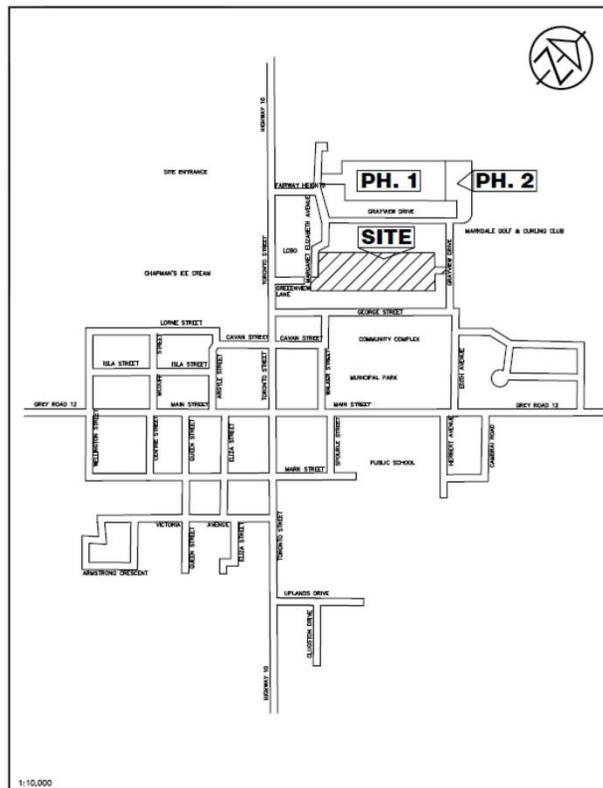


Figure 1: Location Map

## **2.0 SURROUNDING LAND USES**

The subject property is surrounded to the north east and west by low density residential. The Ontario Provincial Police office is on lands to the southwest.

## **3.0 PROPOSAL**

The subject lands are currently designated 'Primary Settlement Area' in the County of Grey Official Plan (Figure 2: Secondary Schedule Land Use Designation Map 2f - Markdale) and "Neighbourhood Area" in the Municipality of Grey Highland's Official Plan (Figure 3: Schedule 'A' Land Use - Map 4 - Markdale) The property is zoned Residential Multiple (RM) Zone in the Municipality of Grey Highland' Comprehensive Zoning By-law 2004-50. (Figure 4: Grey Highlands Comprehensive Zoning By-Law Schedule 'B-1')

As illustrated on the draft plan (Figure 5) the owner seeks land use planning approvals for a 54 unit residential townhouse development by way of a Plan of Subdivision. The development consists of clusters of 6 and 8 townhouse units that front on a Municipal road providing egress and ingress from Grayview Drive. The road has been designed to provide access to lands to the northwest onto Margaret Elizabeth Avenue as well.

Each townhouse unit will be located on an individual lot and will contain a driveway, front yard area, garage and individual backyard amenity space.

Stormwater will be directed to Grayview Drive and to the stormwater management pond on lands to the northwest. The development will utilize full municipal services that already exist and provide sufficient capacity. The application is supported by civil engineering drawings and reports which provide specific servicing, stormwater management and grading details to demonstrate the viability of the development.

## **4.0 REVIEW OF APPLICABLE PLANNING POLICIES**

The consideration of the planning policy support for this proposal will include a review of applicable planning policy of various government levels to consider “consistency with” and “conformity to” the intent and direction they offer. The policies that are noted below are applicable to the proposed development.

The following reviews the subject application with respect to key planning policies provided in the Provincial Policy Statement, the County of Grey Official Plan, and the Municipality of Grey Highlands Official Plan.

### **4.1 PROVINCIAL POLICY STATEMENT**

The Provincial Policy Statement (PPS) 2014 was issued under Section 3 of the Planning Act and came into effect on April 30, 2014. It provides policy direction on matters of provincial interest related to land use planning and development. Under provisions of Planning Act comments, submissions or advice that affect a planning matter “shall be consistent with” the PPS. The PPS is based on three fundamental planning themes, specifically, “*Building Strong Communities*”, “*Wise Use and Management of Resources*” and “*Protecting Public Health and Safety*”.

The following is a summary of policies within the PPS that are relevant to this proposal.

- *Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (1.1.1a)*
- *accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; (1.1.1b)*
- *Settlement areas shall be the focus of growth (1.1.3.1)*

- *Land use patterns within settlement areas shall be based on:*
  - *densities and a mix of land uses which:*
    - *efficiently use land and resources;*
    - *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
    - *support active transportation; (1.1.3.2a)*
  
- *New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.(1.1.3.6)*

*The Site is located within the settlement area of Markdale adjacent to existing low density residential single detached units; it is the development of an existing vacant site and provides for intensification through the use of a townhouse development. The site will be fully serviced by Municipal infrastructure and is planned on a municipal road.*

- *Directing that planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents (1.4.3) by directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs (1.4.3c) and promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the of active transportation(1.4.3d)*

The proposal provides 54 new townhouse units to the housing supply. The proposed development has been designed to use the land

efficiently through compact form and is located in close proximity to existing municipal infrastructure.

- *Municipal sewage services and municipal water services are the preferred form of servicing in settlement areas. (1.6.6.2)*

This site will connect to full municipal sewage and water services, which is a preferred form of servicing in settlement areas.

- *2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. (2.6.2)*

A Phase 1 and Phase 2 archaeological assessment was completed for the property and confirmed that no archaeological resources were encountered.

The subject property is located within the Village of Markdale in Grey Highlands, an area identified for development and will be serviced entirely by municipal water and sewer. The proposal will enable a viable extension of development on lands intended for development and utilizing existing municipal services. The intended purpose of the proposed development is for residential uses, uses that are consistent with the existing, adjacent developments.

Based on the proposed development the application is consistent with the broader planning direction given under the Provincial Policy Statement.

## **4.2 COUNTY OF GREY OFFICIAL PLAN**

The County of Grey Official Plan's (OMB approved June 25, 2012) purpose is to help guide development in the County and provide a wide policy framework for local municipal Official Plans, Secondary Plans and implementing By-Laws.

The subject lands are designated "Primary Settlement Area" on Secondary Schedule Land Use Map 2f in the County of Grey Official Plan. (Figure 2). As part of Official Plan Amendment 80 to the Grey County Official Plan, the subject lands have been established as one of the three main designations

for areas of concentrated development which demonstrates that the County has anticipated that this land be considered for residential development in Municipality of Grey Highlands. The following policies are considered to support the subject proposal.

- *Key goals of the County Official Plan include ensuring sufficient lands for development to accommodate a variety of mixed housing opportunities to meet current and future needs and to strengthen the role of Grey County as a desirable place to work, live, and visit by encouraging the provision of affordable, diverse and accessible housing (Section 1.5 7 & 8)*
- *Under “Housing Policy” the County Official Plan explicitly encourages a variety of housing types, size and tenure to meet the projected demographic and market requirements (Section 1.8)*
- *While the Official Plan cannot itself force development or create job opportunities, the Official Plan can have a positive attitude to sustainable development and ensure that sufficient lands are available for development opportunities.*

*The policies of this Plan position settlement areas as the focus of urban growth and encourage appropriate development in all municipalities; that is development which does not negatively impact on natural resources and which is compatible with surrounding land uses. (Section 2.6)*

Section 6.12.1 speaks to new applications for plan of subdivision or plan of condominium submitted to the County for approval and that the proponent shall consider and be prepared to justify the following:

(a) The layout of the proposed plan with regard to matters of:

*(i) Access to public transportation (where applicable) and access to existing trails,*

This development has incorporated sidewalks within the development. The sidewalks will connect out to both Grayview Drive and Margaret Elizabeth Ave. There is an opportunity when Greenview Lane is improved to add sidewalks that will then connect to the existing sidewalk infrastructure on Toronto Street North.

*(ii) Connections to existing trails,*

As noted about with the possibility of Greenview Lane being improved sidewalks could create a direct connection to the sidewalk system on Toronto Street North.

*(iii) Improving and promoting the walkability / cyclability within the proposed plan and with consideration for existing walking and / cycling conditions,*

This development will have sidewalks which are currently not offered within the adjacent neighbourhood therefore creating an improved situation for walking within this development area. With the potential for future road improvements on Greenview Lane with the inclusion of sidewalks this would connect the proposed development with the sidewalk infrastructure on Toronto Street North.

*(iv) Accessibility for persons with disabilities,*

The pedestrian system will be designed in conjunction with the Accessibility for Ontarians with Disabilities Act (ie. depressed curb, tactiles).

*(v) The provision of sidewalks,*

Per the typical cross-section included on the Concept Servicing and Grading Plan (as well as the Municipal development standards), a 1.5 metre wide sidewalk is proposed within the right-of-way on one side of the street.

*(vi) The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern shall be considered more favourably than those with a curvy street patterns or cul-de-sacs,*

Access to this development is from Grayview Drive with a future connect planned to Margaret Elizabeth Avenue.

*(vii) Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development,*

Energy conservation and efficiency design measures are considered with all development through good design which could include practices covered in LEED (neighbourhood). It is not envisioned that LEED certification will be sought for this subdivision. Low Impact Development techniques will be considered during the detailed design stages for stormwater management.

*(viii) Impact on the natural environment, as defined in Section 2.8 of this Plan.*

An addendum to the Scoped Environmental Impact Study for Stonebrook Development was completed and submitted to the County and The Municipality of Grey Highlands. This report reviewed the natural heritage and ecologically significant features located on and adjacent to the subject property.

*(ix) Consideration of the design of street lighting to minimize impact on dark skies,*

To mitigate light pollution, the street lighting will be directed downward and be dark-sky compliant in accordance to relevant standards. The Developer has retained the services of a Professional Electrical Engineer to complete the street lighting design.

*(x) The provision of usable parkland and green space,*

Parkland dedication fees will be paid in lieu of providing parkland on this property. The development is views of the golf course at the end of Street A.

*(xi) Public access to water front or beach (where applicable),*

Not applicable to this property

*(xii) Snow removal and emergency vehicle access.*

Snow removal and emergency vehicles will have access from both Margaret Elizabeth Avenue and Grayview Drive.

*(b) A range of housing and employment densities.*

This subdivision design consists of townhouses, a unit type that is limited in Markdale and helps to diversify the range of housing types in the community.

*(c) A mix of housing types including homes for the aged and assisted living facilities.*

The townhouse type unit is limited in Markdale and the inclusion of bungalow townhouse in the unit mix would attract the older generations to this development.

*(d) The provision of affordable housing*

There is no specific provision for affordable housing within this development. Typically townhomes offer a more affordable unit type within a community.

*(e) Consistency with Provincial Policy and Local Official Plan provisions*

This development is consistent with the Provincial Policy Statement and the Local Official Plan provisions and is discussed in the submitted Planning Justification Report prepared by Georgian Planning Solutions.

*(f) The information requirements listed under Section 6.18*

A pre-consultation meeting with Grey County, Grey Highlands and Saugeen Valley Conservation Authority was held on November 28, 2017 and the pre-consultation letter was issued by the County on December 5, 2017. The following items were identified as requirements for the Subdivision application:

Copy of transfer/deed of subject lands

- A copy of the deed was submitted with the application
- Scoped Planning Report
  - Planning Justification Report prepared by Georgian Planning Solutions was submitted with the Application.
- Draft Plan
  - Copies were included with the submission to the County and Grey Highlands
- Stormwater Management Report

- The SWM Report prepared prepared by Tatham & Associates to support the Stormwater Management Pond was submitted with the applications
- Functional Servicing Letter
  - A FSR report was prepared by Tatham & Associates and submitted with the applications
- Archaeological Assessment
  - The Stage 1 & 2 Archaeological Assessments prepared by AMICK Consultants are part of our submission.
- Addendum Environmental Impact Study – Threatened and Endangered Species
  - Hensel Design prepared an addendum to the EIS for Stonebrook Phase1 which was submitted
- Geotechnical Report
  - A Geotechnical Investigation Report was prepared by Peto MacCallum Ltd and accompanied the submission
- Application(s) with fees and deposits (Plan of Subdivision, Zoning By-law Amendment)
  - A Draft Plan of Subdivision application and the associated fees were submitted to the County of Grey
  - A Zoning By-law Amendment Application and the associated fees were submitted to The Municipality of Grey Highlands

The proposed development is consistent with and promotes the goals and objectives of the County Official Plan in that the development is proposed in a primary settlements area and areas anticipate for development and is to be serviced by municipal sewer and water. It is submitted that the proposal complies with the intent of the County of Grey Official Plan.

### **4.3 MUNICIPALITY OF GREY HIGHLANDS OFFICIAL PLAN**

The Municipality of Grey Highlands adopted a new Official Plan December 14, 2015; however, the plan awaits County approval and is not in full force. For the purpose of this application it is noted that the lands are within a settlement area and are currently designated for residential development, there are no fundamental policy changes in the new plan that would impact this application. The policies within the previous Official Plan (2002) are similar to those found in the adopted Official Plan. For the purposes of

this review the policies within the new adopted Official Plan will be discussed.

The subject lands are located in a Primary Settlement Area, Markdale, within the Municipality of Grey Highlands where the majority of growth is to be directed. (S.4.5) The lands are designated Neighbourhood Area in the in the Municipality of Grey Highland's Official Plan(Figure 3). *"The purpose of the Neighbourhood Area designation is to identify lands within Settlement Areas which are primarily residential in nature..."* (S.4.5.3.1). Permitted uses include *"Low and medium density residential dwellings, including: single family, semi-detached, town homes, duplex, converted, and other multiple family dwellings."* (S.4.5.3.11)

Section 4.5.1 states that *"this Plan (Official Plan) encourages a wide variety of land uses and housing types to develop in Markdale; that all new development will occur on full municipal water and sanitary treatment facilities; that an overall average development density of 20 units per net hectare will be achieved and that this plan encourages intensification opportunities within Markdale and supports the development of intensification strategies to ensure that residential targets are met and that a variety of housing options are available to residents."* The proposed development provides for a townhouse development and will be on full municipal services. It also provides a density of 20.6 units per hectare which supports the intensification strategies identified by Grey Highlands.

A series of themes, goals and objectives are identified in the Official Plan and were developed in an effort to implement the vision and guiding principles of the Municipality. One of the Planning Themes is *"Building healthy communities...that addresses the need to develop and sustain communities in which all residents are able to enjoy a high quality of life and have access to a range of opportunities and services. This theme will be achieved through the promotion of efficient and cost effective development strategies, which highlight the need for directing growth to existing settlement areas."* (S.2.1.5)

Within the Housing section, is *“to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the Municipality.”* (S.2.4) With the goal *“to maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential Intensification and redevelopment and if necessary lands which are designated and available for residential development.”*

The goal is further developed through the objectives that *“the Municipality will encourage a wide variety of types and styles of housing appropriate to prevailing and anticipated demand. Housing will accommodate families, seniors, multiple and single occupants and those with special needs.”* (S.2.4.c) As well, that *“new residential development must occur within an environmentally supportive context to ensure the creation of successful and well serviced neighbourhoods, where services and employment opportunities are convenient and accessible and where pedestrian and cycling opportunities are made available as further means of transportation.”* (S.2.4.e)

With respect to the policies related to residential development outlined in the Official Plan the planned development is supported. The development is proposed in an area designated for residential development within a Primary Settlement Area, more specifically, multiple residential dwellings, which is within the range of unit types anticipated in the Official Plan. As well, the development is planned for full municipal services and will connect to services constructed in anticipation of future development on this site.

It is submitted that the overall proposal meets the intent of the Municipality of Grey Highlands's Official Plan.

#### **4.5 MUNICIPALITY OF GREY HIGHLANDS ZONING BY-LAW NO. 2004-50**

The subject lands are zoned Residential Multiple (RM) Zone in the Municipality of Grey Highlands Comprehensive Zoning By-law 2004-50. Permitted uses include multi-attached dwellings units. The definition of a multi-attached dwelling (S.3.) *“shall mean a building consisting of 3 or more dwelling units that are horizontally attached, each which may be entered*

*from an exterior yard and/or from an internal common space, access hallway or walkway.....".* This proposal is for 54 multi-attached residential dwellings, which are a permitted use within the Residential Multiple (RM) zone.

As part of this application there some provisions within the RM zone that are necessary to modified to accommodate the proposed required development layout. The unit type that is proposed is a bungalow style townhouse, a unit type that has the master suite on the main floor, a popular design for an aging population. With this unit type layout a larger main floor footprint is required. As such, Section 7.2.3 b) Minimum lot coverage cannot be accommodated. The minimum lot coverage in the zoning by-law is noted as 35%, relief is being requesting from this site standard for up to 55% for the entire development.

The increase in the overall lot coverage is required to accommodate the proposed development layout, a development that utilizes the property efficiently and creates a compact form and helps to achieve the density targets within the Official Plan. No further relief from the zoning by-law is required.

## **5.0 SUPPORTING STUDIES**

### **5.1 ARCHAEOLOGICAL REPORT**

AMICK Consultants Limited (AMICK) has conducted a Stage1-2 Archaeological Assessment for the property and a copy has been submitted to the municipality and County. The study area for this work was the entire property and the field work occurred on the 24<sup>th</sup> and 28<sup>th</sup> of May, 2018. The Key findings and recommendations of the report are summarized as follows:

1. No further archaeological assessment of the study area is warranted;
2. The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;
3. The proposed undertaking is clear of any archaeological concern.

## 5.2 FUNCTIONAL SERVICING REPORT

A Functional Servicing Report was completed by C.C. Tathams & Associates to review how the site and proposed development would be serviced. It specifically looks at the requirements to address water supply for domestic and fire-fighting purposes, sanitary sewage servicing, transportation and utility distribution (hydro, telephone, cable TV and gas). A copy of this report and related engineering drawings has been submitted for review. It is proposed that the development would be serviced by full municipal infrastructure. Below are the findings of the report.

- An internal water distribution system constructed and connected to the existing watermain on Margaret Elizabeth Avenue will supply the needs of the development. The watermain will be looped into the existing watermain on Grayview drive, past the northeast entrance of the subject property.
- An internal sanitary sewer will convey sewage from the site via gravity to the existing sewage pumping station on Grayview Drive. The rated capacity of the existing wastewater treatment plant will need to be increased to allow for the development. The existing Grayview Drive SPS has sufficient capacity to service the development.
- An internal storm sewer system will collect and convey surface water runoff from the proposed development. Runoff will be discharged to a communal stormwater management pond situated offsite on agricultural lands to the northwest of Stonebrook Phase I. The SWM facility will provide enhanced 'Level 2' quality treatment and control post-development peak flows to pre development levels.
- Hydro, telephone, cable and gas utilities are available.

## **6.0 SUMMARY/CONCLUSION**

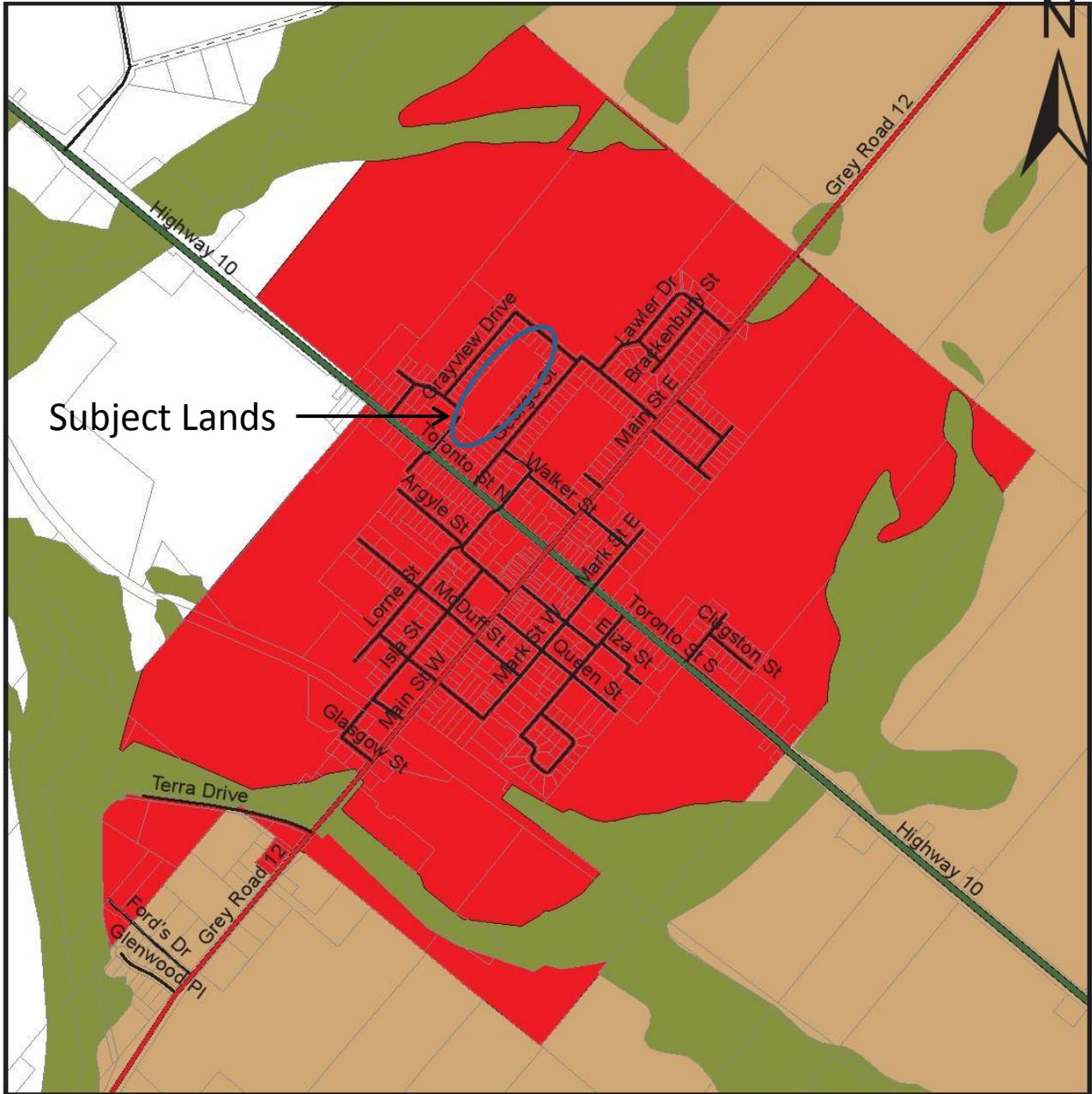
The subject proposal seeks Draft Plan of Subdivision Approval to enable a residential development consisting of 54 Townhouse units within a Plan of Subdivision. In addition to the Planning Justification Report, this application is supported by information provided by C.C. Tatham & Associates related to stormwater, servicing and traffic, a Geotechnical Investigation prepared by PetoMacCallum and a Scoped Environmental Study prepared by Hensel Design Group Inc.

The purpose of this report is to provide planning rational in support of the Markdale townhouse residential development, the Draft Plan of Subdivision application and Zoning By-Law Amendment application. It has been demonstrated that the subject application is consistent with the development goals of the community as reflected in the County and local Official Plans. In addition, the proposal is “consistent with” the Provincial Policy Statement.

Based on the above noted, it is submitted that the subject application present good planning and addresses the key areas of public interest as expressed in various adopted and approved planning policies.

Krystin Rennie, MAES, MCIP, RPP

Figure 2



**LEGEND**

- Provincial Highway
- County Road
- Local Road
- Seasonal Road
- Agricultural
- Special Agriculture
- Rural
- Primary Settlement Area
- Secondary Settlement Area
- Tertiary Settlement Area
- Inland Lakes & Shoreline
- Recreational Resort Area
- Space Extensive Commercial
- Space Extensive Industrial
- Hazardous Lands
- Provincially Significant Wetlands
- Niagara Escarpment Plan Boundary \*\*
- Niagara Escarpment Development Control Area
- Escarpment Recreation Area

\*\* certain settlement areas within the Niagara Escarpment Plan Boundary may be subject to Development Control.

THE COUNTY OF GREY OFFICIAL PLAN

**SECONDARY SCHEDULE**  
Land Use Designations

MAP 2f

**MARKDALE**

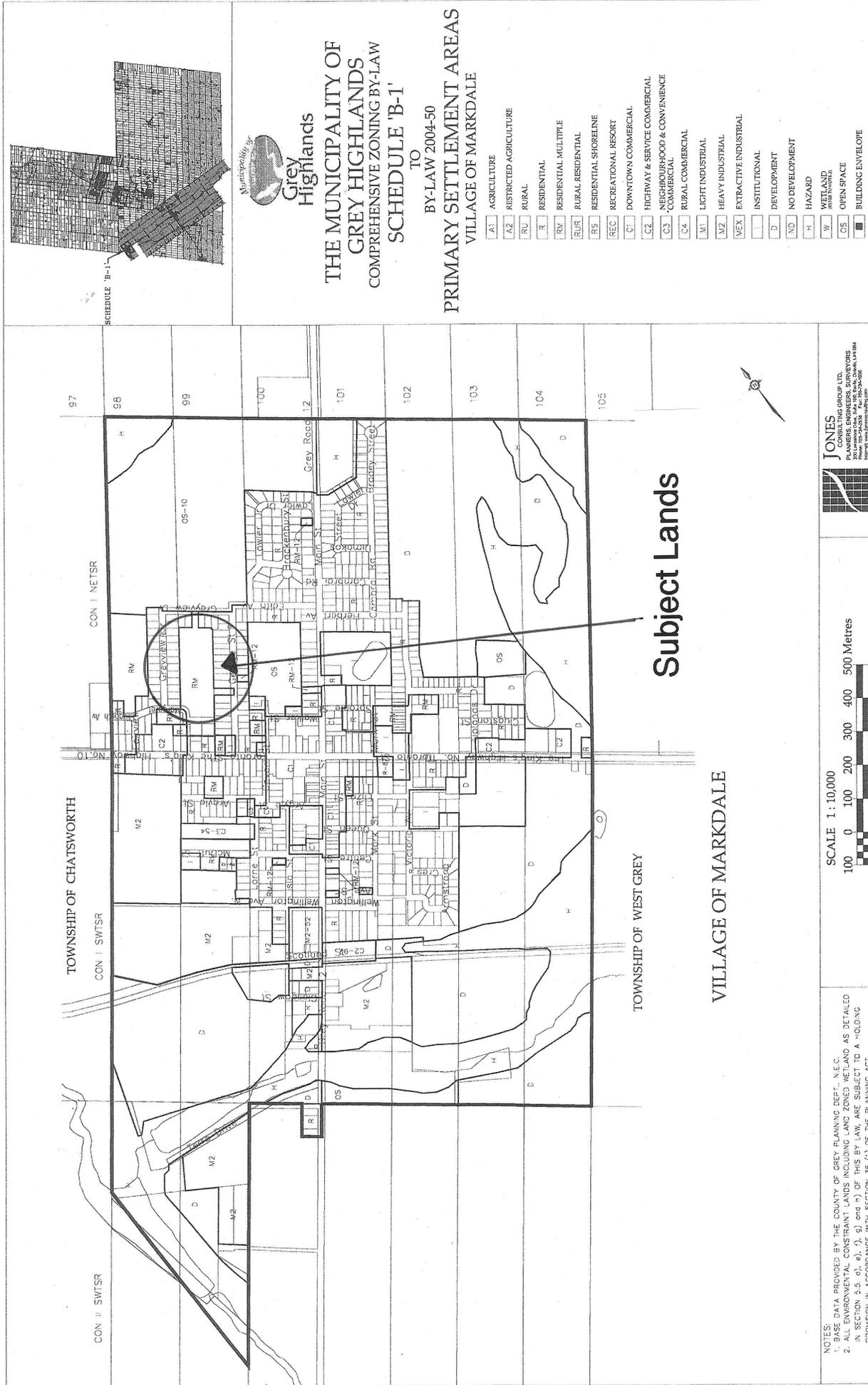
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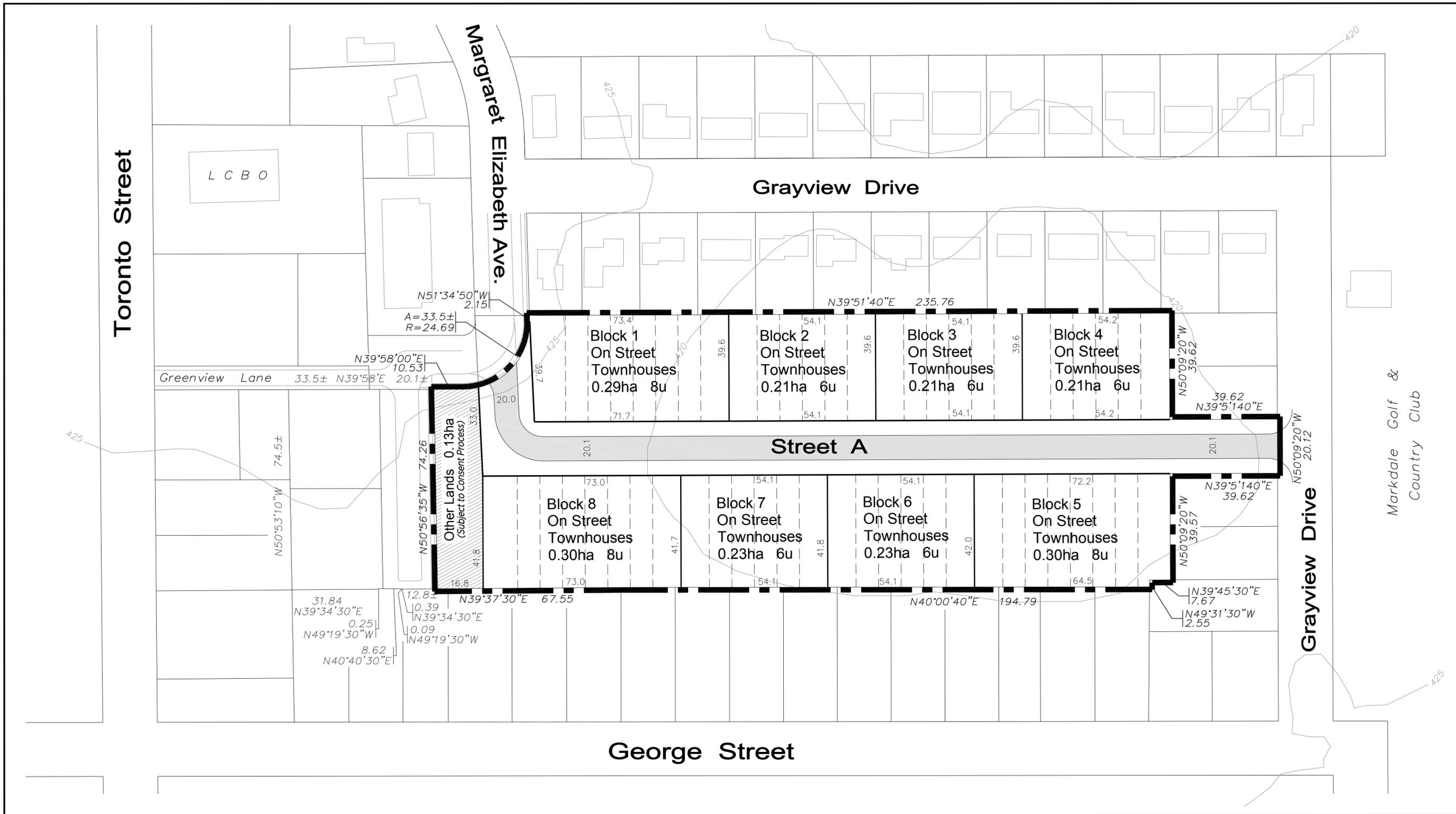
INTERACTIVE MAP: [maps.grey.ca](http://maps.grey.ca)  
DOWNLOAD PDF: [grey.ca](http://grey.ca)

GR\_OP\_SecSched\_Map2fMarkdaleX11\_June25 2012.mxd

This map is for illustrative purposes only. Do not rely on this map as being a precise indicator of routes, location of features or surveying purposes. This map may contain cartographical errors or omissions.







**AREA TABLE**

On Street Townhouses	Blocks 1-8	1.98ha±
Other Lands		0.13
Roads	Street A - 20m R.O.W. @ 310m	0.64
<b>TOTAL</b>		<b>2.75ha±</b>

**UNIT COUNT**

8.3m (27') On Street Townhouse 54u

**ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT**

- D. Residential on street townhouses and public road.
- H. Piped water to be provided.
- I. Primarily clay loam.
- K. Sanitary and storm sewers to be provided.

**NOTES**

All measurements are in metres.  
All elevations refer to Geodetic Datum.

**LEGEND**

- Boundary of Subdivision
- Pavement (diagrammatic only)

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan, and their relationship to the adjacent lands are correctly and accurately shown.

Martin W. Knisley \_\_\_\_\_  
O.L.S. Signature Day Month Year

**OWNERS AUTHORIZATION**

We, STONEBROOK MARKDALE DEVELOPMENTS III INC. hereby authorize GEORGIAN PLANNING SOLUTIONS and DESIGN PLAN SERVICES INC. to prepare a draft plan of subdivision for submission and approval.

Remo Nicifora \_\_\_\_\_  
(President) Signature 12 July 2018  
Day Month Year

**DRAFT PLAN of PROPOSED SUBDIVISION PART of LOT 99, CON. 1 PART 1 of R.P. R181**  
(Geographic Township of Artemesia)  
**MUNICIPALITY of GREY HIGHLANDS COUNTY of GREY**

**GEORGIAN PLANNING SOLUTIONS**

**DESIGN PLAN SERVICES INC.**  
Town Planning Consultants  
900 The East Mall, Suite 100  
Etobicoke, Ontario M9B 6K2  
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Fax: (416) 620-6665  
www.designplan.ca

1:1000 Scale	July 12/18 Date	1760-21 Drawing Number	Hp Rev.	Wp Design
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