

REPORT TO COUNTY COUNCIL

Application for Official Plan Amendment Escalade Property Corp. – OP 25-03-6

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County Council approve Application OP 25-03-6, submitted by Escalade Property Corp., for the lands described as Part of Park Lot 18, Block 98, Plan 279 in the Town of Ingersoll, to redesignate the subject lands from 'Service Commercial' to 'Residential' and 'High Density Residential' to facilitate the development of a 5 storey, 49 unit apartment building in the Town of Ingersoll;
2. And further, that Oxford County Council approve the attached Amendment No. 339 to the County Official Plan, and that the necessary By-law to approve Amendment No. 339 be raised.

REPORT HIGHLIGHTS

- The purpose of the Official Plan amendment is to redesignate the subject lands from 'Service Commercial' to 'Residential' and 'High Density Residential' to facilitate the development of a 5 storey, 49 unit apartment building in the Town of Ingersoll.
- An associated application for zone change to facilitate the proposal has been approved by Ingersoll Town Council, in principle.
- The proposal is consistent with the relevant policies of the Provincial Planning Statement and supports the strategic initiatives and objectives of the Official Plan and can be supported from a planning perspective.

IMPLEMENTATION POINTS

This application will be implemented in accordance with the relevant objectives, strategic initiatives and policies contained in the Official Plan.

Financial Impact

The approval of this application will have no financial impact beyond what has been approved in the current year's budget.

Communications

In accordance with the requirements of the Planning Act, Notice of Complete Application and Notice of Public Meeting were circulated to surrounding property owners on March 10, 2025 and March 25, 2025 and a public meeting of Ingersoll Town Council was held on April 14, 2025 to consider the application.




Various comments and concerns with respect to the proposal were received from the public, with a number of people also expressing concerns at the Town's public meeting. These comments and concerns are outlined in further detail in the Comments section of this report.

2023-2026 STRATEGIC PLAN

Oxford County Council approved the **2023-2026 Strategic Plan** on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council's vision of "Working together for a healthy, vibrant, and sustainable future." These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendations in this report supports the following strategic goals.

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
Goal 1.1 – 100% Housed Goal 1.2 – Sustainable infrastructure and development Goal 1.3 – Community health, safety and well-being		

See: [Oxford County 2023-2026 Strategic Plan](#)

DISCUSSION

Background

Owner: Escalade Property Corp.
412 Bell Street, Ingersoll ON, N5C 2P6

Location:

The subject lands are described as Part of Park Lot 18, Block 98, Plan 279 in the Town of Ingersoll. The subject lands are located on the north side of Bell Street, lying between Scourfield Drive and McKeand Street and are municipally known as 412 Bell Street, Ingersoll.

County of Oxford Official Plan

Existing Designation:	Schedule “I-1”	Town of Ingersoll Land Use Plan	Service Commercial
Proposed Designation:	Schedule “I-1”	Town of Ingersoll Land Use Plan	Residential
Proposed Designation:	Schedule “I-2”	Residential Density Plan	High Density Residential

Proposal

The application for Official Plan amendment has been requested to facilitate the construction of a new 5 storey, 49 unit apartment building on the subject lands.

An associated application for zone change has also been submitted to rezone the subject lands from ‘Highway Commercial Zone (HC)’ to ‘Special Residential Type 4 Zone (R4-sp)’, with a number of site specific zoning provisions to facilitate the proposal, including: reductions in the minimum required lot area per unit, minimum required amenity area, parking, and children’s play area requirements.

The applicant has provided a Planning Justification Report, a Servicing Feasibility Study and a Shadow Impact Study in support of the proposal and a traffic impact study, a stormwater management plan and a functional servicing report will be required at the time of site plan approval (together with the full site submission including grading/servicing plans and landscaping/photometric plans). Based on additional review by staff, a geotechnical and hydrogeological report will also be required as part of the site plan review process, to the satisfaction of the Town of Ingersoll.

The subject lands previously contained a single detached dwelling and accessory building, which have recently been removed. The subject lands are approximately 4,976.7 m² (1.22 ac) in size, with approximately 58.8 m (192.9 ft) of frontage on Bell Street and a depth of approximately 97.4 m (319.35 ft). Surrounding land uses consist of single detached dwellings to the north, an eating establishment to the west, residential uses to the south, and lands designated Service Commercial to the southwest and east.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the zoning in the immediate vicinity.

Plate 2, Aerial Map (2020 Air Photo), provides an aerial view of the subject property and surrounding land uses as of the spring of 2020.

Plate 3, Applicant's Concept Sketch, illustrates conceptual site plan with proposed building layout and parking area, as submitted by the applicant.

Comments

2024 Provincial Planning Statement (PPS)

The Provincial Planning Statement (PPS) is a policy statement, issued under Section 3 of the Planning Act, that provides direction on matters of provincial interest related to land use planning and development. All decisions in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. The PPS policies represent minimum standards and planning authorities, and other decision makers, may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any PPS policy. The following outlines the key PPS policies that have been considered in the review of this proposal but is not intended to be an exhaustive list.

Section 2.2 of the PPS provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the immediate area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional housing needs and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.3 of the PPS states that settlement areas shall be the focus of growth and development and land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, are transit-supportive and are freight supportive.

Section 2.8 of the PPS provides that planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment uses to meet long-term needs;
- b) providing for opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites and seeking to address potential barriers to investment;
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities, and;
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

Official Plan

Section 2.1.1 of the Official Plan provides that growth and development will be focused in settlement areas and their vitality and regeneration will be promoted. Development will be directed to settlements with centralized waste water and water supply facilities to minimize risks of contamination to air, land, surface water and groundwater to preserve agricultural land and to reduce the cost of public service facilities and infrastructure. Settlements will be required to develop with land use patterns and a mix of uses and densities that efficiently use land and resources, are appropriate for, and efficiently use, existing or planned infrastructure and public service facilities, support active transportation and minimize negative impacts to air quality and climate change and promote energy efficiency.

Intensification will be promoted in appropriate locations within settlements, particularly those served by centralized waste water and water supply facilities and all forms of housing required to meet the social, health and well-being needs of current and future residents will be permitted and facilitated in appropriate locations throughout the County.

The subject lands are designated 'Service Commercial' in the Official Plan. Service Commercial areas provide locations for a broad range of commercial uses that, for the most part, are not suited to locations within the Central Area because of their requirements for large lot area, access or exposure requirements, or due to compatibility conflicts with residential development. Generally, Service Commercial uses cater to vehicle traffic and single purpose shopping trips where customers are typically generated from passing traffic or a wide-ranging market area.

Service Commercial areas, while providing for a limited amount of retail uses, are not intended to accommodate retail activities that are typically characteristic of a Central Area location and will not directly compete with this area.

The application proposes to redesignate the subject lands to 'High Density Residential' to facilitate the construction of the proposed apartment building. High Density Residential areas are those lands primarily developed or planned for a limited range of intensive, large-scale, multiple unit residential development. This designation shall be applied in a localized and site-specific manner in locations where high density, high-rise development can:

- result in the preservation of features of the natural environment which may otherwise be compromised with more dispersed low rise development, or;
- result in the efficient use of land which may be difficult to develop at lower residential density due to the presence of environmental constraints and the cost of mitigating such constraints, or;
- constitute community landmarks or reference points, or;
- support the viability and functionality of the Central Area.

The height and density limitations applicable to the various forms of development allowed in the High Density Residential area shall be determined on the basis of the nature, character, and scale of adjacent land uses. Height and density limitations will be specified in the Zoning By-law and may vary from location to location. Unless there are specific site or area characteristics which favour higher limits, net residential density will normally not exceed 111 units per hectare (45 units per acre). Under no circumstance shall development within a High Density Residential area be less than 63 units per hectare (26 units per acre) without an amendment to the Official Plan.

The Official Plan provides that in addition to areas predominately composed of existing or planned High Density Residential areas, any further designations will be consistent with the following location criteria:

- sites which abut arterial or collector roads and will have direct access to the arterial or collector road;
- on vacant or under-utilized sites adjacent to development which is already built at medium or high densities;
- close to shopping, recreation, cultural and community facilities;
- within or near the periphery of the Central Area in accordance with the policies of Section 9.3.2.3.

High Density Residential development will generally be discouraged adjacent to Low Density Residential development except where such low density development is proposed for redevelopment to higher density land uses or where considerable separation between Low Density Residential areas and the proposed high density development exists.

Any lands proposed for High Density Residential development not identified on Schedule I-2 of the Official Plan will require an amendment to the Official Plan. In addition to the location policies outlined in this Section, when considering proposals to designate lands for High Density Residential development, Town Council and County Council will be guided by the following site specific criteria:

- the size, configuration, and topography of the site is such that there is sufficient flexibility for site design to mitigate adverse effects on the amenities and character of any adjacent residential development through adequate setbacks, buffering and screening;
- the development results in a gradual transition from low profile residential buildings to higher profile residential buildings and vice versa;
- the location of vehicular access points and the likely effects of the traffic generated by the proposal on public streets has been assessed and is acceptable;

- adequate service capacity including water distribution, sanitary and storm sewers, power and gas distribution facilities is or will be available to accommodate the proposed development;
- adequate off-street parking and outdoor amenity areas can be provided;
- the effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

Section 9.2.7 – Site Design Policies for Multiple Unit Residential Development, provides detailed site design guidance to ensure that multiple unit residential development provides a high quality of life for residents, and that consistent design standards are applied to new multiple unit residential development.

Section 9.3.1 – Economic Development and Employment Lands, provides that it is a strategic aim of Ingersoll Town Council to maintain a satisfactory balance between employment uses and residential development in order to ensure that a sound assessment balance is achieved for tax purposes.

Town of Ingersoll Zoning By-Law:

The subject lands are zoned ‘Highway Commercial Zone (HC)’ in the Town of Ingersoll Zoning By-law, which permits a wide range of commercial uses, such as an automotive and household supply store, an automobile service station/car wash, a convenience store, an eating establishment, a hotel/motel, a fitness club, a personal service establishment, a laundromat, a supermarket and a veterinary clinic, among other commercial uses geared toward the wider-ranging public.

The associated application for zone change proposes to rezone the subject lands from ‘Highway Commercial Zone (HC)’ to ‘Special Residential Type 4 Zone (R4-sp)’, which permits the development of an apartment building, and requests a number of site specific development provisions to facilitate the proposed development. Specifically, the applicant has requested the following;

- a reduction to the minimum lot area per unit from 110 m²/unit (1,184 ft²/unit) to 97.7 m²/unit (1,044.1 ft²/unit);
- a reduction to the minimum amenity area per unit from 40 m²/unit (430.5 ft²/unit) to 19.5 m² (209.9 ft²/unit);
- exemption from Section 9.2.1 – Children’s Outdoor Play Area for Apartment Dwellings, and;
- relief from the minimum parking requirements from 85 spaces to 79 spaces (consisting of 69 regular parking spaces, whereas 74 are required and 7 visitor parking spaces, whereas 8 are required). No relief has been requested to the minimum number of required accessible spaces.

Agency Comments

The applications were circulated to those agencies considered to have an interest in the proposal.

Canada Post has commented that the proposed development is to be serviced by a developer installed Lock Box Assembly.

Southwestern Public Health has commented that they are supportive of the proposal given the current housing crisis facing the Province of Ontario and this development represents an efficient use of serviced land within the Town of Ingersoll. This agency noted that the subject lands are located within walking distance of numerous amenities and has safe pedestrian connections which present an opportunity for improved walkability for the residents, which can result in health benefits including reducing the risk of chronic disease and improved mental health.

While this agency emphasized the importance of green space, they commented that they were in agreement with the applicant's rationale for the requested reduction to amenity space and the exemption to the requirement for a play structure, as these amenities are available within walking distance to the subject lands.

The County of Oxford Public Works Department provided a number of technical requirements to be addressed at the time of site plan approval including;

- a road widening of 2.9 m will be required along the entire frontage of Bell Street;
- a traffic impact study will be required to identify any potential impacts of traffic generated by the development and the developer shall implement the recommendations of the study, to the satisfaction of the Town and County;
- full servicing drawings will be required.

The Town of Ingersoll Engineering Department also provided a number of technical comments with respect to a future site plan application, but indicated they had no concerns with the requested Official Plan amendment and zone change application. Technical considerations include:

- detailed intersection drawings will be required to ensure the proposed entrance/exit will align with the existing Bell Street/Ingersoll Street lane configuration;
- a photometric/lighting plan will be required to ensure no light trespass from the development onto adjacent properties;
- the Town may require the services of a peer review consultant for the lighting plan, the traffic impact study and the stormwater plan, which would be at the cost of the applicant at the time of site plan submission.

The Thames Valley District School Board, the Upper Thames River Conservation Authority, the Town of Ingersoll Building Department and the Town of Ingersoll Fire Department have indicated that they have no comments or concerns with the proposal.

Town of Ingersoll Council

Ingersoll Town Council considered the applications at their public meeting on April 14, 2025 and recommended support of the proposed Official Plan amendment at their regular meeting on May 12, 2025, at which time they also approved the proposed rezoning, in principle.

Public Consultation

Notice of complete application regarding the proposed Official Plan amendment and Zone Change were provided to surrounding property owners in accordance with the requirements of the Planning Act on March 10, 2025 and March 25, 2025.

A number of emails were received from surrounding property owners to the north with questions regarding the proposal that have been addressed by staff. A letter and a petition with approximately 43 signatures (included in Attachment 4) were received outlining concerns with respect to:

- loss of privacy from balconies/windows
- reduction to property values
- increased noise issues
- negative impacts from lighting
- reduction to on-site amenity space will lead to trespassing
- garbage on site will lead to rodents

A number of residents were present to speak to the application at the public meeting of Ingersoll Town Council on April 14, 2025. Additional concerns brought forward at the public meeting included:

- lack of compliance with the Zoning By-law standards;
- safety concerns for children due to the proximity of the nearby creek and stormwater management facilities;
- lack of separation between the existing low density development on Scourfield and the proposed high density development;
- lack of available parking for the playground on Scourfield Drive;
- front yard green space could not be used for amenity area or play space;
- drainage in the area is an issue and the increased hardscaping would exacerbate that issue;
- proposed development would not be in-keeping with the character of the area;
- site is not walkable for seniors.

Planning Analysis

The application for Official Plan amendment has been requested to facilitate the construction of a new 5 storey apartment building, containing 49 dwelling units on the subject lands. An associated rezoning application has also been submitted to the Town of Ingersoll to establish site specific zoning provisions to facilitate the proposal, as detailed previously in this report.

Planning staff have reviewed the proposal under the policy direction of the Provincial Planning Statement and are generally satisfied that the proposal is in-keeping with these policy objectives. Specifically, staff are satisfied that the proposal will aid in providing additional housing options for the Town of Ingersoll to assist in meeting the social, health, economic and well-being requirements of current and future residents. Further, staff are of the opinion that the proposal represents appropriate intensification and increased density that will efficiently use land, resources, infrastructure, and public service facilities.

The application proposes to redesignate the subject lands from 'Service Commercial' to 'High Density Residential' to facilitate the proposed apartment building. The Official Plan provides that development is to be directed to settlement areas where centralized water and wastewater facilities are available to minimize risk to air, land, surface water and groundwater and to preserve agricultural land and reduce the cost of public services facilities and infrastructure. Planning staff are of the opinion that the proposed development will achieve this goal and will facilitate residential densities that will efficiently utilize land and existing infrastructure and public service facilities within the Town of Ingersoll.

As noted, the subject lands are currently designated 'Service Commercial' which is intended to facilitate a broad range of large-scale commercial uses that require large lot areas and cater to vehicle traffic. Planning staff are of the opinion that the proposed residential use of the property will be as compatible with neighbouring residential uses as many of the uses permitted within the current Service Commercial designation which applies to the subject property and many other properties in the area with frontage along Bell Street. Further, given the size of the subject lands and presence of other vacant and underutilized service commercial sites along Bell Street, staff are of the opinion that the redevelopment of this particular site for high density residential purposes, on its own, will have a limited impact on the ability of the Town to accommodate further service commercial development in this area in the future, as needed.

The application is requesting to redesignate the subject lands to 'High Density Residential' to permit the proposed apartment building. The policies of the Official Plan provide that the height and density limitations for lands designated High Density Residential are to be determined on the basis of the nature, character, and scale of adjacent land uses. While the Official Plan provides that High Density Residential development will generally be discouraged adjacent to Low Density Residential development, Planning staff are of the opinion that the proposed apartment building would have a similar, or lesser, impact on adjacent land uses than many of the uses and forms of development that could currently be established on the subject lands in accordance with the current Service Commercial designation and zoning. A wide range of large-scale commercial uses are currently permitted on the site, including an animal kennel, an assembly hall, a car dealership/repair shop, a farm implement dealership, a home improvement store/furniture store, a hotel/motel, a car wash, and a wholesale outlet. It is also noted that the current maximum height allowance for a hotel/motel in the Highway Commercial zone is 6 storeys, which is greater than the proposed apartment building height of 5 storeys.

While it is recognized that the Official Plan discourages the development of high density residential uses adjacent to low density residential development, staff are of the opinion that the proposed High Density Residential designation will allow for development that is as, or more, compatible with the adjacent low density development to the north than many of the uses and forms of development permitted by the current policies and zoning that apply to the site. Further, staff are of the opinion that the proposed apartment building will be compatible with existing and future service commercial uses along Bell Street and the existing medium density residential development to the south.

Staff are also satisfied that the proposed development meets the locational criteria in the Official Plan, as the subject lands are located on an arterial road and are within reasonable walking distance to the downtown core. Further, staff are of the opinion that the subject lands are sufficiently large enough to accommodate the proposed development and will provide for a rear yard depth of 33.4 m (109.6 ft) which is considerably larger than the 7.5 m (24.6 ft) minimum required in the 'R4' zone. This will allow for increased separation and buffering from the single detached dwellings to the north.

County and Town Engineering Staff have indicated they have no concerns with the proposal from a traffic perspective. However, they have requested that a Traffic Impact Study be prepared during the site plan approval stage to determine if any improvements to the road network should be provided to accommodate the proposed development. County Public Works staff have also indicated that they have no concerns with the proposal from a servicing perspective, however, the applicant will be required to prepare a functional servicing report to confirm the required servicing needs for the development.

The Official Plan provides that high density residential development shall be able to provide for adequate off-street parking and outdoor amenity space. Staff are satisfied that the proposed 1.4 spaces/unit ratio being proposed for the development is commensurate with parking standards applied in other similar municipalities and will be sufficient to accommodate the proposed development and not result in any off-site issues with respect to parking. Staff are also satisfied that the requested reduction in the required amenity space and relief from the requirement for a children's play area are appropriate in this instance, as the development will be providing the necessary landscaped open space and is located in close proximity to two public parks. Scourfield Park approximately 180 m (590 ft) to the northwest and Woodhatch Park approximately 320 m (1,049 ft) to the immediate south, so residents of the proposed development will have adequate access to public outdoor amenity areas.

A number of concerns were received from property owners in the area, particularly with regard to loss of privacy and adverse impact with respect to noise, drainage and lighting. To this end, it is noted that prior to any development occurring on the subject lands, the applicant will be required to enter into a site plan agreement with the Town, which will provide Town staff with an opportunity to review the proposed site design in detail and incorporate measures to alleviate these concerns. Specifically, staff will require a detailed stormwater and drainage plan to demonstrate that the proposed development will have no negative impact on adjacent lands and to confirm that there will be an adequate outlet for stormwater, as well as a photometric plan to show how all lighting on the subject lands will be contained to the property. Further, through this site plan approval process, Town staff can include requirements for fencing and vegetative buffering to provide additional screening and reduce the potential visual impact of the proposed development on adjacent low density residential uses, which include two properties containing single detached dwellings to the immediate north. With respect to concerns surrounding noise, noise studies are not generally required to address noise resulting from residential uses. However excess noise would be regulated by the Town's Noise By-law.

Concerns were also received with respect to garbage storage and the possibility of rodents. The municipal collection of garbage and recycling generally occurs at the municipal curb, however, the collection of garbage on private property is considered on a site-by-site basis, in accordance with the County's Entry onto Private Property for Waste Collection Service Provisions Operating Policy. As noted above, details regarding garbage collection will also be addressed at the time of site plan approval, at which time property garbage enclosures can be enforced to address this concern.

An additional concern was received regarding the shadowing impact that may be had on adjacent land uses. To address this, the applicant prepared a shadow study to assess the shadowing that would be cast by the proposed building. This study was prepared utilizing industry standards and guidelines, which provide that at least 50% or more of any property should not be shaded for more than two, two hour intervals daily, and at least 50% of any property should be in full sun for at least two, two hour intervals daily.

This study concluded the proposed development would meet these standards even in a 'worst case' scenario and the majority of the shadowing impact will be on the vacant commercial lands to the immediate east on Bell Street, while the residential parcels to the immediate north would not be impacted by shadowing for majority of the year.

In response to additional questions from the public, Planning staff can advise that the Thames Valley District School Board has indicated that the subject lands would fall within the public school catchment area of Laurie Hawkins and Ingersoll District Collegiate Institute and this agency had no concerns with the proposal. Further, the Town of Ingersoll Fire Services Department has reviewed the proposal and have no concerns and fire routing would be reviewed in detail to ensure compliance with the Ontario Fire Code and Building Code.

CONCLUSIONS

Overall, Planning staff are of the opinion that the requested amendment to the Official Plan to redesignate the subject lands from Service Commercial to High Density Residential to facilitate the construction of a 49 unit apartment building can be considered appropriate in this instance. Planning staff are satisfied that the proposed development will provide additional rental housing options for the Town and will be as, or more, compatible with the existing residential uses to the north than many of the uses and forms of development currently permitted by the existing Service Commercial and 'Highway Commercial' zoning that apply to the site, while also maintaining compatibility with existing and future commercial uses along Bell Street.

Further staff are satisfied that the proposed development will have minimal impact on adjacent land uses and that the tools available through the site plan approval process can assist the Town in reducing any potential impact on the adjacent residential lands through the implementation of fencing and vegetative buffering, lighting plans, building placement, and garbage enclosures. Staff are also of the opinion that sufficient space is available on the subject lands to provide adequate parking and landscaping and public recreation space is available in the immediate area to serve the needs of the residents.

In light of the foregoing, Planning staff are of the opinion that the proposal meets the intent of the PPS and the Official Plan for residential development and can be supported from a planning perspective.

SIGNATURES

Report author:

Original signed by _____
Heather St. Clair, RPP, MCIP
Senior Development Planner

Departmental approval:

Original signed by _____
Paul Michiels
Director of Community Planning

Approved for submission:

Original signed by _____
Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

- Attachment 1 – Plate 1, Location Map with Existing Zoning
- Attachment 2 – Plate 2, Aerial Map (2020 Air Photo)
- Attachment 3 – Plate 3, Applicant's Concept Sketch
- Attachment 4 – Neighbours Comments
- Attachment 5 – Official Plan Amendment, OPA 339