



PLANNING JUSTIFICATION REPORT

210 Side Street, Township of Clearview

Proposed Consents (4), ZBA & SPA

Quanbury Contract Interiors

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1.0 Introduction

We have been retained by Quanbury Contract Interiors to act as planners for applications that will facilitate the creation of four residential lots and the development of a multi-unit residential development in the Township of Clearview (Stayner). The multi-unit residential development will be a senior's community through "life lease" ownership. A review of the proposal in relation to the applicable planning documents reveals that the following applications are required:

➤ **Zoning By-law Amendment**

The subject lands are zoned Residential Large Lot (RS1) by the Township of Clearview Comprehensive Zoning By-law 06-54. A Zoning By-law Amendment is required to re-zone the subject lands to Residential Multiple Low Density (RS3) to permit the creation of four residential lots and Residential High Density (RS6) to permit the development of two multi-unit residential buildings.

➤ **Consents**

Four consent applications are required to create four conveyable parcels of land: four residential lots and one retained lot for the multi-unit residential building.

➤ **Site Plan Approval**

Site Plan Approval is required to confirm the layout of the elements of the site plan for the multi-unit residential building, parking, access and landscaping features.

A pre-consultation meeting was held with the Township of Clearview which identified the following reports as being required to support the approval of the proposed development:

- Stormwater Management
- Drainage Plan
- Sediment and Erosion Control
- Planning Justification Report
- Landfill Assessment (See Eng Report)
- Functional Servicing Report
- Geotechnical Report
- Legal Survey
- Landscape Plan
- Formal Site Plan
- Elevation Drawings
- Traffic Impact Brief
- Parking Justification Report

This Planning Justification Report is provided as part of a complete submission. Land use planning policies, as articulated through Provincial and municipal planning policy, are reviewed and analyzed to evaluate the appropriateness of the subject lands for the residential development and to support the requested consents and the amendment to the Township of Clearview Zoning Bylaw.

2.0 Location & Site Description

The subject lands are legally described as Plan 196 Part Lot 51 RP 51R; 26086 Parts 1 TO 4, Township of Clearview and municipally known as 210 Side Street, Stayner. The site is located in the west end of Stayner south of Highway 91, east of Industrial Road and south of Centre Street (Figure 1: Site Location).

The subject lands comprise an irregularly shaped parcel approximately 1.22 ha in lot area with frontages on both Centre Street and Side Street. The property forms an L-shape extending from Side Street eastward and then southward behind the adjacent property at the northeast corner of Side Street and Centre Street and ending with frontage onto Centre Street. The subject lands have a frontage of 57.95 m on Centre Street and 68.25 m on Side Street. (Figure 1: Site Location) The property currently has a single detached residence with an accessory shed and is well vegetated with lines of trees along Centre Street and Side Street. The existing house will remain with the first severed lot north of the proposed access to the multi-unit residential development. The current access is from Side Street, and there are proposed access points from both Centre Street and Side Street.

3.0 Existing and Surrounding Uses

The subject lands are located outside of the existing built-up area of Stayner but within an area that is identified as Residential by the Township of Clearview Official Plan. Residential uses in the form of single detached homes exist along Highway 91 in this part of Stayner as well as along both Centre Street and Side Street. A large industrial area is located to the west and south of

the subject lands and some highway commercial uses are located to the north east along Highway 91.

Existing and surrounding land uses are described as follows (Figure 2: Surrounding Land Uses):

- **North:** Residential Uses (single detached).
- **West:** Industrial Uses including Walker Downriggers Inc., Springscapes Inc. and Vacant Land.
- **South:** Residential Uses and Rural-type Lands.
- **East:** Residential Uses.

Industrial uses in the area generally comprise fairly land extensive storage, moving and warehouse facilities. The subject lands are located on the current periphery of Stayner. Accordingly, uses to the west and the south are predominantly rural in nature.

4.0 Proposed Development

This Planning Report has been prepared in support of four consent applications to create four residential lots as well as a retained lot for the development of a multi-residential development, a Zoning By-law Amendment to implement the consents and multi-residential development and Site Plan Approval for the multi-residential development. The proposed severances will create four residential lots along Side Street and one retained lot for the development of two multi-residential buildings for seniors through a "life lease" ownership arrangement. The proposed Zoning By-law Amendment will re-zone the area along Side Street as Residential Multiple Low Density (RS3) to permit either single, semis or duplex residential residential lots and the remainder of the site fronting onto Centre Street as Residential High Density (RS6) to permit the development of two multi-unit residential buildings.

The proposed Zoning By-law Amendment(s) is included as Appendix A.

4.1 Site Design

The application proposes the division of the subject lands into five conveyable parcels: four residential lots including one existing single detached residence and a retained parcel for the development of two multi-unit residential buildings. The proposed severed lots will all front along

and have access from Side Street and have the following dimensions (see Figure 4: Severance Plan):

	Lot Frontage	Lot Depth	Lot Area
Lot 1	13.4 m	54.5 m	729 sq.m
Lot 2	13.5 m	53.5 m	716 sq.m
Lot 3	13.5 m	45.6 m	607 sq.m
Lot 4	10 m (Side Street) 65.47 m (Centre Street)	Irregular	9400 sq.m Plus: Rear Yard setback 4.9 m (One point)
Retained	17.75	44.67 m	729 sq.m Plus: Existing structures deemed to comply.

The multi-unit residential development will consist of two, 3-storey buildings each with a Gross Floor Area (GFA) of 2617.9 m² (28, 179 ft²) in size (Figure 5: Site Plan). Each building will have a total of 23 units and include a variety of units as follows:

- 6 @ 1-bedroom units of 68.6 m² (739 ft²) in size.
- 1 @ 1-bedroom unit of 64.2 m² (691 ft²) in size.
- 2 @ 1 bedroom plus den units of 82.5 m² (888 ft²) in size.
- 12 @ 2 bedroom units of 102.5 m² (1103 ft²) in size.
- 2 @ 2 bedroom plus den unit of 129.9 m² (1398 ft²) in size.

Accordingly, the proposed multi-unit residential component of the development will include a total of 15 one bedroom units and a total of 28 two bedroom units of various sizes and configurations. The multi-unit residential buildings are proposed on the retained parcel and are located behind the single detached lots (Building A) and the second (Building B) south of Building A along Centre Street. An entrance is proposed to each building facing internally to the

development and leading to the parking areas: The entrance to Building A is located on the southwest corner and the entrance to Building B is at the northwest corner.

Parking is provided in three parking areas:

- Parking Area 1 is located between the rear of the single detached lots and the west side of Building A. These spaces are covered and an accessible ramp is located in the northeast corner of this area. There are 19 parking spaces in this location and a loading space.
- Parking Area 2 is located between Building A and Building B. Two ramps provide accessible access, one to Building A at the western end and one to Building B at the eastern end. This area includes 27 parking spaces including two barrier free spaces and an accessible barrier free ramp for physical access to Building A.
- Parking Area 3 is located between the adjacent lot and the west side of Building B. An area of covered parking is located on the western boundary of this parking area and an accessible ramp is located on the eastern portion at the northwest corner of Building B. There are 37 parking spaces including two barrier-free parking spaces flank each side of the barrier free accessible ramp.
- There is a total of 83 parking spaces provided.

All parking lots are accessed via a private laneway that extends from Side Street on the south side of the new single detached lots and veers southward through the third parking area to connect to Centre Street. A total of 83 parking spaces will be provided including 4 barrier free spaces and 29 covered parking spaces. There are loading spaces available to each of the buildings.

Landscaping and open space areas have been incorporated into the design. A Landscape Plan has been prepared by JD Bell and is submitted as part of the technical submission. The Landscape Plan includes periphery plantings, building periphery plantings, amenity space including seating and chess tables and hardscaped access points with pavers and landscaping.

Finally, full municipal services will be provided through extensions from Centre Street and Side Street. Municipal services are described below.

4.1.1 Functional Servicing Report

Tatham Engineering was retained to provide a Functional Servicing Report for the proposed development. The purpose of the report is to assess the feasibility of providing adequate servicing and to provide recommendations for any improvements required.

- **Water**

An existing 300 mm municipal watermain on Centre Street will provide the water supply for the development. A 200 mm diameter watermain is proposed to service the two multi-unit buildings through a connection to the municipal watermain. Each building will have a 100 mm domestic service and a 150 mm diameter fire service and both buildings will be sprinklered.

Each single family lot will have a 25 mm service and the existing service to the 210 Side Street residence will be replaced.

- **Sewer**

An internal 200 mm sanitary sewer will convey sewage to an existing 250 mm municipal sanitary sewer on Side Street. The sewer will extend service to each building with a 200 mm diameter pipe to proposed maintenance holes near each building and there will be a 150 mm diameter service from each building.

There will be individual sanitary services installed for each new single family residential lot and the service to the existing house will remain through the connection to the 200 mm sewer service.

- **Roads and Traffic**

The single detached lots fronting on Side Street will have individual driveway access. The proposed multi-unit buildings will be provided access through a private road extending between Side Street and Centre Street. A parking study has been prepared by Tatham Engineering and is submitted as part of the technical submission.

- **Utilities**

The development will be adequately serviced by gas, cable, telephone and hydro.

4.1.2 Parking Review

Tatham Engineering was retained to complete a review of the proposed parking supply to serve the Clearview Commons development in order to establish the parking needs and the suitability of the proposed parking supply for the multi-unit senior dwelling buildings. A total of 83 parking spaces are proposed to serve the proposed 46 units which comprises 1.8 spaces per unit. The study included the review of the Township of Clearview Zoning By-law, parking standards adopted by other municipalities and the ITE Parking Generation Manual.

The report concluded that the Township's standard residential based parking rate of 2 parking spaces/unit is not considered appropriate for Clearview Commons development and that the proposed parking provision of 1.8 spaces per unit is considered appropriate and sufficient. The Tatham Engineering Parking Review is included as part of the technical submission.

4.1.3 Stormwater Management Report

Tatham Engineering was retained to prepare a Stormwater Management plan for Clearview Commons. The SWM plan was prepared in accordance with the MOE Stormwater Management Planning and Design Manual, Township of Clearview Engineering Standards and NVCA Stormwater Technical Guide.

- **Stormwater Management**

Under proposed conditions, the existing drainage patterns will generally be maintained as most of the site will continue to drain to the existing outlet at the northeast corner of the property. An internal storm sewer network, underground storage system and above ground storage in the parking areas will provide the requisite water quantity controls for the development. Water quality control will be provided off-site in the downstream stormwater management facility at Ridgeview Subdivision which has been sized to service the development from a water quality perspective. Although not required for water quality treatment, the underground storage system will be fitted with a separator row to capture sediment and debris.

- **Siltation and Erosion Control**

Construction and grading should be carried out in such a manner as to minimize erosion and

sedimentation. Additional control measures were recommended including placement of temporary swales and check dams, erection of silt control fencing, provision of mud mats and revegetation of disturbed areas.

4.1.4 Traffic Brief

Tatham Engineering was retained to review the potential impacts of the proposed development on the local transportation system and provide a traffic brief with any required recommendations. The following conclusions were made in regards to the impact of the proposed development on the local transportation system:

- The incremental volume of traffic resulting from the proposed development is considered minimal.
- Both County Roads are expected to continue at levels well below their assumed capacities and accordingly can accommodate the additional site traffic.
- The additional traffic on Centre and Side Streets is expected to be minimal and, accordingly, road intersections can easily accommodate any future traffic from the development.
- No improvements are considered necessary to address the available capacity of the road network in order to support the proposed development.
- The site lines at each of the single detached lots is considered acceptable.

5.0 Policy Analysis

A review of planning documents must be undertaken in order to determine compliance of the applications to the Planning Act as well as the provincial and municipal planning documents. A review of the proposed Consents and Zoning By-law Amendment in regards to the applicable planning documents made the following conclusions:

1. **The Proposed Development has Regard for Matters of Provincial Interest (Section 2 of the Planning Act, 1990).** Section 2 of the Planning Act requires planning authorities to have regard for matters of provincial interest. The applications will facilitate the redevelopment and intensification of an under-utilized property on full municipal services within a residential area of Stayner. The proposed development is appropriately located, will

expand the range and forms of housing units available within the area and has been well designed to ensure the compatibility of the proposed development with existing uses in the area and with the available infrastructure.

2. **The Proposed Development is in the Public Interest.** The proposed development will assist the Township of Clearview in accommodating projected growth within the Township and the need for senior housing. It also will increase the supply of efficient, cost effective forms of housing in an area that primarily has been single detached residential homes. The development has been designed to reflect the surrounding uses, to appropriately buffer the development from adjacent uses and to maximize the use of the available land in the community.
3. **The Proposed Development is Consistent with the Provincial Policy Statement 2020.** The proposed applications are consistent with the Provincial Policy Statement (PPS) 2020. The PPS promotes intensification through the re-development of existing properties and promotes the development of more efficient, affordable housing styles and housing styles geared to special interests groups such as seniors. Growth and development are directed to appropriate locations within settlement areas on full municipal services and with easy access to public transit and to amenities which support the development of complete communities.
4. **The Proposed Development Conforms to the Growth Plan for the Greater Golden Horseshoe, the Simcoe County Official Plan, and the Township of Clearview Official Plan.** The proposed applications conform to the plans which guide growth and development in the Township. The proposed development will appropriately accommodate projected growth within a settlement area on full municipal services.

A detailed review of the applicable planning documents is provided in the following sections.

5.1 Planning Act

The Planning Act must be considered when reviewing development applications. In consideration of the proposed Consents and the proposed Zoning By-law Amendment, Sections

2 (Provincial Interest), Section 3 (Provincial Plan) and Section 53 (Consents) of the Planning Act apply.

5.1.1 Provincial Interest

Section 2 requires that regard be given to matters of "Provincial Interest" and provides a list of examples such as:

- ✓ Efficient use of infrastructure, energy and water, and minimization of waste.
- ✓ Orderly development of safe and healthy communities.
- ✓ Accessibility for persons with disabilities.
- ✓ Appropriate location of growth and development.
- ✓ Promotion of development that is sustainable, pedestrian oriented and transit supportive.
- ✓ Promotion of built form that is well designed, encourages a sense of space and provides to high quality, safe and accessible public spaces.

The supporting studies submitted with the applications confirm the ability of the subject lands to support the development at the proposed location. The site is located within a residential area with residential uses located to the north, south and the east and the proposed development can be considered an appropriate expansion of this type of land use. The single detached lots, although smaller, are similar to other residential lots in the area but propose a configuration that is more land efficient. The proposed multi-unit buildings are appropriately located at the periphery of the residential area. The residential lots and the landscape edge will provide an appropriate transition and buffer from surrounding uses.

5.1.2 Provincial Plan Conformity

Section 3 (5) (a) of the Planning Act requires that decisions affecting planning matters be consistent with policy statements and conform to provincial plans that are issued under the Act. In regards to the proposed applications, the Provincial Policy Statement (PPS) 2020 and the Growth Plan for the Greater Golden Horseshoe 2019 applies and are addressed in the following section.

5.1.3 Consents

Finally, Section 53 permits the approval of consents if a plan of subdivision is not necessary for the proper and orderly development of the municipality. It was agreed by the approval authorities that a plan of subdivision was not required and that land division could proceed by consent.

Further details of the suitability of the site for the proposed development, the suitability of the proposed location, the availability of services and conformity to plans and policies are provided within this report.

CONCLUSION:

The proposed applications for the Subject Lands meet the requirements of the Planning Act RSO.

5.2 Provincial Policy Statement (PPS) 2020

The Provincial Policy Statement (PPS) 2020 recognizes that Ontario's long term prosperity, environmental health and social well-being rely on wisely managing change and promoting efficient land use and development patterns. The PPS directs growth to settlement areas and promotes efficient development patterns that encourage a mix of housing, employment, recreation and park and open spaces and transportation. The Town of Stayner is identified as a recognized settlement area within Simcoe County and growth is directed to these areas.

A review of the PPS identified relevant policies within Section 1.0 that guide Building Strong Healthy Communities. The PPS also requires that the policies in Section 2.0, Wise Use and Management of Resources and Section 3.0, Public Health and Safety, are considered.

5.2.1 Building Strong, Healthy Communities

Section 1.1 provides policies to achieve efficient and resilient development and land use patterns. This policy recognizes that healthy and safe communities are sustained by promoting efficient development and land use patterns, accommodating an appropriate affordable and market based range and mix of residential types and improving accessibility for persons with disabilities and older persons. Within Settlement Areas, sufficient land must be made available through intensification and redevelopment and, if necessary, designated growth areas (policy 1.1.2). The proposed development provides an opportunity for Clearview Township to provide

a compact, more affordable form of senior housing on an under-utilized site within a recognized settlement area.

Section 1.1.3 identifies settlement areas as the focus of growth and development and promotes their vitality and regeneration. Land use patterns within settlement areas must be based on densities and a mix of land uses that:

- Efficiently use land and resources and are appropriate for and efficiently use infrastructure, and public facilities,
- Minimize negative impacts on air quality and climate change and promote energy efficiency, and
- Support active transportation, transit and freight.

Land use patterns within settlement areas also must be based on a range of uses and opportunities for intensification and redevelopment (policy 1.1.3.2). Municipalities are directed to identify appropriate locations and promote opportunities for intensification and redevelopment where it can be accommodated based on the existing area and the availability of infrastructure and public services (Policy 1.1.3.3).

The housing policies in Section 1.4 and the infrastructure policies in Section 1.6 further support intensification and redevelopment, Planning authorities are directed to accommodate an appropriate range and mix of housing options and densities to meet the social, economic and well-being needs of future residents and to encourage Intensification and redevelopment within settlement areas on existing municipal services wherever feasible.

The proposal involves the redevelopment of an under-utilized property in an area identified for residential uses by the municipal planning documents. The proposed development supports the policies of the PPS through the following:

- ✓ The proposed single detached lots are smaller and propose a denser form of development than what is typical of the area but provide for a more efficient use of land and infrastructure which is supported by the PPS.
- ✓ The multi-unit residential buildings provide an opportunity for the intensification of an existing property and for the provision of a senior's development through a life lease tenure.

- ✓ The provision of apartment style units in a range of sizes expands the range and type of housing offered in Stayner.
- ✓ The site has been designed to be accessible through barrier-free parking spaces, ramps and covered parking areas.

The development generally promotes the intensification policies of the PPS by more efficiently using municipal infrastructure and intensifying the use of an existing site adjacent to existing residential uses within a recognized settlement area. The Functional Servicing Report confirms the ability of the site to support both the residential lots and the multi-unit buildings.

5.2.2 Wise Use and Management of Resources

Section 2.0 of the PPS provides protect natural heritage features and areas, water, agriculture and other mineral aggregate and cultural resources. The policies in this section of the PPS were reviewed and it was concluded that the proposed development will not impact any natural, environmental or cultural resources.

5.2.3 Protecting Public Health and Safety

Section 3.0 of the PPS provides policies that protect public health and safety in regards to natural and man-made hazards. No areas of natural or man-made hazards are associated with the subject lands.

CONCLUSION:

Consistency with the Provincial Policy Statement 2020 has been demonstrated.

5.3 Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe provides a plan for growth and development in the Greater Golden Horseshoe (GGH) in a way that supports economic prosperity, protects the environment and helps communities achieve a high quality of life. The Growth Plan also directs growth to settlement areas like Stayner and promotes intensification and redevelopment. Schedule 8 identifies the Township of Clearview as being within the Simcoe Sub-area of the Growth Plan.

5.3.1 Managing Growth

Section 2 provides policies on where and how to growth in the GGH, directing the vast majority of growth to settlement areas that have a delineated built boundary and municipal infrastructure, and can support compete communities. Within settlement areas, growth will be focused in delineated built-up areas, strategic growth areas and areas with transit and public service facilities communities (policy 2.2.1.2). The application of the Growth Plan policies will support the achievement of complete communities that (policy 2.2.1.4):

- Feature a diverse mix of land uses with convenient access to store, services and facilities;
- Improve social equity and quality of life for people of all ages, abilities and incomes; and
- Provide a diverse range and mix of housing options, including affordable housing, to accommodate people at all stages of life and the needs of all household sizes and incomes.

The proposal supports the policies of Section 2.2.1 through the following:

- ✓ Accommodate growth in a recognized settlement area on a parcel of land identified for residential use.
- ✓ Expanding the range of housing types and ownership types in the Town of Stayner.
- ✓ Provide housing that will meet the housing needs of and support the independence of seniors.

The proposed development also supports the intensification policies in Section 2.2.2 which require that municipalities strive to achieve minimum intensification targets through intensification and in Section 2.2.6 which also support housing choice through the achievement of intensification and density targets in the Growth Plan. The proposed development will assist the Township of Clearview and the County of Simcoe to achieve growth targets set by Growth Plan while expanding the range, type and ownership options of available housing.

5.3.2 Simcoe Sub-area

The site is located within the Simcoe Sub-area of the Growth Plan which provides additional policy direction on growth within Simcoe County. This section of the Growth Plan largely applies to primary settlement areas of which Stayner is not identified.

The proposed applications are consistent with the policies of the Growth Plan through the re-development and intensification of an under-utilized residential property on existing infrastructure and through the expansion of housing options in Clearview Township.

CONCLUSION:

Conformity to the Growth Plan for the Greater Golden Horseshoe 2019 has been established.

5.4 County of Simcoe Official Plan

The subject property is identified as "Settlements" on Schedule 5.1 (Figure 6 – Simcoe County Official Plan) in the Official Plan of the County of Simcoe. Policies relevant to the proposed applications are identified in Section 3 addressing growth management and providing policies that guide development in the the 'Settlements' designation as well as providing general development policies.

5.4.1 Growth Management Strategy

The Growth Management Strategy directs a significant portion of growth and development to settlement areas where it can be effectively serviced with a particular emphasis on primary settlement areas. The development of communities with a diverse range of housing also is a core planning theme of the growth management strategy. Settlement areas include traditional, mixed use central areas such as towns, villages and hamlets with a range of municipal services available from full services in urban areas to private services within rural settlements. The County of Simcoe Official Plan identifies Stayner as a recognized settlement area. Specific land use designations applying to lands within settlement areas rely on local municipal official plan. Most growth is directed to settlement areas based on a hierarchy of settlement areas determined according to Section 3.5 of the County Plan. Development in settlements will be guided by targets that result in development densities appropriate for the achievement of compact communities.

Policy 3.1.2 identifies the development of a wide range of housing types and costs, including affordable housing, as a goal of the County Official Plan. The proposed development will

enable the provision of an apartment style housing complex directed at seniors through a “life lease” tenure. As well, four residential lots will be created by consent on existing services.

5.4.2 Lot Creation

In the settlement designation, zoning by-laws may make provisions for detached dwelling units, garden suites, second units and multi dwelling residential buildings. Lots may be created where they have access to and frontage on public highways and where an access permit can be obtained if required.

5.4.3 Settlements

Section 3.5 provides growth management policies for “Settlements” in the County of Simcoe. This section of the Plan emphasizes compact urban form that promotes the efficient use of land and services and promotes land development forms and patterns that minimize land consumption and servicing costs. The proposed lot configuration and the proposed multi-unit building supports the growth management policies of this section of the County Plan by proposing a more efficient lot structure and by proposing a compact multi-residential complex with full services.

Section 3.5.7 encourages the revitalization and regeneration of settlement areas and promotes their vitality. Generally, municipalities with more than one settlement area are directed to identify a hierarchy of settlement areas and based on that hierarchy settlements are encouraged to develop as complete communities with a mix and range of housing types and employment as well as access to services and open space (policy 3.5.8). Progression of development within a settlement area is based on a number of matters:

- Availability of infrastructure.
- Development contributes to concept of a complete community including the provision of a full range of housing.
- Priority to infill and intensification proposals on existing infrastructure & Need for additional development.

Section 3.5.24 sets minimum percentages of all new residential units that must be developed within the built boundaries of settlement areas to achieve compact development through intensification, identifying an intensification target of 20% Clearview Township. In settlement

areas with an un-delineated built boundary, the entire settlement area is considered the built-up area. Accordingly, it can be interpreted that the 20% target applies across Stayner.

Municipalities are directed to facilitate intensification and the efficient use of land in the built up area of settlements (policy 3.2.25). Development within the built-up areas may be of a higher density but should be compatible with adjacent residential areas (policy 3.5.29). Finally, it is an important policy of the Plan to provide a range of types of housing including apartment units as well as a mix of affordable housing to meet all housing needs (policy 3.5.30).

The proposed development of the site contributes to the growth management strategy of the County Plan by developing an under-utilized, infill site for a more compact development including residential lots and two multi-unit residential buildings within the built area of Stayner. The proposed development can proceed based on the available services and the proposed development will assist Clearview Township in meeting the 20% intensification target within the built area. Clearview Commons proposes a "life lease" ownership tenure which will cater to seniors and their particular housing needs. The subject lands are surrounded by relatively large lots which, combined with the smaller proposed for residential uses (single, semi, duplex) and landscape buffer, provide a transition to the medium density multi-use buildings.

CONCLUSION: Conformity to the County of Simcoe Official Plan has been established.

Official Plan of the Township of Clearview

The subject lands are designated as 'Residential' on Schedule A – Map 4 – North Central Land Use and Transportation Plan by the Official Plan of Township of Clearview (Figure 3: Official Plan of the Township of Clearview). A review of the proposed development in light of the Official Plan of the Township of Clearview reveals several policy sections that apply to the Subject Lands including the following:

- **Section 2 – Municipal Growth Strategy**
- **Section 3 - Goals and Objectives**
- **Section 4 – Residential**
- **Section 9 – Consent Policies**

5.5.1 Municipal Growth Strategy

Section 2.3 of the plan provides the municipal growth strategy for settlements in Township of Clearview and identifies Stayner as a primary settlement area within Clearview Township. The Township Plan includes population forecasts allocating 53% of growth to occur within the three primary settlement areas of the Township: Creemore, New Lowell and Stayner. Major growth within the Township is directed to the primary settlement areas which are best equipped with servicing infrastructure required to accommodate more intensive land use activity. The basic thrust of the plan is to facilitate the expansion of these communities in the most rational and cost-effective way while maintaining each community's unique sense of identity. the Township supports residential intensification by infilling, such as that is being proposed, and single-detached conversions as a means of maximizing affordable housing opportunities and ensuring efficient development (policy 2.3.5).

5.5.2 Goals and Objectives

Section 3.6 provides goals and objectives for Development Form in the Township. The Plan encourages high quality, varied and affordable supply of housing for all municipal residents and an efficient urban form and encourages development to be compatible with the demographic structure and social needs of the community. Innovative forms of development which facilitate affordable accommodation for residents and diversity of housing types to meet lifestyle preferences is encouraged.

The Municipal Services goals and objectives in Section 3.7 also direct major growth to the primary settlement areas in the Township and to direct development to the existing built-up area in order to minimize the need for major servicing extensions.

Clearview Commons will provide a housing option for senior residents in the Township and diversify the range of ownership opportunities through the provision of a "life lease" tenure. The proposed development, including both the new residential lots and the multi-unit residential buildings, represent the intensification of an existing site on existing infrastructure. With an aging population, it is important to create housing to fulfill the needs of future senior residents.

5.5.3 Residential

The Residential policies in Section 4.6 also direct major forms of new residential development to the Township's three primary settlement areas of Creemore, New Lowell and Stayner which have the infrastructure to efficiently accommodate intensive development. Although single detached dwellings are the predominate form of housing in the Township, it is the intent of Council to ensure a varied and affordable range of housing through the selective establishment of medium density residential uses such as apartment buildings and intensification through infilling projects. Council also supports the establishment of nursing homes, senior housing and garden suites as a means of meeting the needs of seniors and retirees and residents requiring assistance for their day to day living. As discussed, the proposed development provides an opportunity to intensify the use of an existing property and to provide apartment style housing for the senior residents of Clearview at an appropriate location on the periphery of Stayner.

Future residential development within primary settlement areas is guided by design criteria in Section 8.12 in addition to the following development principles (policy 4.6.2.1):

1. Future residential development shall be of a character in keeping with the small town atmosphere and the historical character of the host urban community. Proposed development must be compatible with the existing urban form, including the predominance of single detached dwellings.

- ✓ The residential lots along Side Street continue the lot structure of residential lots along Side Street, and in general the residential urban form that exists in Stayner. The proposed multi-unit buildings are set back from the street, tucked in behind other development along Side Street and Centre Street and will be well buffered visually through the use of trees and other vegetation.
- ✓ The subject lands are located on the periphery of Stayner and on the periphery of the stable residential neighborhoods which is a suitable location for intensification and the introduction of a medium density use.
- ✓ Lands behind and to the west of the subject lands also can be considered under-utilized being largely vacant lots/large lots. It is expected that these lands will be re-developed for a more intense form of residential uses over time given that the entire area is designated Residential in the Township of Clearview Official Plan which permits

a variety of housing forms including townhouses and apartment buildings and current planning policy encourages intensification and the efficient use of infrastructure.

- ✓ Other forms of medium density residential uses exist in Stayner in the form of low blocks of townhomes. The proposed multi-unit buildings each have a building area of 874.3 m² and a height of 3 stories which is similar to other townhome developments in Stayner.
- ✓ It is recognized the proposed development will introduce a new residential housing form to Stayner supported by regional and local planning policy that encourages the provision of a variety of housing forms.

2. Residential development shall only be permitted when serviced in accordance with the standards of the Township and major development is directed to the primary settlement areas where full municipal services are available.

- ✓ The subject lands are located within a primary settlement area where full municipal services are available to service the proposed development.

3. Public and private nursing homes, senior citizen/retirement homes, group-homes, crisis centres and/or other forms of public housing generally shall have access to arterial or collector roads and be located in close proximity to community facilities.

- ✓ The proposed development is not a nursing home or retirement home. The units are independent residential units but nevertheless, the services available in Stayner are easily accessible.

4. The establishment of home occupations must not alter residential character and amenity of the neighbourhood and may be subject to site plan control.

- ✓ Acknowledged but N/A.

5. Residential intensification is encouraged within the built-up area but must be in keeping with the surrounding neighbourhood.

- ✓ The entire community of Stayner is considered the "built-up area" and the subject lands are designated as "Residential" which encourages the development of a variety of housing forms including apartment buildings.

- ✓ As discussed under Item 1, the proposed residential lots extend the lot structure along Side Street and the proposed multi-unit buildings are well set back from the street and visually buffered by landscaping and existing lots and the proposed residential lots.
 - ✓ Lands along Centre Street are generally vacant until Atkinson Street but are expected to develop for residential uses in the future. The proposed buildings generally maintain the building structure in the area as uses along Side Street include storage facilities which generally are of similar massing.
6. The establishment of community facilities must keep up with growth and to ensure educational facilities are available, the consideration of residential development must occur in consultation with school boards.
- ✓ Acknowledged. The proposed multi-unit buildings will be developed as residential units for seniors and the addition of four residential lots along Side Street (where one house exists) will not greatly impact the schools in the area.
7. Population projects are to be used as a guide and not rigidly adhered to and, therefore, official plan amendments may be considered if an accelerated need for housing is identified.
- ✓ Acknowledged but N/A.
8. In Future Development Area, major development must be preceded by a secondary plan or official plan amendment.
- ✓ Acknowledged but N/A.
9. Residential development may be phased at Council's discretion based on services, housing needs, community impact, etc.
- ✓ Acknowledged.

Permitted uses within the Residential designation include a variety of residential uses and low rise apartment buildings. Residential development must conform to the policies under Sections 4.6.2.3, 4.6.2.1 (see above) and 8.12 as well as other relevant policies of the Township Plan.

Section 4.6.2.3 provides policies for Low Density Residential and Medium Density Residential development. The proposed residential lots on Side Street (single, semi, duplex) are considered

Low Density Residential which is established through the Township's Zoning By-law. Where on full municipal services, single detached development shall not exceed 12 dwelling units per gross ha and for semi's and duplex's the development shall not exceed 15 dwelling units per gross ha and shall front on local roads. In regards to Section 4.6.2.3, the proposed residential lots will be zoned RS3 which permits singles, semi's and duplexes. The lots sizes exceed the zoning requirements in terms of lot area and generally meet the lot frontages (other than Lot 1 at 13.4 metres when 13.5 m is required). The lots would be considered infill. Due to the existing single detached structure, the density of the four lots would be 14 units per gross ha. The proposed multi-unit buildings are considered Medium Density Residential which permits low-rise apartment buildings not exceeding three storeys in height in Stayner in accordance with the following:

1. Density is established in the implementing Zoning By-law; however, generally when on full municipal services density shall not exceed 50 dwelling units/gross hectare.
 - ✓ The proposed density for the multi-unit buildings is 48.9/gross ha.
2. Access should be from privately owned and maintained service driveways emptying onto collector and arterial roads.
 - ✓ The proposed multi-unit buildings will be accessed via a private laneway with access onto two local roads: Centre Street and Side Street. The Traffic Brief confirmed the ability of the local road network to support the development.
3. Medium density development is encouraged to locate close to community facilities.
 - ✓ The proposed development is located approximately 1 km to local services and community facilities.
4. Adequate off-street parking must be provided.
 - ✓ The Parking Analysis confirmed that the proposed parking is adequate to service the development.
5. Adequate buffering must be provided between medium density areas and lower density areas.
6. Low density uses exist along the eastern boundary of the proposed buildings. The medium density portion of the development will be buffered through landscaping and

through the proposed single detached lots which are of a higher density than other lots along Side Street. The proposed multi-unit buildings are set back from the road and tucked in behind the existing and proposed single detached uses. There will be a landscape buffer, amenity space and paver areas at access points to buildings as well parking three parking areas. The scale and design of a medium density residential development must be compatible with surrounding area.

- ✓ As discussed above, the proposed medium density uses are considered compatible with the surrounding area. The proposed development is within a transition area between industrial and residential areas. The buildings are not located directly on road frontages, but set back with internal aisle ways and parking areas. The buildings have been designed by MCL Architects and the Landscape Plan by JD Bell. The buildings have been designed with architectural details and are well buffered and landscaped.
7. Medium density residential development is encouraged to locate in developing areas rather than existing low-density neighbourhood.
- ✓ The subject lands can be considered to be located within a developing area being located in an area that is designated for residential uses but largely vacant and/or underutilized lots and being located on the periphery of Stayner.
8. Medium density residential uses only permitted through an amendment to the Zoning By-law.
- ✓ An application for a Zoning By-law Amendment is included as part of the submission to recognize, in part, the proposed medium density residential use of the Subject Lands.

5.5.4 Urban Design Guidelines

Urban design guidelines are provided in Section 8.12.3 for single site design. Relevant guidelines are addressed as follows:

Policy	Comment
Pedestrian Movement	

➤ Minimize walking distances between parking and primary activity areas.	Walking distances are minimized between parking areas and the entrance to the buildings.
➤ Provide barrier free access avoiding any obstructions.	Barrier free parking spaces and ramps are provided.
➤ Provide attractive barrier free sidewalks leading directly from the public street and parking areas to principal building entrances.	Appropriately designed sidewalks are designed leading directly from the parking area to the buildings.
➤ Minimize pedestrian and vehicular crossings on site.	Parking Areas largely can be accessed without crossing the private laneway.
➤ Identify and emphasize major pedestrian routes through use of signage, pavement markings, trees, appropriately scaled lighting, and continuous hard surfaces.	Major pedestrian routes will be appropriately identified.
Vehicular Movement	
➤ Clearly define primary vehicle routes on the site through the use of signage, curbing and line painting.	Primary vehicle routes will be clearly identified.
➤ Avoid dead end parking aisles.	Parking areas have been appropriately designed to minimize dead end parking aisles.
➤ Maximize the distance between site access driveways as well as the distance between site access driveways and street intersections.	The Traffic Brief confirmed that road intersections can easily accommodate any future traffic from the development and that site lines are considered acceptable
➤ Provide mutual driveways where appropriate, especially along major collector and arterial roads, to minimize the number of driveways.	Only two additional driveways will be created in addition to the entrances from the private laneway to the multi-unit buildings.
➤ Provide site directional signage to orient people within a development,	Acknowledged.
➤ Ensure emergence vehicles can easily access to site.	The site has been designed to accommodate emergency vehicles.
➤ Identify the location of hydrants and sprinkler connections through the use of signage	Acknowledged.

Parking <ul style="list-style-type: none"> ➤ Locate parking areas in close proximity to residential building entrances. 	Parking areas are adjacent to and easily accessible to building entrances.
<ul style="list-style-type: none"> ➤ Provide conveniently and easily visible locations for motorcycle and bicycle parking. 	Motorcycle parking has not been included based on the nature of the development. Bikes spaces could be provided in any of the green areas near access points.
<ul style="list-style-type: none"> ➤ Provide well-drained areas, separated from parking spaces to accommodate winter snow storage. 	Snow storage is identified on the Engineering Plans and confirmed in zoning conformity.
Screening <ul style="list-style-type: none"> ➤ Provide landscaping around the perimeter of the parking areas and laneways in accordance with the Landscape Design Guidelines of this section. Use low level screening adjacent to public streets and denser screening (solid fences, coniferous plant material) when adjacent to residential or other sensitive development. 	The proposed development has been appropriately screened from adjacent development as required by the Township of Clearview Zoning By-law as per Landscape Plan.
<ul style="list-style-type: none"> ➤ Ensure loading bays and garbage storage away from public streets or adequately screened. 	Garbage is internal, and loading spaces are provided for pickup that are not on public streets but accessed internally on site.
<ul style="list-style-type: none"> ➤ Screen parking areas to avoid light spillage onto adjacent properties. 	Parking areas have been adequately screened.
Lighting <ul style="list-style-type: none"> ➤ Provide adequate lighting materials and uniform coverage to parking areas. 	Adequate lighting has been included in the design.
<ul style="list-style-type: none"> ➤ Design site lighting that considers all building and user needs. Particular attention is to be paid to pedestrian areas, driveways, parking, service areas, and buildings 	Adequate lighting has been included in the site design.
<ul style="list-style-type: none"> ➤ Use lighting to accentuate historic buildings, landscape features and public monuments. 	There are not historic buildings, features or public monuments associated with the proposed development.

➤ Coordinate lighting systems and landscaping to optimize site aesthetics and to ensure that plant materials or other landscape features do not obscure sight and street lighting.	Lighting systems and landscaping have been designed to optimize site aesthetics and to ensure visibility within the development.
➤ Ensure that lighting is not directed to adjacent properties or create a nuisance for adjacent landowners	Lighting is suitably directed away from adjacent properties.
Aesthetics	
➤ Locate utilities underground when possible.	Acknowledged.
➤ Provide a uniform height and location of fascia signs on multiple-tenancy buildings.	N/A
➤ Use signage to promote a particular image in neighbourhoods with a distinctive character and ensure mature landscaping and signage are in harmony.	Acknowledged.
➤ Orient buildings and spaces to maximize sunlight and consider winds and icing.	Buildings have been oriented to create the most favourable layout for the proposed development.

This section of the Official Plan also provides guidelines which must be considered as part of a Landscape Plan in Section 8.12.4 and the contribution of Public Art as a component of major residential development in Section 8.12.5. These sections are acknowledged. The Landscape Plan has been designed to meet the requirements of the Township of Clearview Official Plan and the Zoning By-law.

5.5.5 Consent Policies

The applications propose the creation of four residential lots by way of consent. Section 9.1 permits land division by consent when it is evident that a plan of subdivision is not necessary to ensure proper and orderly development. The municipality supports residential lot creation through consent within urban settlement areas to ensure a plentiful and varied supply of housing and the most efficient use of infrastructure.

The proposed severances conform to the Township of Clearview Official Plan and meet the zoning provisions of the RS3 zone. Full municipal services are available to the proposed lots as well as appropriate access from Side Street as detailed by the Traffic Brief. Finally, parkland

dedication will be paid as cash in lieu as per typical consent process and no impacts are anticipated related to environmental areas.

CONCLUSION:

Conformity to the Township of Clearview Official Plan has been established.

5.5 Township of Clearview Zoning By-law No. 2003-60

The subject lands are zoned Residential Large Lot (RS1) by the Township of Clearview Comprehensive Zoning By-law 06-54. A Zoning By-law Amendment is required to re-zone the subject lands to Residential Multiple Low Density (RS3) to permit the creation of smaller residential lots where singles, semi or duplex could be built and Residential High Density (RS6) to permit the development of two multi-unit residential buildings on the retained parcel. It is noted that a single detached residence does exist on one of the proposed severed lots.

The zone regulations for the Residential Multiple Low Density (RS3) Zone include the following:

Residential Low Density (RS3) Regulations	Singles Required	Provided			
		Lot 1	Lot 2	Lot 3	Retained
Minimum Lot Area	400 m ²	729 m ²	716 m ²	607 m ²	729 m ²
Minimum Lot Frontage	13.5 m	13.4 m	13.5 m	13.5 m	17.75 m
Maximum Lot Coverage	50%	To be met	To be met	To be met	Met
Minimum Front Yard	6 m	To be met	To be met	To be met	Met
Minimum Side Yard <ul style="list-style-type: none"> • Interior • Exterior 	1.1 m/1.2 m	To be met	To be met	To be met	Met
Minimum Rear Yard	6 m	To be met	To be met	To be met	Met
Maximum Height of Principle Structure	10 m	To be met	To be met	To be met	Met
Lot Coverage	50%	To be met	To be met	To be met	Met
Parking	2 spaces/unit	To be met	To be met	To be met	Met

The zone regulations for the Residential Multiple Low Density (RS6) Zone include the following:

Residential High Density (RS6) Regulations	Required	Provided
Minimum Lot Area	181 m ² /unit(8326 m ²)	9400 m ²
Minimum Lot Frontage	30 m	10 m
Maximum Lot Coverage	55%	18.6%
Minimum Front Yard	6 m and 8 m where the driveway abuts the dwelling	Met from Side Street
Minimum Side Yard <ul style="list-style-type: none"> • Interior • Exterior 	6.5 m 7.5 m	7.5 m 10 m
Minimum Rear Yard	7.5 m	4.9 m
Minimum Landscaped Open Space	10%	39%
Proposed Parking: <ul style="list-style-type: none"> • Resident • Barrier Free • Loading 	77 spaces (retirement facility) 4 spaces barrier free 1 loading space	83 spaces including 4 barrier free spaces 2 loading spaces

Further regulations for RS6 include the following:

Density - A maximum of 35 residential units per ha shall be permitted where more than 50% of the required parking spaces are provided as outdoor parking. A maximum of 50 residential units per ha are permitted where underground or indoor parking is provided for a minimum of 50% of the residential units. A total of 46 residential units are proposed with a total of 29 covered parking spaces. Density is 49.8 units per ha.

Outdoor Amenity - A minimum common outdoor amenity area of 6 m²/unit shall be provided in consolidated form in addition to any required landscaped screen or buffers and such area shall be exclusive of balconies, any onsite community centre or swimming pool. Areas of benches have been included in the Landscape Plan.

Parking - Common parking areas shall be provided and outdoor parking areas shall be hard-surfaced and provide landscape amenities, and a minimum of 3 m wide landscape screen shall be provided to screen the common parking area from adjacent residential properties. Common parking facilities are to be located no closer than 3 m to a lot line. One location on east lot line is at 2.6 metres.

Garbage - A common garbage storage facility must be provided within the building or outside with appropriate screening no closer than 5 m to adjacent property line. Section 2.13.3 requires that garbage and recycling dumpsters be screened from view by a 2 m (minimum) solid board or masonry fence enclosure and gate. Garbage facilities are internal, and loading spaces are available outside building for private pick up.

Landscaping - Landscaping and landscape screens and buffers are required to ensure compatibility with surrounding uses. Section 2.13 of the ZBL requires a 3.0 m landscape screen with a mature height of at least 2 m along a lot line where a parking area contains 4 or more required spaces and abuts a residential use or zone. A 2 m high solid board or masonry fence may be used instead of or in addition to a landscape screen. A 3 m wide landscape buffer must accompany the fence where a fence is used instead of a landscape screen. See Landscape Plan for details.

Snow Storage – Section 2.15.7 requires that an area equal to 20% of a parking area for four or more vehicles be identified on site for snow storage. Snow storage is identified, and there are extra parking spaces if required for snow storage.

Lighting – Section 2.15.8 requires that parking areas be illuminated during the hours of use. Lighting fixtures shall be no more than 8 m above the finished grade and shall be dark sky compliant and directed away from adjacent residential uses. Lighting Plan provided.

The following are the exceptions requested:

1. **Lot 1 – Lot Frontage to be 13.4 m where 13.5 m is required.**
2. **Retained – All buildings and structures shall be deemed to comply as of the date of the by-law.**
3. **Lot 4 – Lot Frontage to be 10 m where 30 m is required.**
4. **Lot 4 – Rear Lot Setback to be 4.9 m where 7.5 m is required.**

5. Parking Area to be 2.6 m to lot line where 3 metres is required (on east lot line location only).

A draft zoning by-law amendment to included in Appendix A. (Appendix A – Draft Zoning By-law Amendment).

6.0 Conclusions

This Planning Report has been prepared in support of the applications for three proposed severances and Zoning By-law Amendment to facilitate the Clearview Commons Development as described above.

The proposed applications to facilitate the development of Clearview Commons development are in keeping with the Planning Act RSO 1990, are consistent with the Provincial Policy Statement, 2020, and conform to the Growth Plan for the Greater Golden Horseshoe 2019, Simcoe County Official Plan, the Township of Clearview Official Plan and the Township of Clearview Zoning By-law. Furthermore, it is our opinion that the applications represent good land use planning.

Respectfully Submitted,

LOFT PLANNING INC.



Kristine A. Loft, MCIP RPP
Principal



FIGURE 1
210 Side Street, Township of Clearview

Agent:



LOFT PLANNING

Project:

QUA.42820

Date:

SEPT 2020

Scale:



FIGURE 2
210 Side Street, Township of Clearview

Agent:



LOFT PLANNING

Project:

QUA.42820

Date:

SEPT 2020

Scale:

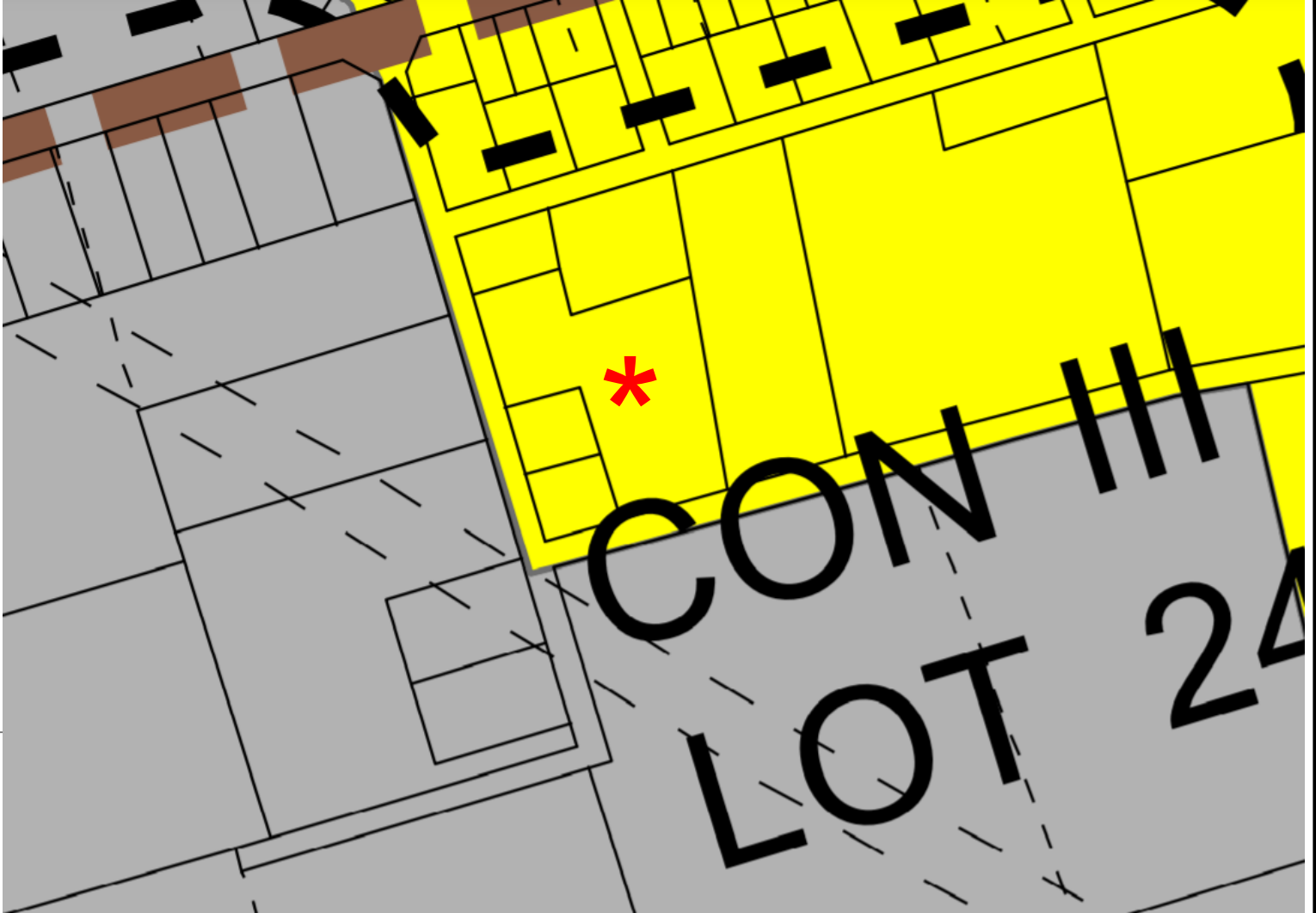


Figure 3
Township of Clearview
Official Plan

Agent:



LOFT PLANNING

Sheet: # QUA.42820

Date: SEPT 2020

Scale:



Figure 4
Township of Clearview
Zoning By-law

Agent:



LOFT PLANNING

Sheet:

QUA.42820

Date:

SEPT 2020

Scale:

The Corporation of the Township of Clearview By-law Number 2020-____
Being a by-law to amend Township of Clearview Zoning By-law 06-54 (As Consolidated)

Whereas, the Council of the Corporation of the Township of Clearview deems it in the public interest to pass a by-law to amend By-law 06-54 (As Consolidated); and,

Whereas, pursuant to the provisions of Sections 34 & 36 of the Planning Act R.S.O. 1990, as amended, by-laws may be amended by Councils of Municipalities; and,

The Council of The Corporation of the Township of Clearview enacts as follows:

1. By-law 06-54 is hereby amended by rezoning the subject lands described as Plan 196 Part Lot 51 RP 51R; 26086 Parts 1 TO 4, Township of Clearview and shown on Schedule "A-1", affixed hereto, from the Residential Large Lot (RS1) Zone to the Residential Multiple (RS3) Zone, Residential Multiple (RS3-X1), Residential Multiple (RS3-X2), Residential High Density (RS6) Zone and Residential High Density (RS6-XX) Zone.
2. Section 3.11.2 to By-law 06-54 (As Consolidated) is hereby amended by adding the following:
 - 3.11.2.X1 Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *X1 on the Schedule to this Bylaw. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.
 - a. Lot Frontage to be 13.4 m where 13.5 m is required.
3. Section 3.11.2 to By-law 06-54 (As Consolidated) is hereby amended by adding the following:
 - 3.11.2.X2 Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *X2 on the Schedule to this Bylaw. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.
 - a. All buildings and structures shall be deemed to comply as of the date of the by-law.
4. Section 3.14.2 to By-law 06-54 (As Consolidated) is hereby amended by adding the following:
 - 3.14.2.XX Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *XX on the Schedule to this Bylaw. All other provisions, unless

- a. Lot Frontage to be 10 m where 30 m is required.
- b. Rear Lot Setback to be 4.9 m where 7.5 m is required.
- c. Parking Area to be 2.6 m to lot line where 3 metres is required (on east lot line location only).

- Read a first, second and third time and finally passed
this day of 2020.

Clerk