
CITY OF KELOWNA

MEMORANDUM

Date: October 29, 2002
File No.: (3360-20/3060-20) **OCP02-0009 / Z02-1035**

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. OCP02-0009 / Z02-1035 OWNER: 352039 BC LTD

AT: 1850 / 1910 KLO ROAD APPLICANT: PSC PLANNING
SOLUTIONS CONSULTING
INC (KIM McKECHNIE)

PURPOSE: a) OCP AMENDMENT TO CHANGE FUTURE LAND USE
DESIGNATION OF 1910 KLO FROM "SINGLE / TWO UNIT
RESIDENTIAL" TO "NEIGHBOURHOOD COMMERCIAL",
b) TO REZONE 1910 KLO ROAD TO THE C2 ZONE TO ADD THE
PROPERTY TO THE EXISTING GAS BAR AND CONVENIENCE
STORE DEVELOPMENT LOCATED AT 1850 KLO ROAD

EXISTING ZONE: C2 – NEIGHBOURHOOD COMMERCIAL
A1 – AGRICULTURAL 1

PROPOSED ZONE: C2 – NEIGHBOURHOOD COMMERCIAL

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT the Official Community Plan Amendment Application OCP02-0009 change the Future Land Use designation of; Lot 1 District Lot 131 ODYD Plan 17608 Located on KLO Road, from Single/Two Unit Residential to Neighbourhood Commercial as shown on Map "A"; attached to the report of the Planning and Development Services Department, dated October 29, 2002, to amend the zoning classification from the A1 – Agricultural 1 zone to the C2 – Neighbourhood Commercial zone not be approved by the Municipal Council;

AND THAT Rezoning Application No. Z02-1035, for Lot 1 District Lot 131 ODYD Plan 17608 located on KLO Road, Kelowna, B.C., as shown on Map "A" attached to the report of the Planning and Development Services Department, dated October 29, 2002, to amend the zoning classification from the A1 – Agricultural 1 zone to the C2 – Neighbourhood Commercial zone not be approved by the Municipal Council.

2.0 SUMMARY

The applicant wishes to rezone 1910 KLO Road to the C2 – Neighbourhood Commercial zone in order that this property can be consolidated with 1850 KLO Road, the location of the existing “Shell” gas bar and convenience store. The associated Development Permit application seeks permission to redevelop the consolidated site with a new convenience store, gas bar and automated car wash facility. As the future land use designation of 1910 KLO Road is “Single/Two Unit Residential”, there has been an application to amend the Official Community Plan in conjunction with the applications to Rezone and for Development Permit.

2.1 Advisory Planning Commission

The above noted application was reviewed by the Advisory Planning Commission at the meeting of September 10, 2002 and the following recommendation was passed:

That the Advisory Planning Commission supports Official Community Plan Amendment Application No. OCP02-0009, 1850/1910 KLO Road, Lot A, Plan B6564 and Lot 1, Plan 17608, Twp. 26, Sec. 27, O.D.Y.D., PSC Planning Solutions Consulting (Kim McKechnie), to amend the Future Land Use of the Official Community Plan from Single Unit / Two Unit Residential to Neighbourhood Commercial, and to rezone to the C2 – Neighbourhood Commercial zone in order to consolidate the subject property to the adjacent commercial property.

3.0 BACKGROUND

3.1 The Proposal

The property located at 1850 KLO Road was developed with a gas bar and convenience store in 1989.

The applicant wishes to add the next property located to the east to the development site in order to increase the size of the lot, and redevelop the consolidated properties with a new gas bar, convenience store, and automated car wash.

The property located at 1910 KLO Road is currently zoned A1 – Agricultural 1, and has a future land use designation of “Single / Two Unit Residential” in the Official Community Plan. As the future land uses designation is not consistent with the zone under application, the applicant has made application for an OCP amendment to change the future land use designation from “Single / Two Unit Residential” to “Neighbourhood Commercial” concurrently with the application to rezone this property.

The associated Development Permit application proposes the redevelopment of the consolidated lots with a new 183.8 m² convenience store, a 124.09 m² automated car wash building, and a covered, 4 dispenser pump island.

The site plan is arranged with the car wash building located adjacent to the east property line, and the pump island located somewhat south of the centre line of the lot, parallel to the KLO Road frontage. The convenience store is located in the middle of the north half of the property, oriented to be parallel to the KLO Road frontage. There is an enclosed area located east of the building for two garbage bins.

There is a driveway from Benvoulin Road located in the centre of the Benvoulin Road frontage to the site, as well as an access driveway from KLO Road in the centre of the KLO Road frontage. The access drive aisle to the automated car wash is located between the convenience store and the northern property line. The area between the building and the driveway is landscaped, as well as the 2 m wide area between the driveway and the north property line. The site plan also indicates a propane storage tank and a dispensing station adjacent to the Benvoulin Road access.

The convenience store building is designed to be constructed of concrete block, and finished with a white painted wall surfaces, with a red coloured accent band located above the window level. There is a fascia sign located above the entrance door.

The car wash building is designed to be constructed of concrete block, and finished with white painted wall surfaces, and a yellow coloured accent band located above the windows. One end of the yellow band has a blue coloured accent.

The canopy above the gas pumps is finished with a yellow coloured band with a red coloured accent stripe along the bottom of the canopy. This red stripe is interrupted at the sign locations, which are proposed to be installed near the end of the canopy, closest to Benvoulin Road. The face of the canopy is designed so that the lights behind the red accent stripe can shine up onto the yellow band to provide illumination to the band at night.

The proposal as compared to the C2 zone requirements is as follows:

CRITERIA	PROPOSAL	C2 ZONE REQUIREMENTS
Site Area (m ²)	4,939 M ²	1,500 M ²
Site Width (m)	48 M	40 M
Site Coverage (%)	6.25 %	40% 30% for vehicular oriented uses
Total Floor Area (m ²)	307.95 M ²	
F.A.R.	.062	0.3 maximum commercial FAR
Storeys (#)	1 Storey	2 ½ storeys or 10.5 m
Setbacks (m)		
- Front	25 M	4.5 M
- Rear	13.9 M	3.0 M or 6.0 M where it abuts a residential zone
- East Side	2.0 M	The minimum side yard is 2.0 m for a 1 or 1½ storey portion of a building or an accessory building or structure and 3.0 m for a 2 or 2½ storey portion of a building, except it is 4.5 m from a flanking street.
- West Side (Benvoulin Rd)	11 M	The minimum side yard is 2.0 m for a 1 or 1½ storey portion of a building or an accessory building or structure and 3.0 m for a 2 or 2½ storey portion of a building, except it is 4.5 m from a flanking street.
Parking Stalls (#)	8 Stalls required 11 stalls provided	2 stalls per 100 m ² GFA 1 stall per 2 employees

Parking Calculation;

C-Store @ 183.86 m² = 4 stalls

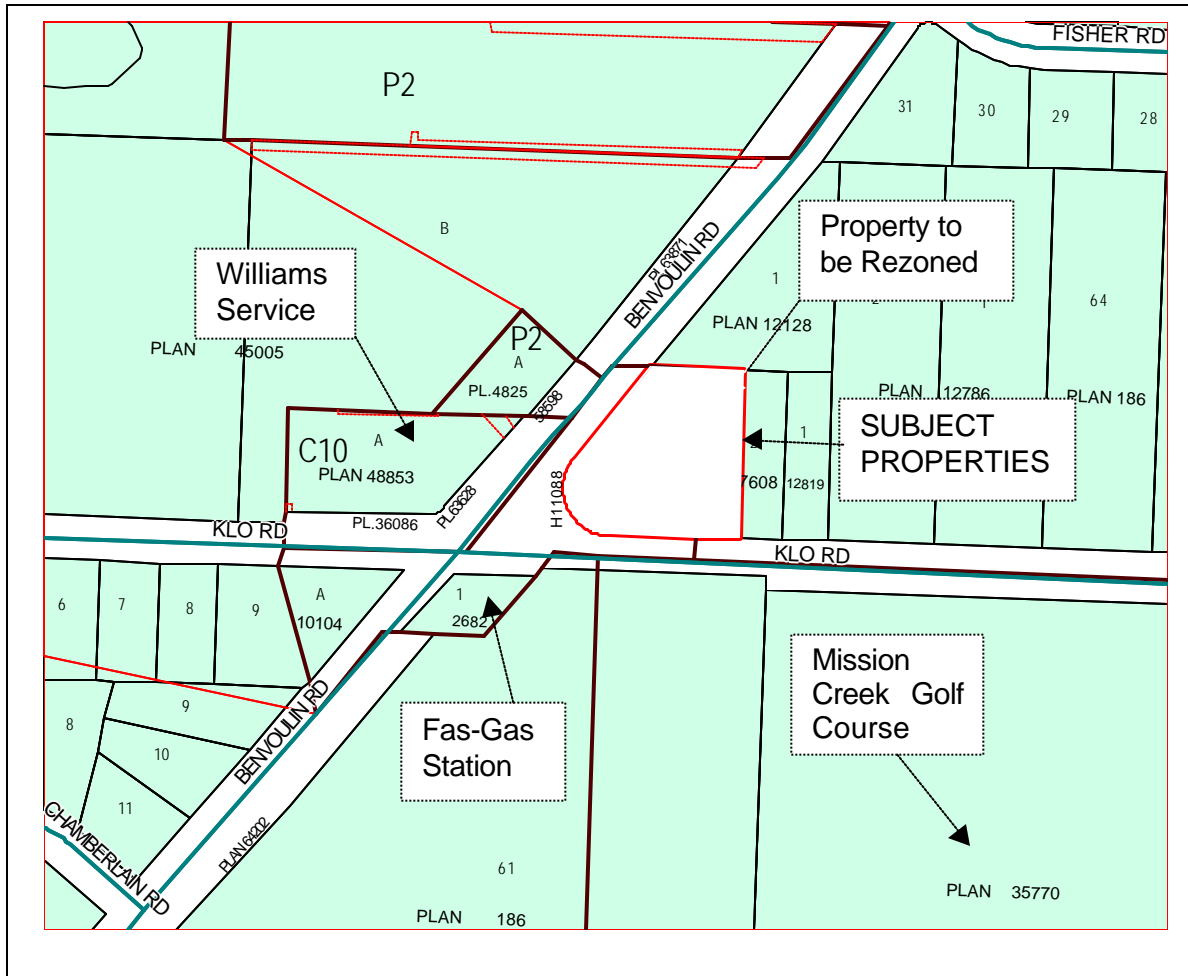
Car wash @ 124.09 m² = 4 stalls

8 Parking stalls required

3.2 Site Context

The subject properties are located on the north – east corner of KLO Road and Benvoulin Road. The site is generally flat and level. 1850 KLO Road currently is developed with a gas bar and convenience store that was constructed in 1989. 1910 KLO Road has a single family dwelling constructed on it.

SUBJECT PROPERTY MAP



Adjacent zones and uses are, to the:

- North - A1 – Agricultural 1 /single unit residential uses
- East - A1 – Agricultural 1 /single unit residential uses
- South - A1 – Agricultural 1 / KLO Road, farm uses
P3 – Parks and Open Space / Golf Course
- West - C10 – Service Commercial / Benvoulin Road, Commercial uses

3.3 Existing Development Potential

The existing zone of A1 - Agricultural 1 allows for agriculture, animal clinics – major (in existence prior to July 1, 1998), aquaculture, greenhouses and plant nurseries, mobile homes, single detached housing, and utility services – minor impact as permitted principal uses. The zone also permits agricultural dwellings – additional, agri-tourism accommodation, animal clinics – major and minor, bed and breakfast homes, care centres major and minor, group homes- minor, home based businesses – minor, major, rural, kennels and stables, and wineries and cideries as permitted secondary uses.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

This proposal is consistent with the "Neighbourhood Commercial" future land use designation of the Official Community Plan for 1850 KLO Road. However, as 1910 KLO Road is designated "Single / Two Unit Residential" future land use, an application for an OCP amendment has been made to change the future land use designation to "Neighbourhood Commercial". The proposed rezoning and OCP amendment contemplates a commercial designation on 1910 KLO Rd. that is not consistent with the current Future Land Use designation.

3.4.2 City of Kelowna Strategic Plan (1992)

The proposal is consistent with the Primary Goals of the Kelowna Strategic Plan which states "To encourage economic opportunities and prosperity for all residents by maintaining a healthy community and sustainable local economy;".

3.4.3 South Pandosy / KLO Sector Plan

This proposal is consistent with the "Neighbourhood Commercial" future land use designation of the South Pandosy / KLO Sector Plan for 1850 KLO Road. However, as 1910 KLO Road is designated "Single Two Unit Residential" future land use in the South Pandosy / KLO Sector Plan. An application for an OCP amendment has been made to change the future land use designation of the OCP to "Neighbourhood Commercial". The proposed rezoning and OCP amendment contemplates a commercial designation on 1910 KLO Rd. that is not consistent with the current Future Land Use designation.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

4.1 Aquila Networks Canada

ANC will provide underground electrical service.

4.2 B.C. Gas

Existing services are required to be abandoned or altered prior to any demolition or excavation on site

4.3 Fire Department

Consideration should be given to installing a new hydrant adjacent to the west entrance on Benvoulin Rd.

4.4 Inspection Services Department

Signage details required. No other concerns at this time.

4.5 Parks Manager

1. Please provide a landscape plan that keys plant material to location.
2. All entry feature signs for the proposed development to be located on private property and not on city Blvd. This includes any landscape treatment.

Landscape Plan Requirements:

3. The following applies for all boulevard (BLVD) landscape on city ROW and is standard information required on a landscape plan:
 - A. Planting plan to include a plant materials list:
 - i) Latin name
 - ii) common name
 - iii) size at planting
 - iv) plant symbol key
 - v) indicate existing trees
 - vi) indicate existing trees to be removed
 - B. Minimum plant material specifications for blvds. as follows:
 - i) Deciduous Tree – caliper @300mm above rootball (min. 60mm)
 - ii) Deciduous Shrub - spread (min. 450mm)
 - iii) Coniferous Tree - height (min. 2.5m)
 - iv) Coniferous Shrub - spread (min. 450mm)
 - v) Seed/Sod Mix according to location and proposed activity use.
 - C. Shrub beds require plastic edge beside all areas abutting a city sidewalk or city land to prevent migration of mulch.
 - D. Scale of plan and north arrow clearly indicated on plan.
 - E. Planting plan to include all u/g utility locations in BLVD.
4. All plant material (trees, shrubs, ground covers and seed/sod) used in BLVD to be reviewed by City Parks Division. All materials located in BLVD to meet city standard for size and method of installation.
5. **BLVD maintenance** (irrigation, shrubs, ground cover, sod, and seeded areas) is the responsibility of owner/occupant.
6. **BLVD tree maintenance** is responsibility of Parks Division.
7. Planting plan to include all u/g utility locations in BLVD.
8. All trees planted in sidewalk and not in grass Blvd will require a vault and grate and/or root shield barriers. All trees in grass Blvd to use root shield barriers beside concrete infrastructure.
9. All plant material (trees, shrubs, ground covers and seed/sod) used in BLVD to be reviewed by City Parks Division. All materials located in BLVD to meet city standard for size and method of installation.
10. Planting plan to include all u/g utility locations in BLVD.

4.6 Public Health Inspector

Must connect to sanitary sewer & water.

4.7 Shaw Cable

Owner/contractor to supply and install conduit system as per Shaw Cable drawings and specifications.

4.8 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install as per Telus policy.

4.9 Works and Utilities Department

The Works & Utilities Department has the following requirements associated with this development application. The road and utility upgrading requirements outlined in this report will be a requirement of the issuance of a building permit or subdivision approval, but are outlined in this report for information only.

1. Domestic Water and Fire Protection

- (a) The proposed development site is serviced with a 25mm-diameter copper water service. The developer must engage a consulting mechanical engineer to determine the domestic and fire flow requirements of this development, and establish if this service can be utilized, or if a larger service is required. Unused services must be removed at the applicant's cost, and if a larger service is required it can be provided at the applicant's cost.
- (b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. The developer must also purchase an irrigation sewer credit meter from the City and prepare a meter setter at his cost.
- (c) Extend the existing 250 watermain on KLO Road fronting this development. The estimated cost of this work for bonding purposes is \$25,500.00

2. Sanitary Sewer

- (a) The proposed development site is serviced with a 150mm-diameter PVC sanitary service. The developer must engage a consulting mechanical engineer to determine the requirements of this development, and establish if any of these services can be utilized, or if a larger service is required. Unused services must be decommissioned at the applicant's cost, and if a larger service is required it can be provided at the applicant's cost
- (b) Construct a 250mm sanitary main on KLO Road fronting this development. The estimated cost of this work for bonding purposes is \$41,700.00

3. Storm Drainage

- (a) Construct storm drainage facilities on KLO Road fronting this development to accommodate road drainage.

- (b) Extend the existing storm drainage facility on Benvoulin Road south to the proposed storm main on KLO Road.
- (a) The estimated cost for frontage drainage facility improvements for bonding purposes is \$56,800.00
- (c) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual. The drainage study should indicate the size and location of detention and treatment facilities. An overflow to the municipal storm drainage system can be provided when the service to the property is installed.

4. Road Improvements

- (a) Benvoulin Road must be upgraded to a full urban standard including the extension of the curb and gutter around the curb return at KLO Road, construction of a separate sidewalk, extension of the piped storm drainage system, fillet pavement, landscaped boulevard complete with underground irrigation system, street lights, and adjustment and/or re-location of existing utility appurtenance if required to accommodate this construction.
- (b) KLO Road fronting this development must be upgraded to a full urban standard including curb and gutter, construction of a separate sidewalk, piped storm drainage system, fillet pavement, landscaped boulevard complete with underground irrigation system, street lights, and adjustment and/or re-location of existing utility appurtenance if required to accommodate this construction.
- (c) The estimated cost of the road frontage improvements for bonding purposes is \$69,700.00, which includes a bonding escalation.

5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Lot consolidation.
- (b) Provide an additional highway allowance widening of 6.0 m for the widening of KLO Road.
- (c) Provide an additional highway allowance widening of 3.0 m for the widening of Benvoulin Road.
- (d) Provide a corner rounding of 15 meter at the intersection.
- (e) This widening is to be accomplished by:
 - (i) A Road Reservation Agreement with the City of Kelowna. Enclosed is a sample document that the City will prepare if the owner elects this option. Please contact Mr. D.L. Shipclark, the City's Assistant Land Agent, to have this documentation prepared. The document must be accompanied by a plan prepared by a B.C. Land Surveyor. The subdivision plan must be endorsed to the effect that there is an agreement to be registered under Section 526 of the Local Government Act. This agreement must be registered as a priority charge.

(f) Grant statutory rights of way if required for utility services.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building as well as the local distribution wiring must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

7. Street Lighting

Ornamental street lighting including underground ducts has been installed on all roads fronting on the proposed development. It may be necessary to relocate or add new light standards. The cost of this requirement is included in the roads upgrading item.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

9. Development Cost Charge Reduction Consideration

Not applicable

10. Latecomer Protection

Not applicable.

11. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

12. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

13. Bonding and Levy Summary

(a) <u>Bonding</u>	
	Watermain extension \$ 25,500.00
	Sanitary main extension \$ 41,700.00
	Storm main extension \$ 56,800.00
	Road frontage Improvements \$ 69,700.00

Total Bonding	<u>\$193,700.00</u>
---------------	----------------------------

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided as a condition of subdivision approval or building permit issuance, and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City prior to 4th reading of the zone amending bylaw or issuance of a building permit.

The additional cost for oversize works required by the City may be reimbursed to the owner subject to availability of funds. The oversize cost must be verified by actual construction tender or invoice.

14. Development Permit and Site Related Issues

- (a) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.
- (b) An erosion and sediment control plan is to be submitted prior to construction and adhered to during the construction of this development.
- (c) A bike rack must be provided in accordance with current bylaws and policies.
- (d) Access and Manoeuvrability

The site plan should illustrate the ability of an SU-9 standard size vehicle to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles, the site plan should be modified and illustrated accordingly.

The new proposed site access onto Benvoulin Road shall be restricted to right in right out turns only by the on-site construction of a delta island.

The new proposed KLO access should be shifted so that the east edge of the access is 10 meters or less from the east property line.

The revised site access and egress design onto Benvoulin and KLO Roads as well as the parking lot configuration must be submitted for approval by the City Works & Utilities Department before final adoption of the zoning bylaw. This is required to guarantee that the requirements and the limitations of access and egress required by the City have been addressed to the City's satisfaction.

Should traffic conditions dictate, The City of Kelowna wishes to reserve the right to restrict access onto KLO Road to right in right out.

15. OCP Amendment

We have no concerns or requirements of the OCP amendment application.

16. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as 3% of the total off-site construction costs, not including design. 7% GST will be added.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department has concerns with this proposal. There have been a number of inquiries regarding the inclusion of the property located at 1910 KLO Road with the location of the existing gas bar development, thereby increasing the amount of commercial land use into the existing single unit residential neighbourhood. To date, the Planning and Development Services Department has not

supported the proposed addition of 1910 KLO Road to the existing gas bar property located at 1850 KLO Road, as 1910 KLO Road is designated for "Single / Two Unit Residential" future land use.

Given the above noted concerns, the Planning and Development Services Department is unable to support this application, and is recommending for Council's negative consideration.

Planning Staff also have concerns regarding the site design , specifically related to potential noise and lighting impacts to the surrounding residential properties. These issues will be reviewed through the Development Permit process, should Council advance the rezoning and Official Community Plan amending bylaws to a Public Hearing.

However, should Council support this application, alternate recommendations are provided for Council's consideration.

6.0 ALTERNATE RECOMMENDATION

THAT Map 19.1 – *General Future Land Use* of Schedule "A" of the Kelowna Official Community Plan (1994 – 2013) Bylaw No. 7600 be amended by changing the Future Land Use designation of; Lot 1, DL 131, O.D.Y.D., Plan 17608, Located on KLO Road, from Single/Two Unit Residential to Neighbourhood Commercial as shown on Map "A";

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, DL 131, O.D.Y.D., Plan 17608, located on KLO Road, Kelowna, B.C., from the A1 – Agricultural 1 zone to the C2 – Neighbourhood Commercial zone;

AND THAT the Official Community Plan and zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be withheld until the owner has executed a Servicing Agreement acceptable to the City of Kelowna.

Andrew Bruce
Current Planning Manager

Approved for inclusion

☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

PMc/pmc
Attach.

FACT SHEET

1. **APPLICATION NO.:** OCP02-0009
Z02-1035
2. **APPLICATION TYPE:** OCP Amendment, Rezoning,
3. **OWNER:** 352039 BC Ltd.
· **ADDRESS** #200 – 537 Leon Ave.
· **CITY** Kelowna, BC
· **POSTAL CODE** V1Y 2A9
4. **APPLICANT/CONTACT PERSON:** PSC Planning Solutions Consulting
Inc. / Kim McKechnie
· **ADDRESS** 1298 Rose Abby Dr.
· **CITY** Kelowna, BC
· **POSTAL CODE** V1Z 3Y8
· **TELEPHONE/FAX NO.:** 764-7377/764-7822
5. **APPLICATION PROGRESS:**
Date of Application: July 30, 2002
Date Application Complete: August 14, 2002
Servicing Agreement Forwarded to Applicant: October 11, 2002
Servicing Agreement Concluded: October 21, 2002
Staff Report to Council: October 29, 2002
6. **LEGAL DESCRIPTION:**
a) Parcel A (DD139842F and Plan B6564) of Amended Lot 62, DL 131, O.D.Y.D., Plan 186, Exc. Plans 12819, 17608, and H11088 and
b) Lot 1, DL 131, O.D.Y.D., Plan 17608
7. **SITE LOCATION:** North East Corner of Benvoulin Rd. and KLO Road
8. **CIVIC ADDRESS:** 1850/1910 KLO Road
9. **AREA OF SUBJECT PROPERTY:** 4,853 m²
10. **AREA OF PROPOSED REZONING:** 1,431 m²
11. **EXISTING ZONE CATEGORY:** C2 – Neighbourhood Commercial
A1 – Agricultural 1
12. **PROPOSED ZONE:** C2 – Neighbourhood Commercial

- | | |
|--|---|
| 13. PURPOSE OF THE APPLICATION: | i) OCP Amendment To Change Future Land Use Designation Of 1910 KLO From Single / Two Unit Residential To Neighbourhood Commercial,
ii) To Rezone 1910 KLO Road To The C2 Zone To Add To Existing Gas Bar And Convenience Store Development Located At 1850 KLO Road, |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | N/A |
| 15. DEVELOPMENT PERMIT MAP 6.2
IMPLICATIONS | General Commercial;
notify GIS of addition |

Attachments

Subject Property Map

7 pages of site elevations / diagrams