

# City of Kelowna Public Hearing AGENDA



Tuesday, February 17, 2015  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

## 1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030 - Official Community Plan* Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after February 3, 2015 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

## 2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

### 3. Individual Bylaw Submissions

- 3.1 1539-1541 Bedford Avenue, 1507-1511 Dickson Avenue & 1517-1521 Dickson Avenue, BL11051 (Z14-0050) - Al Stober Construction Ltd. 4 - 39**

To rezone the subject property to RM5 - Medium Density Multiple Housing in order to develop a 90 unit (44 micro-studio) 4 ½ storey tall rental apartment development.

- 3.2 BL11054 (TA14-0020) - Analytical Testing of Medical Marihuana in the I1, I2, I3 and I4 Zones, City of Kelowna 40 - 44**

To make associated amendments to the Zoning Bylaw to add a definition for Analytical Testing and to permit Analytical Testing as a principal use in Industrial Zones.

- 3.3 BL11055 - Medical Marihuana Producer Business Licence Amendment 45 - 48**

To add “Analytical testing” as a separate business licence type and to establish an opportunity for public input on the amendment.

### 4. Termination

## 5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
  - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
  - (ii) The Chair will recognize ONLY speakers at the podium.
  - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

# REPORT TO COUNCIL



**Date:** 12/8/2014  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Urban Planning, Community Planning & Real Estate (AC)  
**Application:** Z14-0050  
**Owner:** Dickson Avenue Holdings Ltd.  
**Address:** 1539-1541 Bedford Ave,  
1507-1511 Dickson Ave, &  
1517-1521 Dickson Ave  
**Applicant:** Meiklejohn Architects Inc.  
**Subject:** Rezoning Application  
**Existing OCP Designation:** MRM - Multiple Unit Residential, Medium-Density  
**Existing Zone:** RU6 - Two Dwelling Housing  
**Proposed Zone:** RM5 - Medium Density Multiple Housing

---

## 1.0 Recommendation

THAT Rezoning Application No. Z14-0050 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2-4, District Lot 141, ODYD, Plan 13608, located on 1539-1541 Bedford Ave, 1507-1511 Dickson Ave, & 1517-1521 Dickson Ave, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone, be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the following:

1. Requirements of Development Engineering Branch being completed to their satisfaction;

## 2.0 Purpose

To rezone the subject property to RM5 - Medium Density Multiple Housing in order to develop a 90 unit (44 micro-studio) 4 ½ storey tall rental apartment development.

## 3.0 Urban Planning

Staff support the proposed rezoning to the RM5 - Medium Density Multiple Housing zone as that zone meets the future land use designation (MRM - Multiple Unit Residential, Medium-Density) and associated goals outlined within the Official Community Plan (OCP). The OCP has designated the



Dickson Avenue neighbourhood as an area for redevelopment from single family to medium density multi-family housing. If Council forwards this application to Public Hearing and approves the rezoning, then a Development Permit and Development Variance Permit (for setbacks) will be brought forward for Council’s consideration.

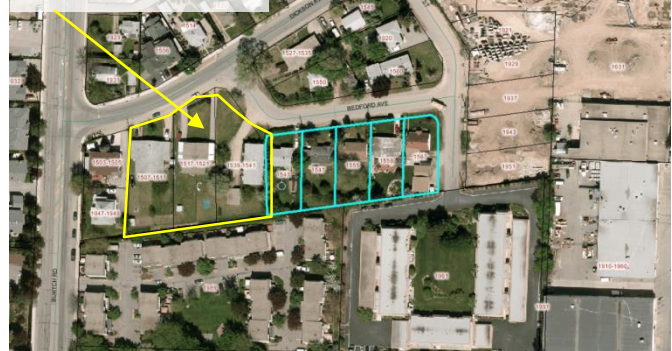
On initial review the architectural design for the building fits within the neighbourhood context including the Landmark Technology Centre, Landmark 7, and Mode apartment buildings. The proposed 4 ½ storey multi-family building will present ground-oriented townhouse units on the first floor similar in scale, proportion, and materials to the MODE development created in 2008. Vehicle access is proposed to be provided to the site using Bedford Avenue, thus avoiding placing vehicle interactions on the busy Dickson Avenue frontage.

Figure 1 shows the two duplexes that will be isolated as a result of this project with limited potential to re-development to a higher density because of the lot sizes. The applicant has attempted to acquire the two lots described in Figure 2 but was unsuccessful. However, this is a relatively low concern as figure 1 shows the adjacent five parcels to the east which have enough area to redevelop to a higher density.

**Figure 1**  
Subject Property



**Figure 2**  
Subject Property



In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours as described in the attached *Schedule ‘A’*. No major issues were identified during the initial consultation with neighbouring parcels.

## 4.0 Proposal

### 4.1 Project Description

The three subject properties are currently occupied by three duplex dwellings but the OCP designates the subject properties as MRM (Multiple Family Residential -Medium density) and supports an increase in density. The existing duplexes will be demolished and are proposed to be replaced with a 90 unit rental apartment building. Out of the proposed 90 units, 44 units are proposed to take the form of micro-studio units. Micro-studio units are defined as residential units smaller than 29 m<sup>2</sup>. All micro-studio units are Development Cost Charges (DCCs) exempt as per Part 26 Section 933.4 of the *Local Government Act*. The applicant has applied for and has gained approval from the City’s housing grant program to fund \$230,000 (~38.5%) of their DCC amount that applies to the remainder 46 dwelling units. Further, the applicant is applying for a revitalization tax exemption for \$212,840 over 10 years. Council will receive a revitalization tax exemption report at the same time as the Development Permit and Development Variance Permit.



### 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	18.0 m / 4.5 storeys	14.3 m / 4.5 storeys
Front Yard (north)	6.0 m 1.5 m for ground oriented housing	> 4.5 m
Side Yard (east)	4.5 m for flanking portion 4.0 m for non-flanking portion	5.8 m for flanking portion 12.6 m for non-flanking portion
Side Yard (west)	4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	4.5 m to townhouses 7.0 m to apartments 1.5 m to parkade ❶
Rear Yard (south)	9.0 m	9.0 m to apartments 3.0 m to parkade ❷
Site coverage of buildings	40 %	33.9 % ❸
Site coverage of buildings, driveways & parking	65 %	78.5 % ❹
Other Regulations		
Minimum Parking Requirements	104 parking stalls	104 parking stalls
Minimum Bicycle Parking Requirements	Class 1: 45 bikes Class 2: 9 bikes	Class 1: 45 bikes Class 2: 10 bikes
Private Open Space	1,115 m <sup>2</sup>	1,899 m <sup>2</sup>
❶ Indicates a requested variance to reduce the side yard setback for the parkade from 4.5 m to 1.5 m. ❷ Indicates a requested variance to reduce the rear yard setback for the parkade from 9.0 m to 3.0 m. ❸ Indicates a requested variance to reduce the site coverage of buildings from 40% to 33.9%. ❹ Indicates a requested variance to reduce the site coverage of buildings, driveways, & parking from 65% to 78.5%.		

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Sensitive Infill.**<sup>2</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height, and siting.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

- a) Development Demolition permits are required for any existing structures
- b) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- c) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- d) A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- e) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
  - o Guards are required for all exterior decks and stairwells. The drawings provided don't clearly identify these requirements, but will be reviewed at time of building permit application. The appearance of these guards may affect the form and character of the building
  - o Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - o Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- f) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces including parking garages. This building may be designed to low, which may affect the form and character of the building. Development Engineering Department.
- g) We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.
- h) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit are to clearly identify how these rating will be achieved and where these area(s) are located.
- i) An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc.
- j) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

## 6.2 Development Engineering

- See attached

## 7.0 Application Chronology

Date of Application Received: September 26<sup>th</sup> 2014  
Date of Public consultation: November 25<sup>th</sup> 2014

**Report prepared by:**

---

Adam Cseke, Planner

**Reviewed by:**

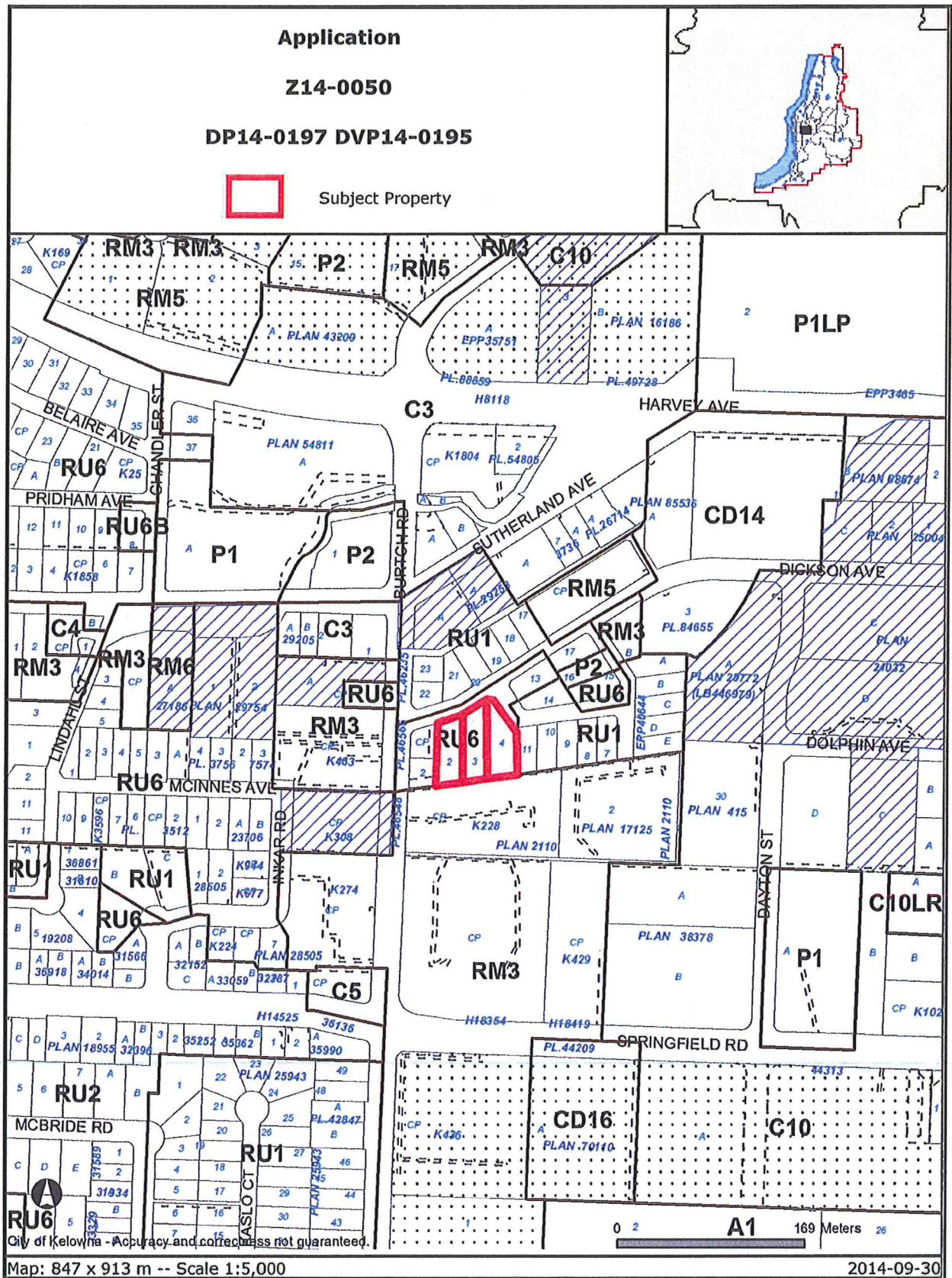


Ryan Smith, Urban Planning Manager

### **Attachments:**

Subject Property Map  
Site Plan / Landscape Plan  
Conceptual Elevations  
Development Engineering Comments





Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



### ZONING SUMMARY

4. ZONING JURISDICTION	5. ZONING DISTRICT	6. ZONING REGULATIONS	7. ZONING STANDARD
LOCAL JURISDICTION	LOCAL JURISDICTION	LOCAL JURISDICTION	LOCAL JURISDICTION
STATE JURISDICTION	STATE JURISDICTION	STATE JURISDICTION	STATE JURISDICTION
FEDERAL JURISDICTION	FEDERAL JURISDICTION	FEDERAL JURISDICTION	FEDERAL JURISDICTION
OTHER JURISDICTION	OTHER JURISDICTION	OTHER JURISDICTION	OTHER JURISDICTION

### PARKING CALCULATIONS

ACTIVITY	UNIT TYPE	PER UNIT	TOTAL
RESIDENTIAL	APARTMENT	1.5	150
COMMERCIAL	OFFICE	2.0	200
RETAIL	RETAIL	3.0	300
INDUSTRIAL	INDUSTRIAL	4.0	400
OTHER	OTHER	5.0	500
<b>TOTAL</b>			<b>1550</b>

### BUILDING CODE REVIEW

SECTION	REQUIREMENT	COMPLIANCE
101.01	PERMITTED OCCUPANCY	COMPLIANT
101.02	PERMITTED HEIGHT	COMPLIANT
101.03	PERMITTED AREA	COMPLIANT
101.04	PERMITTED DISTANCE	COMPLIANT
101.05	PERMITTED SETBACK	COMPLIANT
101.06	PERMITTED SIGNAGE	COMPLIANT
101.07	PERMITTED MATERIALS	COMPLIANT
101.08	PERMITTED FINISHES	COMPLIANT
101.09	PERMITTED MECHANICAL	COMPLIANT
101.10	PERMITTED ELECTRICAL	COMPLIANT
101.11	PERMITTED PLUMBING	COMPLIANT
101.12	PERMITTED FIRE PROTECTION	COMPLIANT
101.13	PERMITTED SAFETY	COMPLIANT
101.14	PERMITTED ACCESSIBILITY	COMPLIANT
101.15	PERMITTED ENERGY EFFICIENCY	COMPLIANT
101.16	PERMITTED SUSTAINABILITY	COMPLIANT
101.17	PERMITTED HISTORIC PRESERVATION	COMPLIANT
101.18	PERMITTED TRANSPORTATION	COMPLIANT
101.19	PERMITTED UTILITIES	COMPLIANT
101.20	PERMITTED RECORDS	COMPLIANT

### SPATIAL SEPARATION

WALL TYPE	MINIMUM WALL	MAXIMUM WALL	MINIMUM WALL	MAXIMUM WALL
WALL AREA	1.5m	1.5m	1.5m	1.5m
WALL HEIGHT	1.5m	1.5m	1.5m	1.5m
WALL FINISH	1.5m	1.5m	1.5m	1.5m
WALL LOCATION	1.5m	1.5m	1.5m	1.5m
WALL TYPE	1.5m	1.5m	1.5m	1.5m
WALL FINISH	1.5m	1.5m	1.5m	1.5m
WALL LOCATION	1.5m	1.5m	1.5m	1.5m
WALL TYPE	1.5m	1.5m	1.5m	1.5m
WALL FINISH	1.5m	1.5m	1.5m	1.5m
WALL LOCATION	1.5m	1.5m	1.5m	1.5m

### BUILDING AND FLOOR AREAS

FLOOR	TYPE	AREA (SQ M)	PERCENTAGE
1	RESIDENTIAL	1500	15%
2	COMMERCIAL	2000	20%
3	RETAIL	3000	30%
4	INDUSTRIAL	4000	40%
5	OTHER	5000	50%
<b>TOTAL</b>		<b>15500</b>	<b>100%</b>

### FIRE PROTECTION

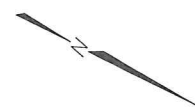
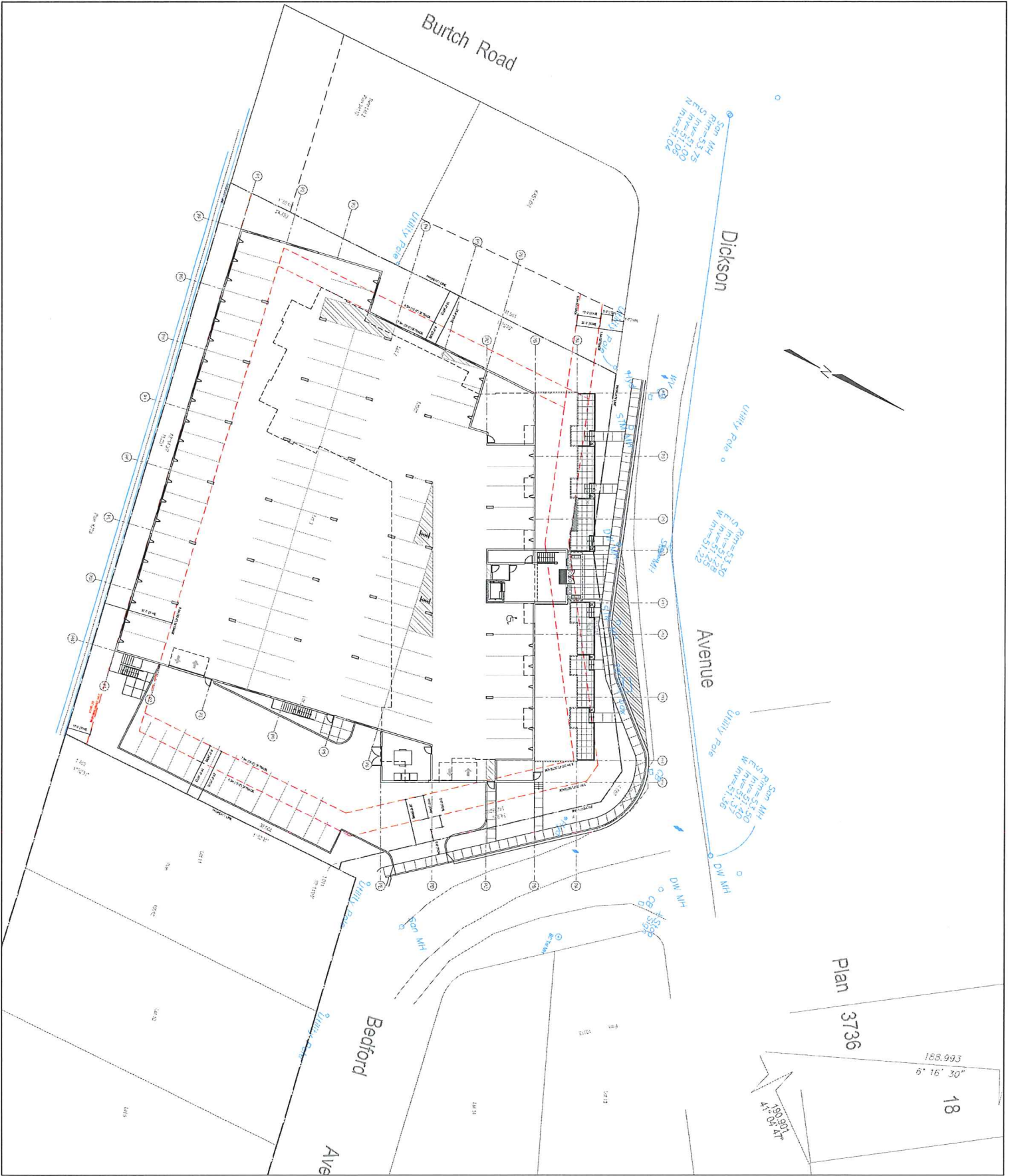
SECTION	REQUIREMENT	COMPLIANCE
3.2.4	3.2.5	3.2.6
3.2.7	3.2.8	3.2.9
3.2.10	3.2.11	3.2.12
3.2.13	3.2.14	3.2.15
3.2.16	3.2.17	3.2.18
3.2.19	3.2.20	3.2.21
3.2.22	3.2.23	3.2.24
3.2.25	3.2.26	3.2.27
3.2.28	3.2.29	3.2.30
3.2.31	3.2.32	3.2.33
3.2.34	3.2.35	3.2.36
3.2.37	3.2.38	3.2.39
3.2.40	3.2.41	3.2.42
3.2.43	3.2.44	3.2.45
3.2.46	3.2.47	3.2.48
3.2.49	3.2.50	3.2.51
3.2.52	3.2.53	3.2.54
3.2.55	3.2.56	3.2.57
3.2.58	3.2.59	3.2.60
3.2.61	3.2.62	3.2.63
3.2.64	3.2.65	3.2.66
3.2.67	3.2.68	3.2.69
3.2.70	3.2.71	3.2.72
3.2.73	3.2.74	3.2.75
3.2.76	3.2.77	3.2.78
3.2.79	3.2.80	3.2.81
3.2.82	3.2.83	3.2.84
3.2.85	3.2.86	3.2.87
3.2.88	3.2.89	3.2.90
3.2.91	3.2.92	3.2.93
3.2.94	3.2.95	3.2.96
3.2.97	3.2.98	3.2.99
3.2.100	3.2.101	3.2.102

### OCCUPANT LOAD

FLOOR	TYPE	AREA (SQ M)	OCCUPANT LOAD
1	RESIDENTIAL	1500	150
2	COMMERCIAL	2000	200
3	RETAIL	3000	300
4	INDUSTRIAL	4000	400
5	OTHER	5000	500
<b>TOTAL</b>		<b>15500</b>	<b>1550</b>

### EXIT FACILITIES

SECTION	REQUIREMENT	COMPLIANCE
3.1	3.1.1	3.1.2
3.1.3	3.1.4	3.1.5
3.1.6	3.1.7	3.1.8
3.1.9	3.1.10	3.1.11
3.1.12	3.1.13	3.1.14
3.1.15	3.1.16	3.1.17
3.1.18	3.1.19	3.1.20
3.1.21	3.1.22	3.1.23
3.1.24	3.1.25	3.1.26
3.1.27	3.1.28	3.1.29
3.1.30	3.1.31	3.1.32
3.1.33	3.1.34	3.1.35
3.1.36	3.1.37	3.1.38
3.1.39	3.1.40	3.1.41
3.1.42	3.1.43	3.1.44
3.1.45	3.1.46	3.1.47
3.1.48	3.1.49	3.1.50
3.1.51	3.1.52	3.1.53
3.1.54	3.1.55	3.1.56
3.1.57	3.1.58	3.1.59
3.1.60	3.1.61	3.1.62
3.1.63	3.1.64	3.1.65
3.1.66	3.1.67	3.1.68
3.1.69	3.1.70	3.1.71
3.1.72	3.1.73	3.1.74
3.1.75	3.1.76	3.1.77
3.1.78	3.1.79	3.1.80
3.1.81	3.1.82	3.1.83
3.1.84	3.1.85	3.1.86
3.1.87	3.1.88	3.1.89
3.1.90	3.1.91	3.1.92
3.1.93	3.1.94	3.1.95
3.1.96	3.1.97	3.1.98
3.1.99	3.1.100	3.1.101
3.1.102	3.1.103	3.1.104
3.1.105	3.1.106	3.1.107
3.1.108	3.1.109	3.1.110
3.1.111	3.1.112	3.1.113
3.1.114	3.1.115	3.1.116
3.1.117	3.1.118	3.1.119
3.1.120	3.1.121	3.1.122
3.1.123	3.1.124	3.1.125
3.1.126	3.1.127	3.1.128
3.1.129	3.1.130	3.1.131
3.1.132	3.1.133	3.1.134
3.1.135	3.1.136	3.1.137
3.1.138	3.1.139	3.1.140
3.1.141	3.1.142	3.1.143
3.1.144	3.1.145	3.1.146
3.1.147	3.1.148	3.1.149
3.1.150	3.1.151	3.1.152
3.1.153	3.1.154	3.1.155
3.1.156	3.1.157	3.1.158
3.1.159	3.1.160	3.1.161
3.1.162	3.1.163	3.1.164
3.1.165	3.1.166	3.1.167
3.1.168	3.1.169	3.1.170
3.1.171	3.1.172	3.1.173
3.1.174	3.1.175	3.1.176
3.1.177	3.1.178	3.1.179
3.1.180	3.1.181	3.1.182
3.1.183	3.1.184	3.1.185
3.1.186	3.1.187	3.1.188
3.1.189	3.1.190	3.1.191
3.1.192	3.1.193	3.1.194
3.1.195	3.1.196	3.1.197
3.1.198	3.1.199	3.1.200
3.1.201	3.1.202	3.1.203
3.1.204	3.1.205	3.1.206
3.1.207	3.1.208	3.1.209
3.1.210	3.1.211	3.1.212
3.1.213	3.1.214	3.1.215
3.1.216	3.1.217	3.1.218
3.1.219	3.1.220	3.1.221
3.1.222	3.1.223	3.1.224
3.1.225	3.1.226	3.1.227
3.1.228	3.1.229	3.1.230
3.1.231	3.1.232	3.1.233
3.1.234	3.1.235	3.1.236
3.1.237	3.1.238	3.1.239
3.1.240	3.1.241	3.1.242
3.1.243	3.1.244	3.1.245
3.1.246	3.1.247	3.1.248
3.1.249	3.1.250	3.1.251
3.1.252	3.1.253	3.1.254
3.1.255	3.1.256	3.1.257
3.1.258	3.1.259	3.1.260
3.1.261	3.1.262	3.1.263
3.1.264	3.1.265	3.1.266
3.1.267	3.1.268	3.1.269
3.1.270	3.1.271	3.1.272
3.1.273	3.1.274	3.1.275
3.1.276	3.1.277	3.1.278
3.1.279	3.1.280	3.1.281
3.1.282	3.1.283	3.1.284
3.1.285	3.1.286	3.1.287
3.1.288	3.1.289	3.1.290
3.1.291	3.1.292	3.1.293
3.1.294	3.1.295	3.1.296
3.1.297	3.1.298	3.1.299
3.1.300	3.1.301	3.1.302
3.1.303	3.1.304	3.1.305
3.1.306	3.1.307	3.1.308
3.1.309	3.1.310	3.1.311
3.1.312	3.1.313	3.1.314
3.1.315	3.1.316	3.1.317
3.1.318	3.1.319	3.1.320
3.1.321	3.1.322	3.1.323
3.1.324	3.1.325	3.1.326
3.1.327	3.1.328	3.1.329
3.1.330	3.1.331	3.1.332
3.1.333	3.1.334	3.1.335
3.1.336	3.1.337	3.1.338
3.1.339	3.1.340	3.1.341
3.1.342	3.1.343	3.1.344
3.1.345	3.1.346	3.1.347
3.1.348	3.1.349	3.1.350
3.1.351	3.1.352	3.1.353
3.1.354	3.1.355	3.1.356
3.1.357	3.1.358	3.1.359
3.1.360	3.1.361	3.1.362
3.1.363	3.1.364	3.1.365
3.1.366	3.1.367	3.1.368
3.1.369	3.1.370	3.1.371
3.1.372	3.1.373	3.1.374
3.1.375	3.1.376	3.1.377
3.1.378	3.1.379	3.1.380
3.1.381	3.1.382	3.1.383
3.1.384	3.1.385	3.1.386
3.1.387	3.1.388	3.1.389
3.1.390	3.1.391	3.1.392
3.1.393	3.1.394	3.1.395
3.1.396	3.1.397	3.1.398
3.1.399	3.1.400	3.1.401
3.1.402	3.1.403	3.1.404
3.1.405	3.1.406	3.1.407
3.1.408	3.1.409	3.1.410
3.1.411	3.1.412	3.1.413
3.1.414	3.1.415	3.1.416
3.1.417	3.1.418	3.1.419
3.1.420	3.1.421	3.1.422
3.1.423	3.1.424	3.1.425
3.1.426	3.1.427	3.1.428
3.1.429	3.1.430	3.1.431
3.1.432	3.1.433	3.1.434
3.1.435	3.1.436	3.1.437
3.1.438	3.1.439	3.1.440
3.1.441	3.1.442	3.1.443
3.1.444	3.1.445	3.1.446
3.1.447	3.1.448	3.1.449
3.1.450	3.1.451	3.1.452
3.1.453	3.1.454	3.1.455
3.1.456	3.1.457	3.1.458
3.1.459	3.1.460	3.1.461
3.1.462	3.1.463	3.1.464
3.1.465	3.1.466	3.1.467
3.1.468	3.1.469	3.1.470
3.1.471	3.1.472	3.1.473
3.1.474	3.1.475	3.1.476
3.1.477	3.1.478	3.1.479
3.1.480	3.1.481	3.1.482
3.1.483	3.1.484	3.1.485
3.1.486	3.1.487	3.1.488
3.1.489	3.1.490	3.1.491
3.1.492	3.1.493	3.1.494
3.1.495	3.1.496	3.1.49



Plan 3736

188.993  
6' 16.30"

18

150.000  
4' 10.00"

200 SOUTH STREET  
WYOMING, WY 82001  
TEL: 307.232.2000  
EMAIL: general@meiklejohn.com

227 THUNDERBOLT DRIVE  
KELLSVILLE, WY 82401  
TEL: 307.232.2000  
EMAIL: helen@meiklejohn.com

**m+a**  
MEIKLEJOHN ARCHITECTS INC.



2014-12-04  
revised DP

Copyright reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author.

NO.	DATE	REVISIONS
1	12/04/14	Issue for public review
2	12/04/14	Issue for public review
3	12/04/14	Issue for public review
4	12/04/14	Issue for public review
5	12/04/14	Issue for public review
6	12/04/14	Issue for public review
7	12/04/14	Issue for public review
8	12/04/14	Issue for public review
9	12/04/14	Issue for public review
10	12/04/14	Issue for public review
11	12/04/14	Issue for public review
12	12/04/14	Issue for public review
13	12/04/14	Issue for public review
14	12/04/14	Issue for public review
15	12/04/14	Issue for public review
16	12/04/14	Issue for public review
17	12/04/14	Issue for public review
18	12/04/14	Issue for public review
19	12/04/14	Issue for public review
20	12/04/14	Issue for public review
21	12/04/14	Issue for public review
22	12/04/14	Issue for public review
23	12/04/14	Issue for public review
24	12/04/14	Issue for public review
25	12/04/14	Issue for public review
26	12/04/14	Issue for public review
27	12/04/14	Issue for public review
28	12/04/14	Issue for public review
29	12/04/14	Issue for public review
30	12/04/14	Issue for public review
31	12/04/14	Issue for public review
32	12/04/14	Issue for public review
33	12/04/14	Issue for public review
34	12/04/14	Issue for public review
35	12/04/14	Issue for public review
36	12/04/14	Issue for public review
37	12/04/14	Issue for public review
38	12/04/14	Issue for public review
39	12/04/14	Issue for public review
40	12/04/14	Issue for public review
41	12/04/14	Issue for public review
42	12/04/14	Issue for public review
43	12/04/14	Issue for public review
44	12/04/14	Issue for public review
45	12/04/14	Issue for public review
46	12/04/14	Issue for public review
47	12/04/14	Issue for public review
48	12/04/14	Issue for public review
49	12/04/14	Issue for public review
50	12/04/14	Issue for public review
51	12/04/14	Issue for public review
52	12/04/14	Issue for public review
53	12/04/14	Issue for public review
54	12/04/14	Issue for public review
55	12/04/14	Issue for public review
56	12/04/14	Issue for public review
57	12/04/14	Issue for public review
58	12/04/14	Issue for public review
59	12/04/14	Issue for public review
60	12/04/14	Issue for public review
61	12/04/14	Issue for public review
62	12/04/14	Issue for public review
63	12/04/14	Issue for public review
64	12/04/14	Issue for public review
65	12/04/14	Issue for public review
66	12/04/14	Issue for public review
67	12/04/14	Issue for public review
68	12/04/14	Issue for public review
69	12/04/14	Issue for public review
70	12/04/14	Issue for public review
71	12/04/14	Issue for public review
72	12/04/14	Issue for public review
73	12/04/14	Issue for public review
74	12/04/14	Issue for public review
75	12/04/14	Issue for public review
76	12/04/14	Issue for public review
77	12/04/14	Issue for public review
78	12/04/14	Issue for public review
79	12/04/14	Issue for public review
80	12/04/14	Issue for public review
81	12/04/14	Issue for public review
82	12/04/14	Issue for public review
83	12/04/14	Issue for public review
84	12/04/14	Issue for public review
85	12/04/14	Issue for public review
86	12/04/14	Issue for public review
87	12/04/14	Issue for public review
88	12/04/14	Issue for public review
89	12/04/14	Issue for public review
90	12/04/14	Issue for public review
91	12/04/14	Issue for public review
92	12/04/14	Issue for public review
93	12/04/14	Issue for public review
94	12/04/14	Issue for public review
95	12/04/14	Issue for public review
96	12/04/14	Issue for public review
97	12/04/14	Issue for public review
98	12/04/14	Issue for public review
99	12/04/14	Issue for public review
100	12/04/14	Issue for public review

**A2.01r**

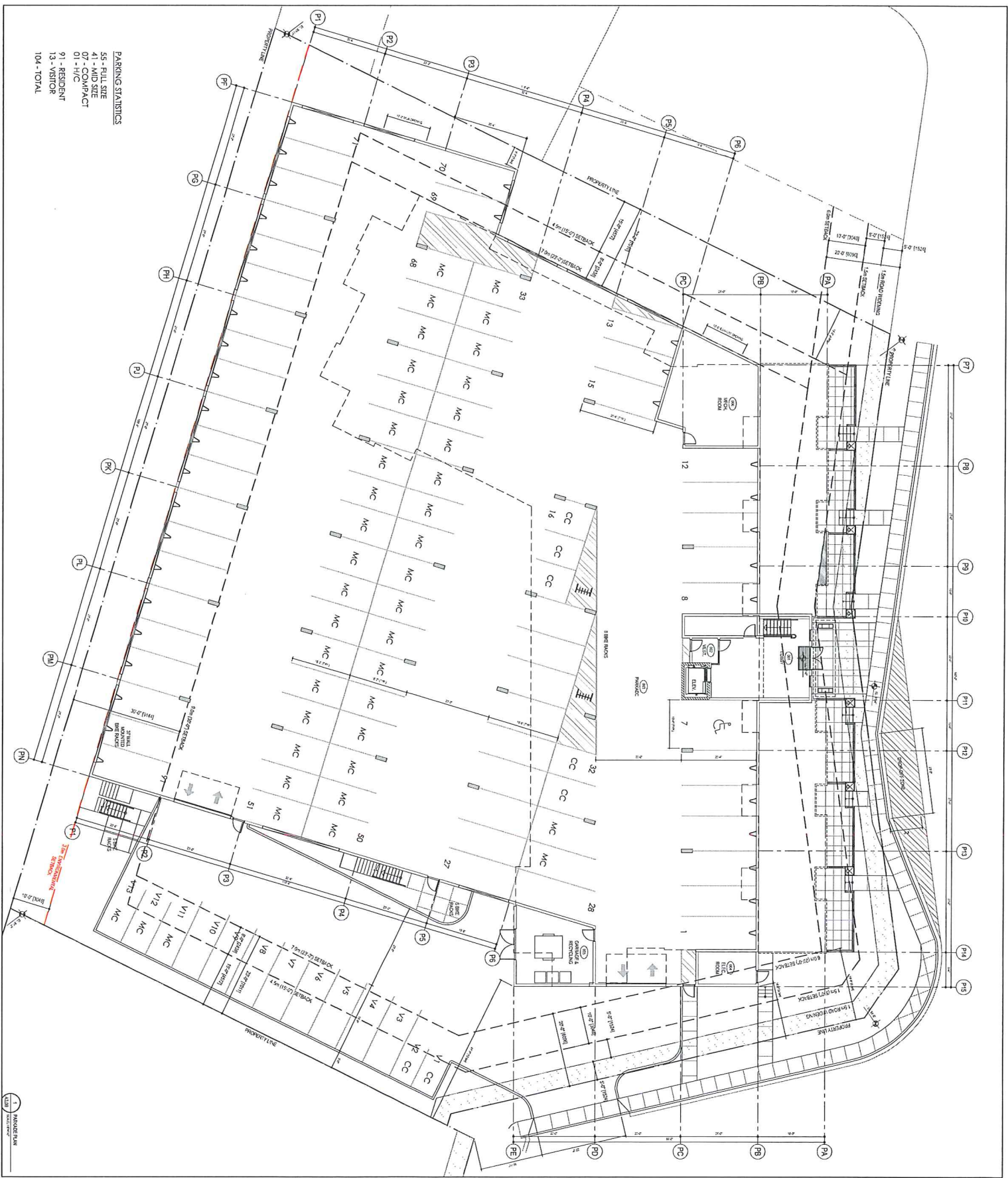
4-STORY RENTAL  
DICKSON APT.  
WITH PARKADE

PROJECT NO. 1400  
DATE: 12/04/14  
DRAWN BY: [Name]  
CHECKED BY: [Name]

Scale: 1/8" = 1'0"

**SITE PLAN**





**PARKING STATISTICS**  
 55 - FULL SIZE  
 41 - MID SIZE  
 07 - COMPACT  
 01 - H/V/C  
 91 - RESIDENT  
 13 - VISITOR  
 104 - TOTAL

**2017-12-15 REVISIONS**

NO.	DATE	DESCRIPTION
1	12/15/17	ISSUE FOR PERMIT
2	12/15/17	ISSUE FOR PERMIT
3	12/15/17	ISSUE FOR PERMIT
4	12/15/17	ISSUE FOR PERMIT
5	12/15/17	ISSUE FOR PERMIT
6	12/15/17	ISSUE FOR PERMIT
7	12/15/17	ISSUE FOR PERMIT
8	12/15/17	ISSUE FOR PERMIT
9	12/15/17	ISSUE FOR PERMIT
10	12/15/17	ISSUE FOR PERMIT
11	12/15/17	ISSUE FOR PERMIT
12	12/15/17	ISSUE FOR PERMIT
13	12/15/17	ISSUE FOR PERMIT
14	12/15/17	ISSUE FOR PERMIT
15	12/15/17	ISSUE FOR PERMIT
16	12/15/17	ISSUE FOR PERMIT
17	12/15/17	ISSUE FOR PERMIT
18	12/15/17	ISSUE FOR PERMIT
19	12/15/17	ISSUE FOR PERMIT
20	12/15/17	ISSUE FOR PERMIT
21	12/15/17	ISSUE FOR PERMIT
22	12/15/17	ISSUE FOR PERMIT
23	12/15/17	ISSUE FOR PERMIT
24	12/15/17	ISSUE FOR PERMIT
25	12/15/17	ISSUE FOR PERMIT
26	12/15/17	ISSUE FOR PERMIT
27	12/15/17	ISSUE FOR PERMIT
28	12/15/17	ISSUE FOR PERMIT
29	12/15/17	ISSUE FOR PERMIT
30	12/15/17	ISSUE FOR PERMIT
31	12/15/17	ISSUE FOR PERMIT
32	12/15/17	ISSUE FOR PERMIT
33	12/15/17	ISSUE FOR PERMIT
34	12/15/17	ISSUE FOR PERMIT
35	12/15/17	ISSUE FOR PERMIT
36	12/15/17	ISSUE FOR PERMIT
37	12/15/17	ISSUE FOR PERMIT
38	12/15/17	ISSUE FOR PERMIT
39	12/15/17	ISSUE FOR PERMIT
40	12/15/17	ISSUE FOR PERMIT
41	12/15/17	ISSUE FOR PERMIT
42	12/15/17	ISSUE FOR PERMIT
43	12/15/17	ISSUE FOR PERMIT
44	12/15/17	ISSUE FOR PERMIT
45	12/15/17	ISSUE FOR PERMIT
46	12/15/17	ISSUE FOR PERMIT
47	12/15/17	ISSUE FOR PERMIT
48	12/15/17	ISSUE FOR PERMIT
49	12/15/17	ISSUE FOR PERMIT
50	12/15/17	ISSUE FOR PERMIT
51	12/15/17	ISSUE FOR PERMIT
52	12/15/17	ISSUE FOR PERMIT
53	12/15/17	ISSUE FOR PERMIT
54	12/15/17	ISSUE FOR PERMIT
55	12/15/17	ISSUE FOR PERMIT
56	12/15/17	ISSUE FOR PERMIT
57	12/15/17	ISSUE FOR PERMIT
58	12/15/17	ISSUE FOR PERMIT
59	12/15/17	ISSUE FOR PERMIT
60	12/15/17	ISSUE FOR PERMIT
61	12/15/17	ISSUE FOR PERMIT
62	12/15/17	ISSUE FOR PERMIT
63	12/15/17	ISSUE FOR PERMIT
64	12/15/17	ISSUE FOR PERMIT
65	12/15/17	ISSUE FOR PERMIT
66	12/15/17	ISSUE FOR PERMIT
67	12/15/17	ISSUE FOR PERMIT
68	12/15/17	ISSUE FOR PERMIT
69	12/15/17	ISSUE FOR PERMIT
70	12/15/17	ISSUE FOR PERMIT
71	12/15/17	ISSUE FOR PERMIT
72	12/15/17	ISSUE FOR PERMIT
73	12/15/17	ISSUE FOR PERMIT
74	12/15/17	ISSUE FOR PERMIT
75	12/15/17	ISSUE FOR PERMIT
76	12/15/17	ISSUE FOR PERMIT
77	12/15/17	ISSUE FOR PERMIT
78	12/15/17	ISSUE FOR PERMIT
79	12/15/17	ISSUE FOR PERMIT
80	12/15/17	ISSUE FOR PERMIT
81	12/15/17	ISSUE FOR PERMIT
82	12/15/17	ISSUE FOR PERMIT
83	12/15/17	ISSUE FOR PERMIT
84	12/15/17	ISSUE FOR PERMIT
85	12/15/17	ISSUE FOR PERMIT
86	12/15/17	ISSUE FOR PERMIT
87	12/15/17	ISSUE FOR PERMIT
88	12/15/17	ISSUE FOR PERMIT
89	12/15/17	ISSUE FOR PERMIT
90	12/15/17	ISSUE FOR PERMIT
91	12/15/17	ISSUE FOR PERMIT
92	12/15/17	ISSUE FOR PERMIT
93	12/15/17	ISSUE FOR PERMIT
94	12/15/17	ISSUE FOR PERMIT
95	12/15/17	ISSUE FOR PERMIT
96	12/15/17	ISSUE FOR PERMIT
97	12/15/17	ISSUE FOR PERMIT
98	12/15/17	ISSUE FOR PERMIT
99	12/15/17	ISSUE FOR PERMIT
100	12/15/17	ISSUE FOR PERMIT

**2014-12-04**  
 revised DP

**MEKLEJOHN ARCHITECTS INC.**

**Al Sobier**  
 CONSULTANT

**A3.00r**

**4-STORY RENTAL  
 DICKSON APT.  
 WITH PARKADE**

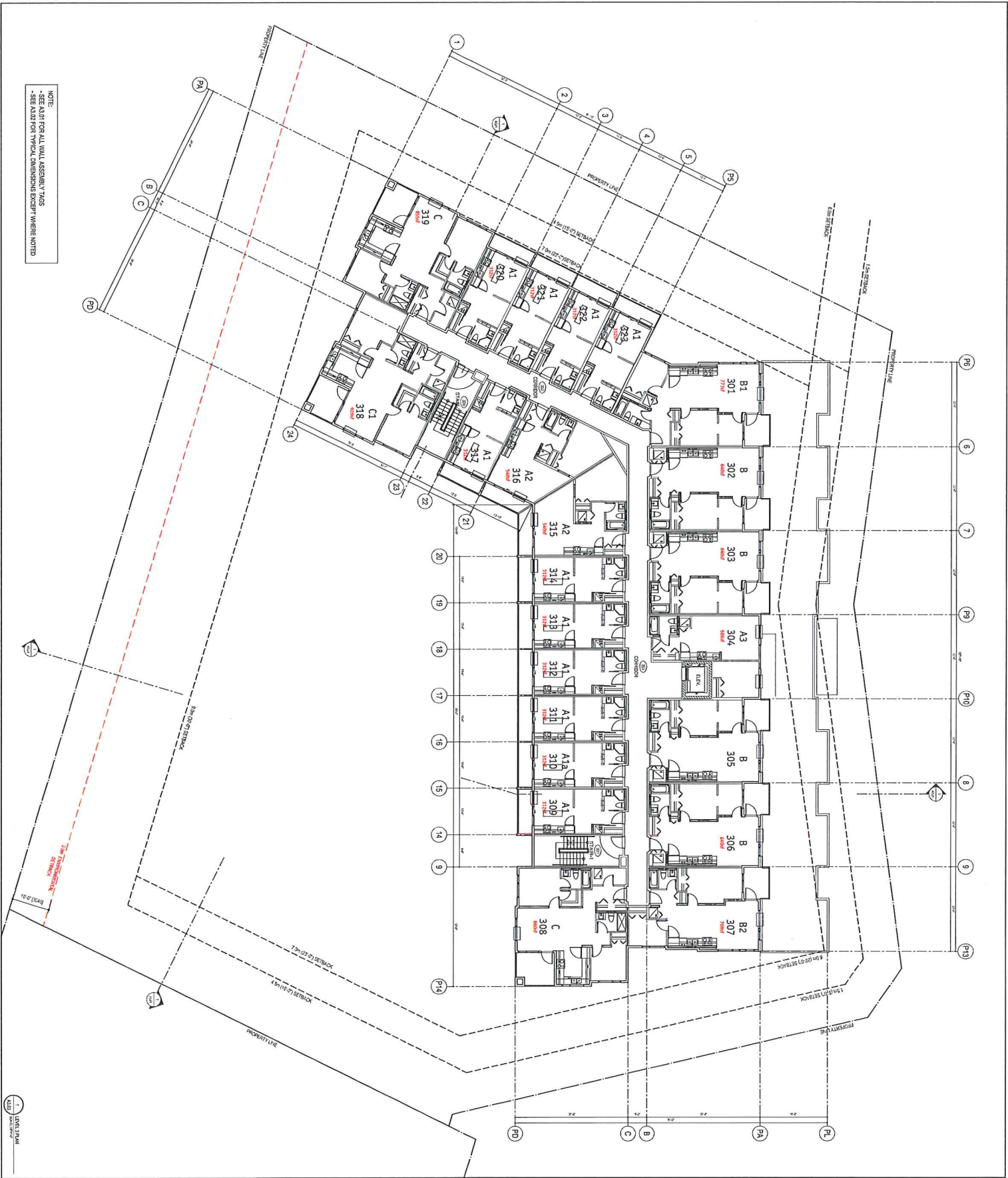
1500 HILL ROAD, SUITE 100, ST. LOUIS, MO 63104

DATE: 12/15/17  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]









PROJECT: 2014-12-04  
 DATE: 2014-12-04  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT MANAGER: [Name]  
 ARCHITECT: MEIKLEJOHN ARCHITECTS INC.  
 1000 ...  
 TEL: ...  
 FAX: ...  
 EMAIL: ...



2014-12-04  
 revised DP

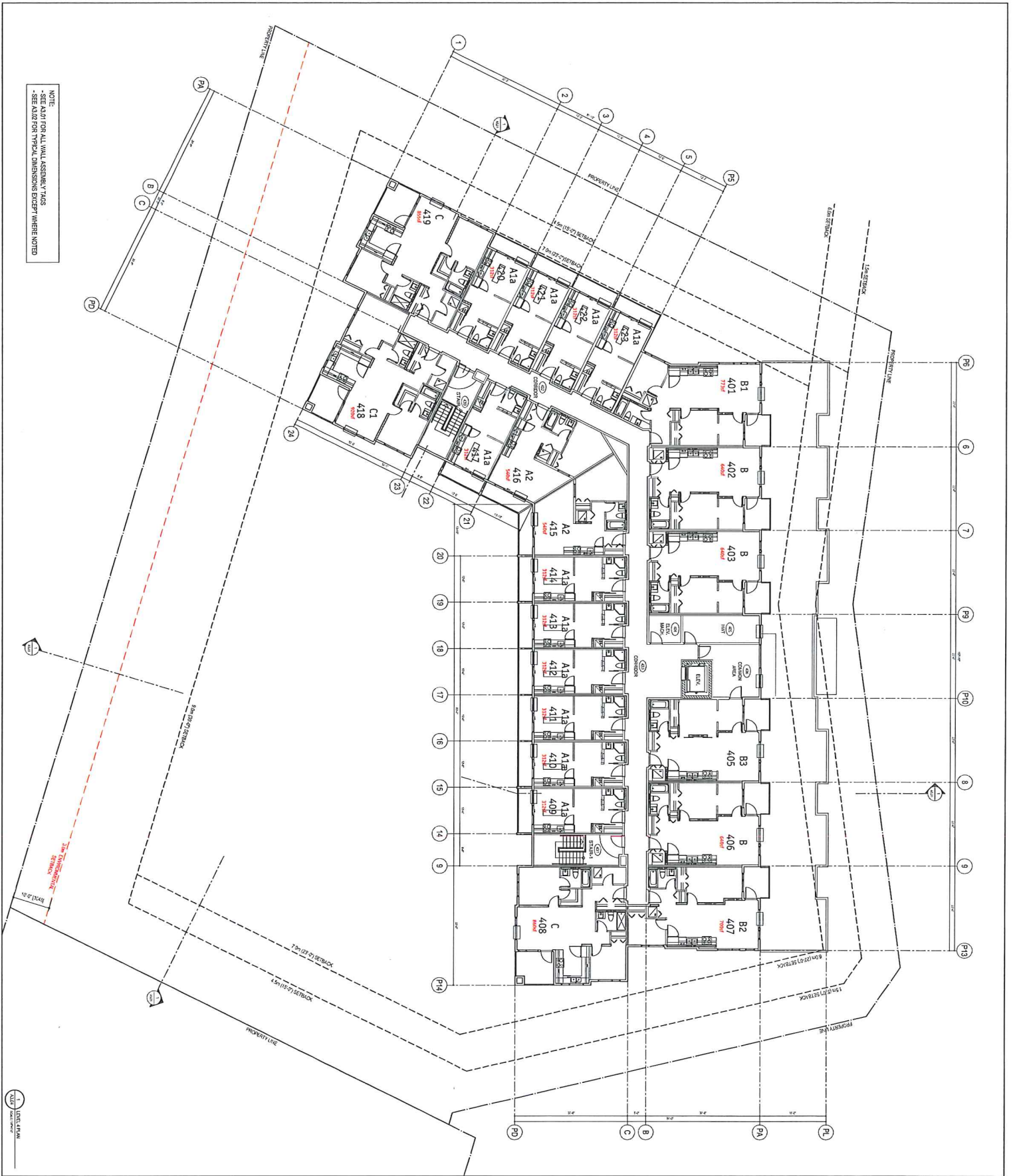


PROJECT: 4-STORY RENTAL DICKSON APT. WITH PARKADE  
 ADDRESS: 1000 ...  
 SHEET: A3.03r  
 DATE: 2014-12-04

A3.03r

LEVEL 3 PLAN

NO.	DATE	DESCRIPTION
1	2014-12-04	ISSUED FOR PERMIT
2	2014-12-04	ISSUED FOR PERMIT
3	2014-12-04	ISSUED FOR PERMIT
4	2014-12-04	ISSUED FOR PERMIT
5	2014-12-04	ISSUED FOR PERMIT
6	2014-12-04	ISSUED FOR PERMIT
7	2014-12-04	ISSUED FOR PERMIT
8	2014-12-04	ISSUED FOR PERMIT
9	2014-12-04	ISSUED FOR PERMIT
10	2014-12-04	ISSUED FOR PERMIT
11	2014-12-04	ISSUED FOR PERMIT
12	2014-12-04	ISSUED FOR PERMIT
13	2014-12-04	ISSUED FOR PERMIT
14	2014-12-04	ISSUED FOR PERMIT
15	2014-12-04	ISSUED FOR PERMIT
16	2014-12-04	ISSUED FOR PERMIT
17	2014-12-04	ISSUED FOR PERMIT
18	2014-12-04	ISSUED FOR PERMIT
19	2014-12-04	ISSUED FOR PERMIT
20	2014-12-04	ISSUED FOR PERMIT
21	2014-12-04	ISSUED FOR PERMIT
22	2014-12-04	ISSUED FOR PERMIT
23	2014-12-04	ISSUED FOR PERMIT
24	2014-12-04	ISSUED FOR PERMIT



NOTE:  
 - SEE A3.01 FOR ALL WALL ASSIGNED TACS  
 - SEE A3.02 FOR TYPICAL DIMENSIONS EXCEPT WHERE NOTED

1. LEVEL PLAN

DATE	2014-04-15
SCALE	1/8" = 1'-0"
OWNER	ACI CORP.
DESIGNER	MEIKLEJOHN ARCHITECTS INC.
PROJECT	4-STORY RENTAL DICKSON APT. WITH PARKADE

Project Title  
**A3.04r**  
 4-STORY RENTAL  
 DICKSON APT.  
 WITH PARKADE

2014-12-04  
 Revised DP

MEIKLEJOHN ARCHITECTS INC.  
 277 BROADWAY, SUITE 200  
 KILBURN, N.J. 07033  
 TEL: 908.262.5000  
 FAX: 908.262.5001  
 EMAIL: info@meiklejohn.com

Copyright reserved. This document is the property of Meiklejohn Architects Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Meiklejohn Architects Inc.

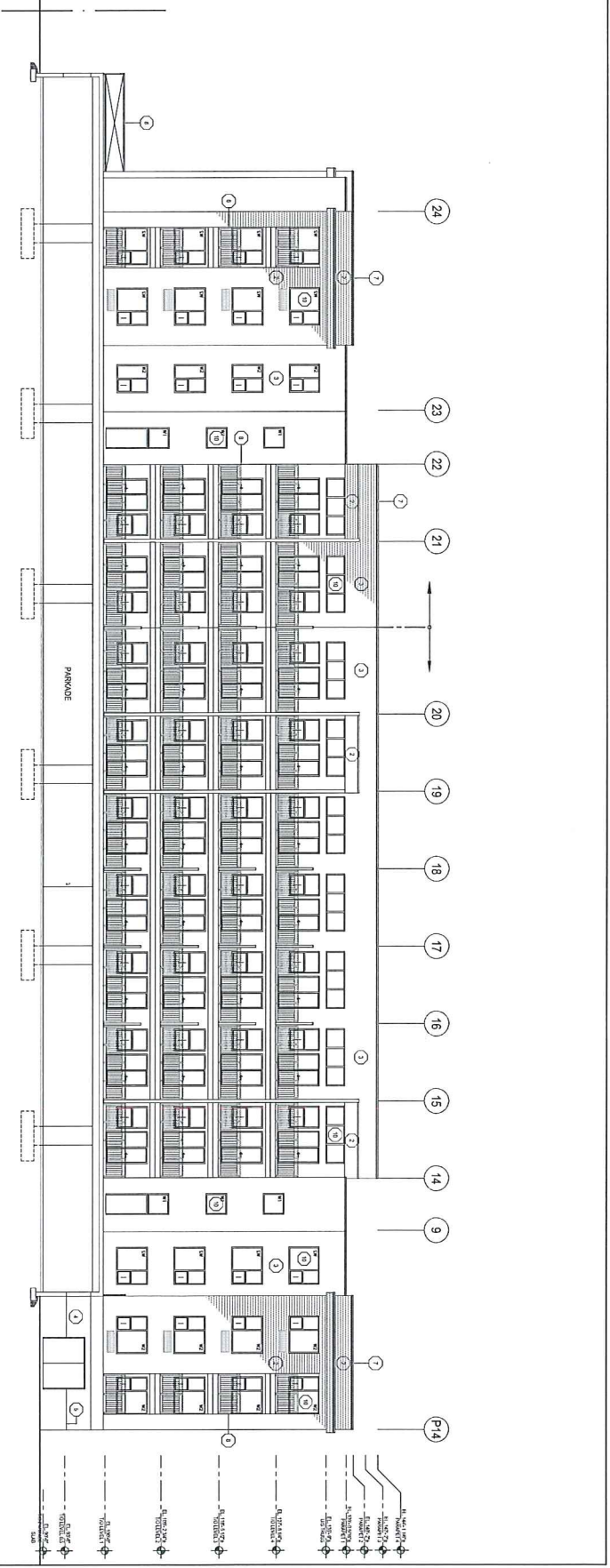


THE  
 THREE  
 NORTH  
 AVENUE



2014-12-04  
 4-STORY RENTAL  
 DICKSON APT.  
 WITH PARKADE  
 MEIKLEJOHN ARCHITECTS INC.  
 277 BROADWAY, SUITE 200  
 KILBURN, N.J. 07033  
 TEL: 908.262.5000  
 FAX: 908.262.5001  
 EMAIL: info@meiklejohn.com

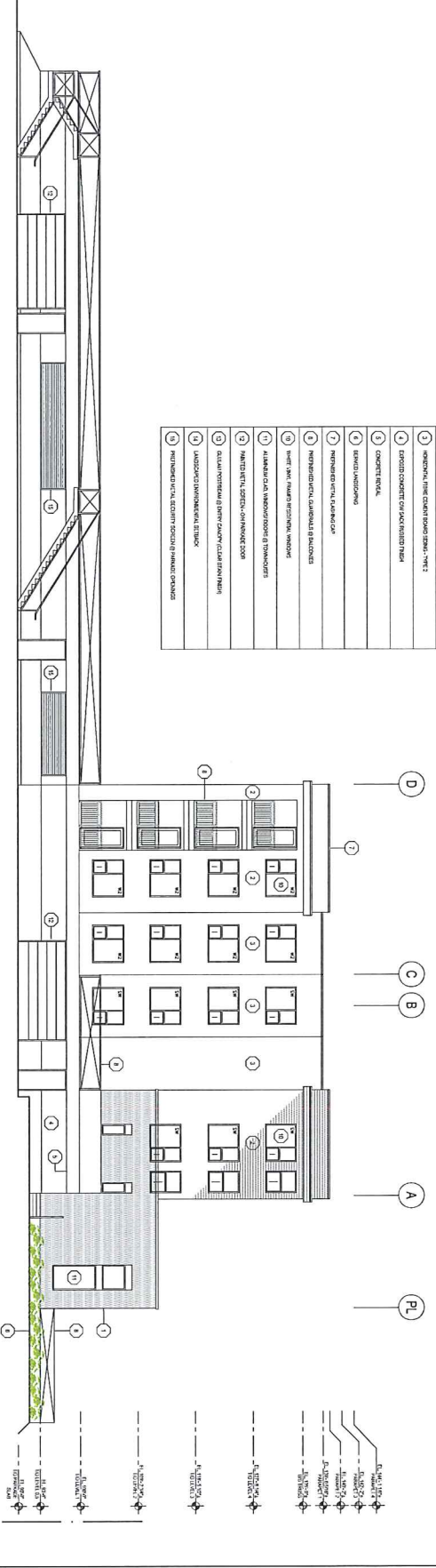




1 BUILDING ELEVATION  
Scale: 1/8"=1'-0"

**ELEVATION KEY NOTES**  
ALL DIMENSIONS GIVEN IN FEET AND INCHES UNLESS OTHERWISE NOTED.

- 1 BRICK CLADDING
- 2 BRICK CLADDING, LIGHT CLAY/TAN COLOR, 2"X8"X16" VERT
- 3 BRICK CLADDING, LIGHT CLAY/TAN COLOR, 2"X8"X16" HORIZ
- 4 EPDM ROOFING ON RATCHET ROOF
- 5 CONCRETE FINISH
- 6 TERRAZZO FLOORING
- 7 FINISH EXTERIOR WALL FINISH
- 8 FINISH EXTERIOR WALL FINISH
- 9 FINISH EXTERIOR WALL FINISH
- 10 FINISH EXTERIOR WALL FINISH
- 11 FINISH EXTERIOR WALL FINISH
- 12 FINISH EXTERIOR WALL FINISH
- 13 FINISH EXTERIOR WALL FINISH
- 14 FINISH EXTERIOR WALL FINISH
- 15 FINISH EXTERIOR WALL FINISH
- 16 FINISH EXTERIOR WALL FINISH
- 17 FINISH EXTERIOR WALL FINISH
- 18 FINISH EXTERIOR WALL FINISH
- 19 FINISH EXTERIOR WALL FINISH
- 20 FINISH EXTERIOR WALL FINISH
- 21 FINISH EXTERIOR WALL FINISH
- 22 FINISH EXTERIOR WALL FINISH
- 23 FINISH EXTERIOR WALL FINISH
- 24 FINISH EXTERIOR WALL FINISH



2 BUILDING ELEVATION  
Scale: 1/8"=1'-0"

2014-12-04  
 4-STOREY RENTAL  
 DICKSON APT.  
 WITH PARKADE

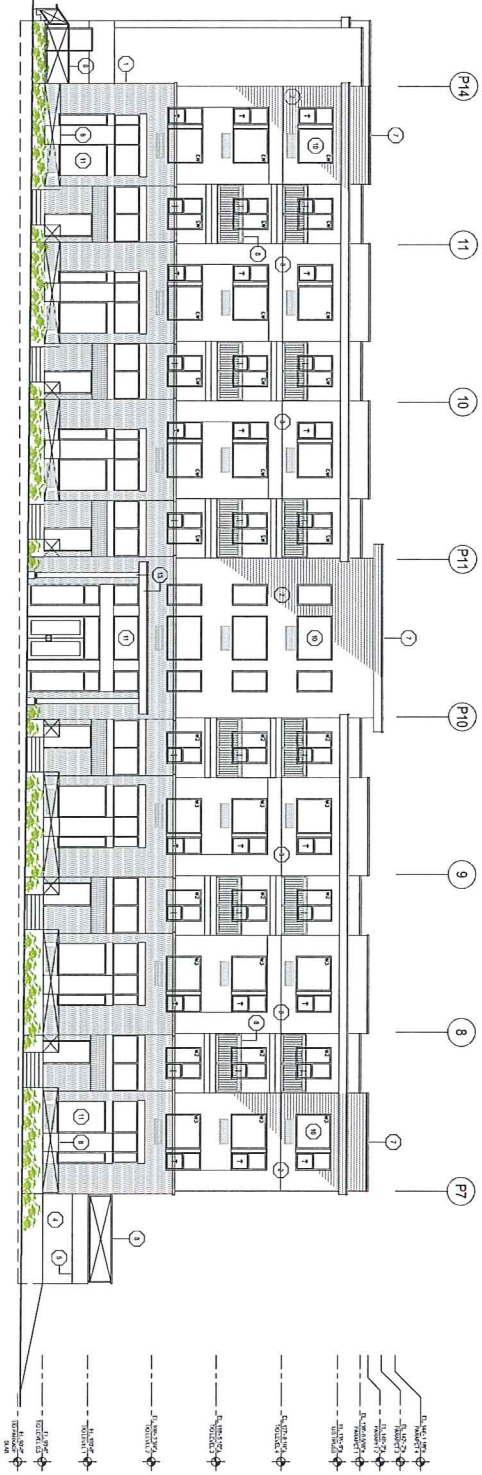


2014-12-04  
 revised DP



**A4.01r**  
 BUILDING ELEVATIONS

DATE	2014-12-04
SCALE	AS SHOWN
BY	MEIKLEJOHN ARCHITECTS INC.
CHECKED	MEIKLEJOHN ARCHITECTS INC.



1 BUILDING ELEVATION  
K4.02 SOURCE: 1/09-11-04



2 BUILDING ELEVATION  
K4.02 SOURCE: 1/09-11-04

2017 FINCH STREET  
VAN CO  
DANIEL COHEN  
2017 FINCH STREET  
VAN CO  
DANIEL COHEN  
2017 FINCH STREET  
VAN CO  
DANIEL COHEN

**m+m**  
MEKLEJOHN ARCHITECTS INC.

**At Sobert**  
CONSTRUCTION



2014-12-04  
revised DP

PROJECT TITLE  
4-STORY RENTAL  
DICKSON APT.  
WITH PARKADE  
3800 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 1591, 1593, 1595, 1597, 1599, 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695, 1697, 1699, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739, 1741, 1743, 1745, 1747, 1749, 1751, 1753, 1755, 1757, 1759, 1761, 1763, 1765, 1767, 1769, 1771, 1773, 1775, 1777, 1779, 1781, 1783, 1785, 1787, 1789, 1791, 1793, 1795, 1797, 1799, 1801, 1803, 1805, 1807, 1809, 1811, 1813, 1815, 1817, 1819, 1821, 1823, 1825, 1827, 1829, 1831, 1833, 1835, 1837, 1839, 1841, 1843, 1845, 1847, 1849, 1851, 1853, 1855, 1857, 1859, 1861, 1863, 1865, 1867, 1869, 1871, 1873, 1875, 1877, 1879, 1881, 1883, 1885, 1887, 1889, 1891, 1893, 1895, 1897, 1899, 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917, 1919, 1921, 1923, 1925, 1927, 1929, 1931, 1933, 1935, 1937, 1939, 1941, 1943, 1945, 1947, 1949, 1951, 1953, 1955, 1957, 1959, 1961, 1963, 1965, 1967, 1969, 1971, 1973, 1975, 1977, 1979, 1981, 1983, 1985, 1987, 1989, 1991, 1993, 1995, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059, 2061, 2063, 2065, 2067, 2069, 2071, 2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121, 2123, 2125, 2127, 2129, 2131, 2133, 2135, 2137, 2139, 2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419, 2421, 2423, 2425, 2427, 2429, 2431, 2433, 2435, 2437, 2439, 2441, 2443, 2445, 2447, 2449, 2451, 2453, 2455, 2457, 2459, 2461, 2463, 2465, 2467, 2469, 2471, 2473, 2475, 2477, 2479, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523, 2525, 2527, 2529, 2531, 2533, 2535, 2537, 2539, 2541, 2543, 2545, 2547, 2549, 2551, 2553, 2555, 2557, 2559, 2561, 2563, 2565, 2567, 2569, 2571, 2573, 2575, 2577, 2579, 2581, 2583, 2585, 2587, 2589, 2591, 2593, 2595, 2597, 2599, 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, 2617, 2619, 2621, 2623, 2625, 2627, 2629, 2631, 2633, 2635, 2637, 2639, 2641, 2643, 2645, 2647, 2649, 2651, 2653, 2655, 2657, 2659, 2661, 2663, 2665, 2667, 2669, 2671, 2673, 2675, 2677, 2679, 2681, 2683, 2685, 2687, 2689, 2691, 2693, 2695, 2697, 2699, 2701, 2703, 2705, 2707, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739, 2741, 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765, 2767, 2769, 2771, 2773, 2775, 2777, 2779, 2781, 2783, 2785, 2787, 2789, 2791, 2793, 2795, 2797, 2799, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2815, 2817, 2819, 2821, 2823, 2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847, 2849, 2851, 2853, 2855, 2857, 2859, 2861, 2863, 2865, 2867, 2869, 2871, 2873, 2875, 2877, 2879, 2881, 2883, 2885, 2887, 2889, 2891, 2893, 2895, 2897, 2899, 2901, 2903, 2905, 2907, 2909, 2911, 2913, 2915, 2917, 2919, 2921, 2923, 2925, 2927, 2929, 2931, 2933, 2935, 2937, 2939, 2941, 2943, 2945, 2947, 2949, 2951, 2953, 2955, 2957, 2959, 2961, 2963, 2965, 2967, 2969, 2971, 2973, 2975, 2977, 2979, 2981, 2983, 2985, 2987, 2989, 2991, 2993, 2995, 2997, 2999, 3001, 3003, 3005, 3007, 3009, 3011, 3013, 3015, 3017, 3019, 3021, 3023, 3025, 3027, 3029, 3031, 3033, 3035, 3037, 3039, 3041, 3043, 3045, 3047, 3049, 3051, 3053, 3055, 3057, 3059, 3061, 3063, 3065, 3067, 3069, 3071, 3073, 3075, 3077, 3079, 3081, 3083, 3085, 3087, 3089, 3091, 3093, 3095, 3097, 3099, 3101, 3103, 3105, 3107, 3109, 3111, 3113, 3115, 3117, 3119, 3121, 3123, 3125, 3127, 3129, 3131, 3133, 3135, 3137, 3139, 3141, 3143, 3145, 3147, 3149, 3151, 3153, 3155, 3157, 3159, 3161, 3163, 3165, 3167, 3169, 3171, 3173, 3175, 3177, 3179, 3181, 3183, 3185, 3187, 3189, 3191, 3193, 3195, 3197, 3199, 3201, 3203, 3205, 3207, 3209, 3211, 3213, 3215, 3217, 3219, 3221, 3223, 3225, 3227, 3229, 3231, 3233, 3235, 3237, 3239, 3241, 3243, 3245, 3247, 3249, 3251, 3253, 3255, 3257, 3259, 3261, 3263, 3265, 3267, 3269, 3271, 3273, 3275, 3277, 3279, 3281, 3283, 3285, 3287, 3289, 3291, 3293, 3295, 3297, 3299, 3301, 3303, 3305, 3307, 3309, 3311, 3313, 3315, 3317, 3319, 3321, 3323, 3325, 3327, 3329, 3331, 3333, 3335, 3337, 3339, 3341, 3343, 3345, 3347, 3349, 3351, 3353, 3355, 3357, 3359, 3361, 3363, 3365, 3367, 3369, 3371, 3373, 3375, 3377, 3379, 3381, 3383, 3385, 3387, 3389, 3391, 3393, 3395, 3397, 3399, 3401, 3403, 3405, 3407, 3409, 3411, 3413, 3415, 3417, 3419, 3421, 3423, 3425, 3427, 3429, 3431, 3433, 3435, 3437, 3439, 3441, 3443, 3445, 3447, 3449, 3451, 3453, 3455, 3457, 3459, 3461, 3463, 3465, 3467, 3469, 3471, 3473, 3475, 3477, 3479, 3481, 3483, 3485, 3487, 3489, 3491, 3493, 3495, 3497, 3499, 3501, 3503, 3505, 3507, 3509, 3511, 3513, 3515, 3517, 3519, 3521, 3523, 3525, 3527, 3529, 3531, 3533, 3535, 3537, 3539, 3541, 3543, 3545, 3547, 3549, 3551, 3553, 3555, 3557, 3559, 3561, 3563, 3565, 3567, 3569, 3571, 3573, 3575, 3577, 3579, 3581, 3583, 3585, 3587, 3589, 3591, 3593, 3595, 3597, 3599, 3601, 3603, 3605, 3607, 3609, 3611, 3613, 3615, 3617, 3619, 3621, 3623, 3625, 3627, 3629, 3631, 3633, 3635, 3637, 3639, 3641, 3643, 3645, 3647, 3649, 3651, 3653, 3655, 3657, 3659, 3661, 3663, 3665, 3667, 3669, 3671, 3673, 3675, 3677, 3679, 3681, 3683, 3685, 3687, 3689, 3691, 3693, 3695, 3697, 3699, 3701, 3703, 3705, 3707, 3709, 3711, 3713, 3715, 3717, 3719, 3721, 3723, 3725, 3727, 3729, 3731, 3733, 3735, 3737, 3739, 3741, 3743, 3745, 3747, 3749, 3751, 3753, 3755, 3757, 3759, 3761, 3763, 3765, 3767, 3769, 3771, 3773, 3775, 3777, 3779, 3781, 3783, 3785, 3787, 3789, 3791, 3793, 3795, 3797, 3799, 3801, 3803, 3805, 3807, 3809, 3811, 3813, 3815, 3817, 3819, 3821, 3823, 3825, 3827, 3829, 3831, 3833, 3835, 3837, 3839, 3841, 3843, 3845, 3847, 3849, 3851, 3853, 3855, 3857, 3859, 3861, 3863, 3865, 3867, 3869, 3871, 3873, 3875, 3877, 3879, 3881, 3883, 3885, 3887, 3889, 3891, 3893, 3895, 3897, 3899, 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915, 3917, 3919, 3921, 3923, 3925, 3927, 3929, 3931, 3933, 3935, 3937, 3939, 3941, 3943, 3945, 3947, 3949, 3951, 3953, 3955, 3957, 3959, 3961, 3963, 3965, 3967, 3969, 3971, 3973, 3975, 3977, 3979, 3981, 3983, 3985, 3987, 3989, 3991, 3993, 3995, 3997, 3999, 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4015, 4017, 4019, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4035, 4037, 4039, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4055, 4057, 4059, 4061, 4063, 4065, 4067, 4069, 4071, 4073, 4075, 4077, 4079, 4081, 4083, 4085, 4087, 4089, 4091, 4093, 4095, 4097, 4099, 4101, 4103, 4105, 4107, 4109, 4111, 4113, 4115, 4117, 4119, 4121, 4123, 4125, 4127, 4129, 4131, 4133, 4135, 4137, 4139, 4141, 4143, 4145, 4147, 414

201 S 24th Street  
 Vancouver, BC  
 V6C 2K8  
 Tel: 604.681.1111  
 Fax: 604.681.1112  
 Email: info@meiklejohn.ca



2014-12-04  
 revised DP

Product Title: 4-STOREY RENTAL DICKSON APT. WITH PARADE

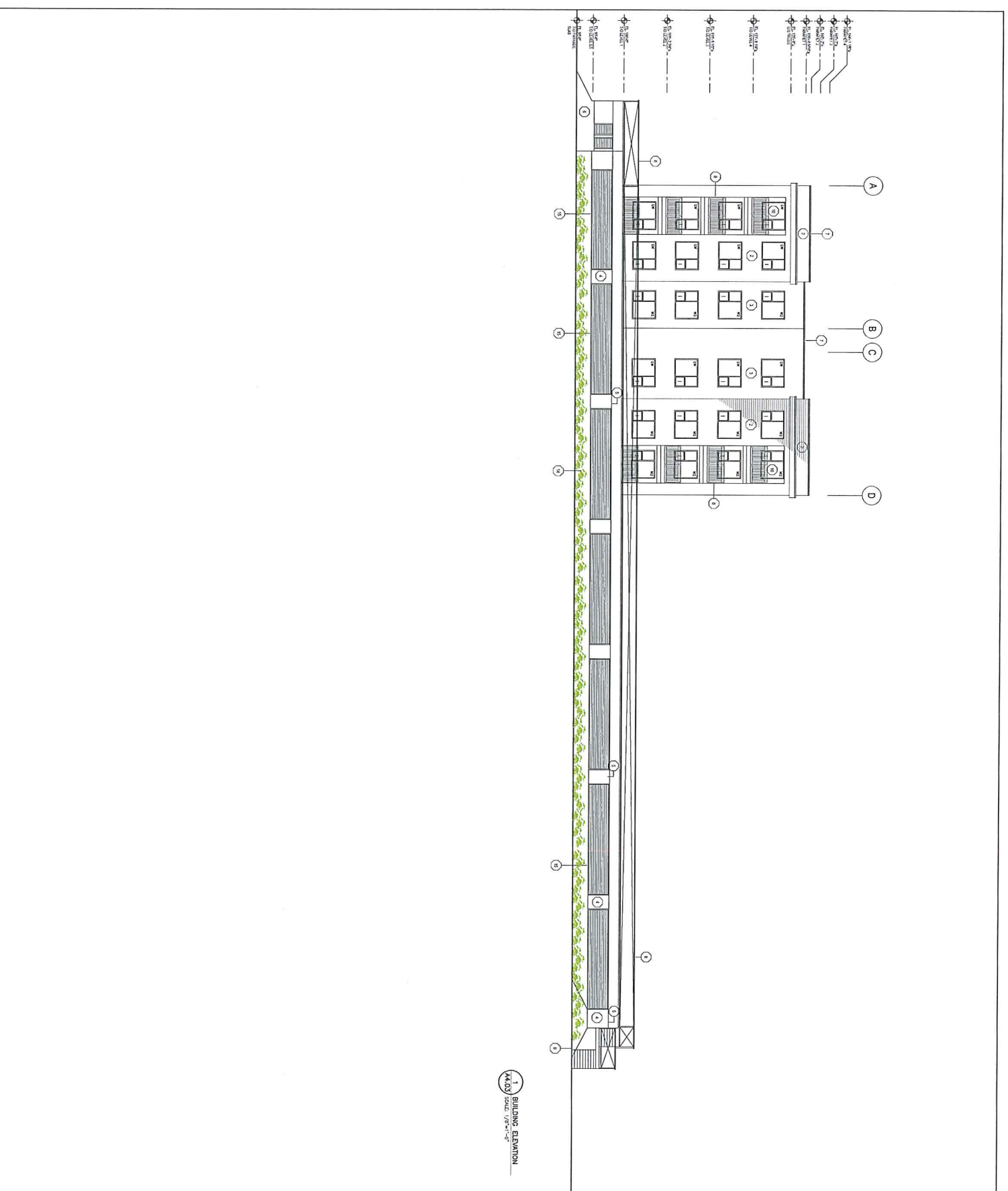
Product Number: 104001\_101\_101\_101\_101\_101

NO.	DATE	DESCRIPTION	BY	CHKD.

**A4.03r**

4-STOREY RENTAL DICKSON APT. WITH PARADE BUILDING ELEVATIONS

NO.	DATE	DESCRIPTION	BY	CHKD.



1 BUILDING ELEVATION  
 A4.03r SCALE: 1/25"=1'-0"





**Residential Apartments - Dickson Avenue**

Dec. 3/2014

**ESTIMATE OF PROBABLE COSTS - Reference: LDP 1 - Re-Issued For Development Permit/2014-12-03**

Description of work	Unit	Estimated	Estimated Value	Total Value
---------------------	------	-----------	-----------------	-------------

**LANDSCAPE**

1.0 Landscape On-Site					
1.1	Deciduous trees (5cm Cal.)	ea.	16	\$450.00	\$7,200.00
1.2	Deciduous shrub on standard (#10 pot)	ea.	22	\$225.00	\$4,950.00
1.3	Ornamental shrubs and perennials	m <sup>2</sup>	375	\$50.00	\$18,750.00
1.4	Restoration trees, shrubs, and forbs	ls.	1	\$3,675.00	\$3,675.00
1.5	Sod	m <sup>2</sup>	116	\$7.50	\$870.00
1.6	Imported growing medium for trees (2 cu.m. per tree)	m <sup>3</sup>	32	\$60.00	\$1,920.00
1.7	Imported growing medium for shrub bed (450mm depth)	m <sup>3</sup>	180	\$60.00	\$10,800.00
1.8	Imported growing medium for sod (150mm depth)	m <sup>3</sup>	19	\$60.00	\$1,140.00
1.9	Composted Bark Mulch Dressing (75mm depth)	m <sup>2</sup>	450	\$7.50	\$3,375.00
1.10	High efficiency irrigation system	m <sup>2</sup>	825	\$20.00	\$16,500.00
1.11	Water service for rooftop planters	ls.	1	\$7,500.00	\$7,500.00
1.12	Feature boulders (1000mm-1500mm diameter)	ea.	5	\$450.00	\$2,250.00
1.13	1.8m height fence (style to be determined)	l.m.	100	\$160.00	\$16,000.00
				<b>SUBTOTAL</b>	<b>\$94,930.00</b>

**ESTIMATED TOTAL LANDSCAPE BUDGET**
**\$94,930.00**

This is an estimate and not a guaranteed amount, and is to be used for bonding purposes only. Costing is based on 2014 contractor pricing and is subject to change.

MMM Group Limited  
540 Leon Avenue  
Kelowna, BC V1Y 6J6  
t: 250.862.3600 | f: 250.862.4849  
[www.mmm.ca](http://www.mmm.ca)

Date: December 3, 2014

Our File: 5114035

Address: 1435 Water Street  
Kelowna, B.C.  
V1Y 1J4

Attention: Development Services

Dear Sir/Madam:

Re: 4-Storey Rental Dickson Apartments – Dickson Ave. – Development Permit

As per our client's request, MMM Group Limited estimates a landscape development cost of **\$94,930.00**, excluding applicable taxes, for the above noted development. This price includes landscape materials and installation (planted areas, sod, trees, topsoil, mulches, feature boulders, fencing, and irrigation).

Should you require any explanation of this letter, please contact the undersigned.

Regards,  
**MMM Group Limited**

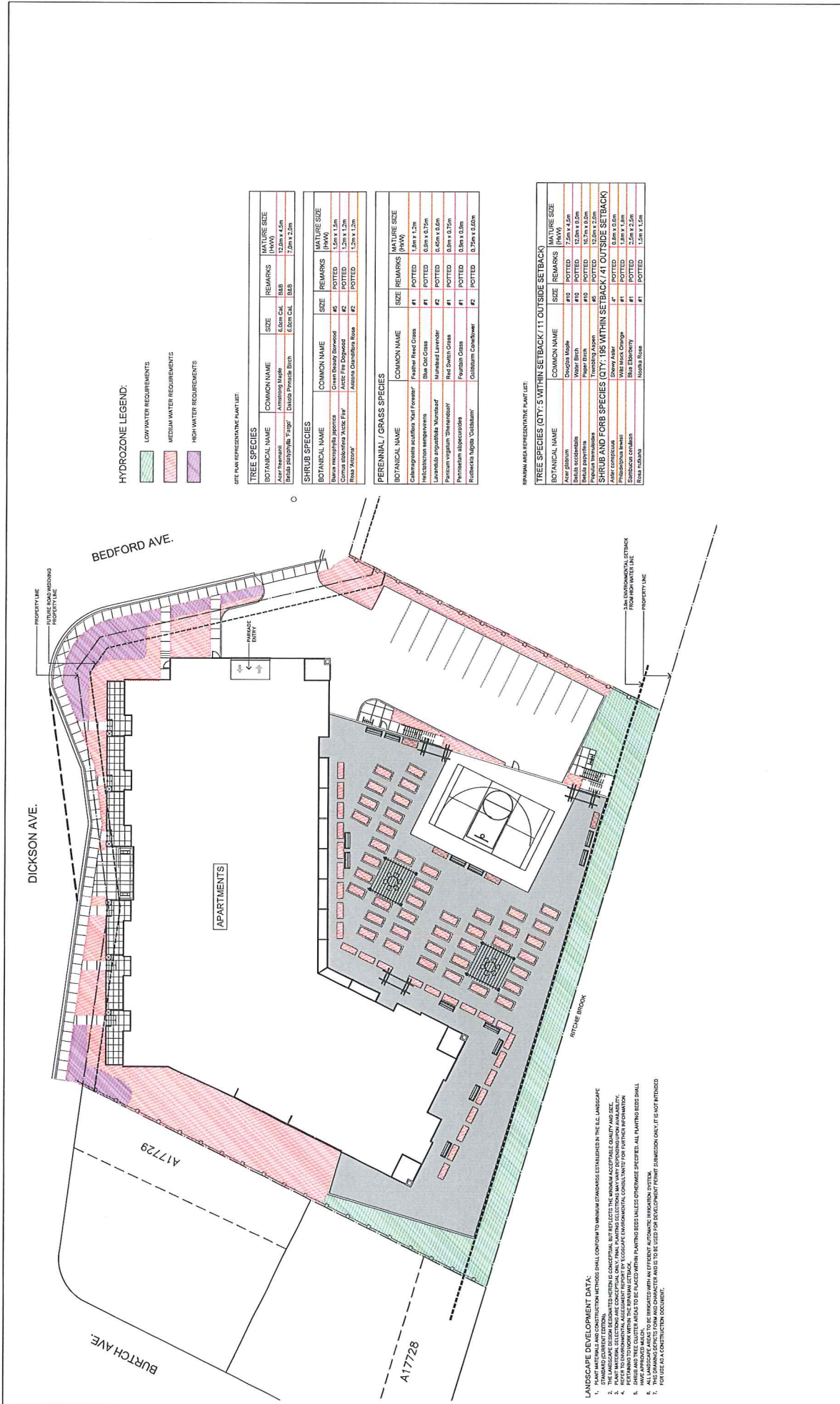
A handwritten signature in black ink, appearing to read 'Ben Walker', written in a cursive style.

Benjamin SC Walker, MBCSLA  
Registered Landscape Architect

cc Harry Issler (Al Stober Construction Ltd.)  
Shirley Ng (M+M Architects)







**HYDROZONE LEGEND:**

- LOW WATER REQUIREMENTS
- MEDIUM WATER REQUIREMENTS
- HIGH WATER REQUIREMENTS

**SITE PLAN REPRESENTATIVE PLANT LIST:**

TREE SPECIES	COMMON NAME	SIZE	REMARKS	MATURE SIZE
Acer freemanii	American Maple	6.0m Cal.	BAB	12.0m x 4.5m
Thuja plicata 'Fargo'	Daucus Prunella Birch	6.0m Cal.	BAB	7.2m x 2.2m

SHRUB SPECIES	COMMON NAME	SIZE	REMARKS	MATURE SIZE
Berberis thunbergii	Green Barberry	#5	POTTED	1.5m x 1.2m
Comus tobiana	Asian Spice Fly	#2	POTTED	1.2m x 1.2m
Osma Indica	Indica Garden Rose	#2	POTTED	1.2m x 1.2m

PERENNIAL / GRASS SPECIES	COMMON NAME	SIZE	REMARKS	MATURE SIZE
Chamaecrista nuttallii	Yard Foxtail	#1	POTTED	1.5m x 1.2m
Helianthus scaberrimus	Blue Oct Grass	#1	POTTED	0.6m x 0.75m
Lavandula angustifolia	Munstead Lavender	#2	POTTED	0.6m x 0.6m
Penstemon virginicus	Red Switch Grass	#1	POTTED	0.6m x 0.75m
Penstemon sp.	Fourteen Grass	#1	POTTED	0.6m x 0.6m
Rubus spectabilis	Goldstraw Candyflower	#2	POTTED	0.75m x 0.6m

**SHRUB AND FORB SPECIES (T1 OUTSIDE SETBACK):**

TREE SPECIES	COMMON NAME	SIZE	REMARKS	MATURE SIZE
Acer glabrum	Douglas Maple	#10	POTTED	7.2m x 4.6m
Thuja occidentalis	White Birch	#10	POTTED	12.0m x 0.6m
Thuja occidentalis	White Birch	#10	POTTED	12.0m x 0.6m

SHRUB AND FORB SPECIES (T1 INSIDE SETBACK / T1 OUTSIDE SETBACK)	COMMON NAME	SIZE	REMARKS	MATURE SIZE
Alnus incana	Shaggy Alder	#4	POTTED	0.6m x 0.6m
Phlox paniculata	Blue Phlox	#1	POTTED	1.2m x 1.2m
Sambucus racemosa	Black Elderberry	#1	POTTED	2.5m x 2.5m
Osma Indica	Indica Rose	#1	POTTED	1.2m x 1.2m

- LANDSCAPE DEVELOPMENT DATA:**
- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE I.L. LANDSCAPE DESIGN SPECIFICATIONS.
  - THE LANDSCAPE DESIGN REPRESENTS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
  - THE LANDSCAPE DESIGN SHALL BE SUBJECT TO A FINAL ENVIRONMENTAL ASSESSMENT REPORT BY A LICENSED ENVIRONMENTAL CONSULTANT FOR FURTHER INFORMATION.
  - SHRUBS AND TREE CULTIVAR TYPES TO BE PLACED WITHIN PLANTING BEDS UNLESS OTHERWISE SPECIFIED. ALL PLANTING BEDS SHALL BE APPROXIMATE MATCH.
  - THIS DRAWING REPRESENTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

<p>HYDROZONE PLAN</p> <p>PROJECT NO. LDP-2</p> <p>SCALE: 1:200</p>	<p><b>MMM GROUP</b></p> <p>LANDSCAPE ARCHITECTURE</p> <p>1000 SHEPPARD AVENUE EAST, SUITE 100, TORONTO, ONTARIO M2X 1K7</p>
--	---

<p>PROJECT: DICKSON APARTMENTS</p> <p>CLIENT: ALS TOBER CONSTRUCTION LTD.</p> <p>DATE: 2024</p>	<p>REVISIONS TRACKER</p> <table border="1" style="width: 100%;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2024-01-15</td> <td>ISSUED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>2</td> <td>2024-01-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>3</td> <td>2024-02-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>4</td> <td>2024-02-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>5</td> <td>2024-02-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>6</td> <td>2024-03-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>7</td> <td>2024-03-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>8</td> <td>2024-03-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>9</td> <td>2024-04-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>10</td> <td>2024-04-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>11</td> <td>2024-04-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>12</td> <td>2024-05-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>13</td> <td>2024-05-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>14</td> <td>2024-05-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>15</td> <td>2024-06-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>16</td> <td>2024-06-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>17</td> <td>2024-06-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>18</td> <td>2024-07-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>19</td> <td>2024-07-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>20</td> <td>2024-07-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>21</td> <td>2024-08-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>22</td> <td>2024-08-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>23</td> <td>2024-08-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>24</td> <td>2024-09-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>25</td> <td>2024-09-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>26</td> <td>2024-09-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>27</td> <td>2024-10-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>28</td> <td>2024-10-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>29</td> <td>2024-10-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>30</td> <td>2024-11-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>31</td> <td>2024-11-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>32</td> <td>2024-11-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>33</td> <td>2024-12-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>34</td> <td>2024-12-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>35</td> <td>2024-12-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>36</td> <td>2025-01-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>37</td> <td>2025-01-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>38</td> <td>2025-01-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>39</td> <td>2025-02-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>40</td> <td>2025-02-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>41</td> <td>2025-02-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>42</td> <td>2025-03-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>43</td> <td>2025-03-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>44</td> <td>2025-03-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>45</td> <td>2025-04-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>46</td> <td>2025-04-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>47</td> <td>2025-04-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>48</td> <td>2025-05-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>49</td> <td>2025-05-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>50</td> <td>2025-05-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>51</td> <td>2025-06-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>52</td> <td>2025-06-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>53</td> <td>2025-06-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>54</td> <td>2025-07-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>55</td> <td>2025-07-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>56</td> <td>2025-07-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>57</td> <td>2025-08-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>58</td> <td>2025-08-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>59</td> <td>2025-08-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>60</td> <td>2025-09-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>61</td> <td>2025-09-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>62</td> <td>2025-09-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>63</td> <td>2025-10-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>64</td> <td>2025-10-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>65</td> <td>2025-10-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>66</td> <td>2025-11-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>67</td> <td>2025-11-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>68</td> <td>2025-11-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>69</td> <td>2025-12-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>70</td> <td>2025-12-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>71</td> <td>2025-12-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>72</td> <td>2026-01-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>73</td> <td>2026-01-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>74</td> <td>2026-01-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>75</td> <td>2026-02-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>76</td> <td>2026-02-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>77</td> <td>2026-02-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>78</td> <td>2026-03-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>79</td> <td>2026-03-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>80</td> <td>2026-03-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>81</td> <td>2026-04-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>82</td> <td>2026-04-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>83</td> <td>2026-04-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>84</td> <td>2026-05-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>85</td> <td>2026-05-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>86</td> <td>2026-05-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>87</td> <td>2026-06-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>88</td> <td>2026-06-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>89</td> <td>2026-06-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>90</td> <td>2026-07-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>91</td> <td>2026-07-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>92</td> <td>2026-07-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>93</td> <td>2026-08-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>94</td> <td>2026-08-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>95</td> <td>2026-08-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>96</td> <td>2026-09-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>97</td> <td>2026-09-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>98</td> <td>2026-09-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>99</td> <td>2026-10-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>100</td> <td>2026-10-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>101</td> <td>2026-10-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>102</td> <td>2026-11-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>103</td> <td>2026-11-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>104</td> <td>2026-11-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>105</td> <td>2026-12-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>106</td> <td>2026-12-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>107</td> <td>2026-12-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>108</td> <td>2027-01-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>109</td> <td>2027-01-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>110</td> <td>2027-01-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>111</td> <td>2027-02-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>112</td> <td>2027-02-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>113</td> <td>2027-02-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>114</td> <td>2027-03-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>115</td> <td>2027-03-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>116</td> <td>2027-03-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>117</td> <td>2027-04-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>118</td> <td>2027-04-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>119</td> <td>2027-04-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>120</td> <td>2027-05-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>121</td> <td>2027-05-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>122</td> <td>2027-05-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>123</td> <td>2027-06-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>124</td> <td>2027-06-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>125</td> <td>2027-06-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>126</td> <td>2027-07-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>127</td> <td>2027-07-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>128</td> <td>2027-07-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>129</td> <td>2027-08-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>130</td> <td>2027-08-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>131</td> <td>2027-08-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>132</td> <td>2027-09-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>133</td> <td>2027-09-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>134</td> <td>2027-09-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>135</td> <td>2027-10-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>136</td> <td>2027-10-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>137</td> <td>2027-10-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>138</td> <td>2027-11-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>139</td> <td>2027-11-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>140</td> <td>2027-11-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>141</td> <td>2027-12-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>142</td> <td>2027-12-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>143</td> <td>2027-12-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>144</td> <td>2028-01-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>145</td> <td>2028-01-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>146</td> <td>2028-01-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>147</td> <td>2028-02-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>148</td> <td>2028-02-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>149</td> <td>2028-02-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>150</td> <td>2028-03-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>151</td> <td>2028-03-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>152</td> <td>2028-03-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>153</td> <td>2028-04-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>154</td> <td>2028-04-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>155</td> <td>2028-04-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>156</td> <td>2028-05-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>157</td> <td>2028-05-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>158</td> <td>2028-05-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>159</td> <td>2028-06-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>160</td> <td>2028-06-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>161</td> <td>2028-06-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>162</td> <td>2028-07-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>163</td> <td>2028-07-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>164</td> <td>2028-07-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>165</td> <td>2028-08-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>166</td> <td>2028-08-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>167</td> <td>2028-08-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>168</td> <td>2028-09-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>169</td> <td>2028-09-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>170</td> <td>2028-09-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>171</td> <td>2028-10-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>172</td> <td>2028-10-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>173</td> <td>2028-10-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>174</td> <td>2028-11-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>175</td> <td>2028-11-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>176</td> <td>2028-11-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>177</td> <td>2028-12-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>178</td> <td>2028-12-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>179</td> <td>2028-12-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>180</td> <td>2029-01-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>181</td> <td>2029-01-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>182</td> <td>2029-01-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>183</td> <td>2029-02-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>184</td> <td>2029-02-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>185</td> <td>2029-02-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>186</td> <td>2029-03-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>187</td> <td>2029-03-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>188</td> <td>2029-03-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>189</td> <td>2029-04-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>190</td> <td>2029-04-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>191</td> <td>2029-04-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>192</td> <td>2029-05-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>193</td> <td>2029-05-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>194</td> <td>2029-05-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>195</td> <td>2029-06-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>196</td> <td>2029-06-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>197</td> <td>2029-06-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>198</td> <td>2029-07-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>199</td> <td>2029-07-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>200</td> <td>2029-07-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>201</td> <td>2029-08-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>202</td> <td>2029-08-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>203</td> <td>2029-08-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>204</td> <td>2029-09-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>205</td> <td>2029-09-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>206</td> <td>2029-09-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>207</td> <td>2029-10-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>208</td> <td>2029-10-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>209</td> <td>2029-10-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>210</td> <td>2029-11-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>211</td> <td>2029-11-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>212</td> <td>2029-11-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>213</td> <td>2029-12-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>214</td> <td>2029-12-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>215</td> <td>2029-12-20</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>216</td> <td>2030-01-01</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>217</td> <td>2030-01-15</td> <td>REVISED FOR DEVELOPMENT PERMIT</td> </tr> <tr></tr></tbody></table>	NO.	DATE	DESCRIPTION	1	2024-01-15	ISSUED FOR DEVELOPMENT PERMIT	2	2024-01-20	REVISED FOR DEVELOPMENT PERMIT	3	2024-02-01	REVISED FOR DEVELOPMENT PERMIT	4	2024-02-15	REVISED FOR DEVELOPMENT PERMIT	5	2024-02-20	REVISED FOR DEVELOPMENT PERMIT	6	2024-03-01	REVISED FOR DEVELOPMENT PERMIT	7	2024-03-15	REVISED FOR DEVELOPMENT PERMIT	8	2024-03-20	REVISED FOR DEVELOPMENT PERMIT	9	2024-04-01	REVISED FOR DEVELOPMENT PERMIT	10	2024-04-15	REVISED FOR DEVELOPMENT PERMIT	11	2024-04-20	REVISED FOR DEVELOPMENT PERMIT	12	2024-05-01	REVISED FOR DEVELOPMENT PERMIT	13	2024-05-15	REVISED FOR DEVELOPMENT PERMIT	14	2024-05-20	REVISED FOR DEVELOPMENT PERMIT	15	2024-06-01	REVISED FOR DEVELOPMENT PERMIT	16	2024-06-15	REVISED FOR DEVELOPMENT PERMIT	17	2024-06-20	REVISED FOR DEVELOPMENT PERMIT	18	2024-07-01	REVISED FOR DEVELOPMENT PERMIT	19	2024-07-15	REVISED FOR DEVELOPMENT PERMIT	20	2024-07-20	REVISED FOR DEVELOPMENT PERMIT	21	2024-08-01	REVISED FOR DEVELOPMENT PERMIT	22	2024-08-15	REVISED FOR DEVELOPMENT PERMIT	23	2024-08-20	REVISED FOR DEVELOPMENT PERMIT	24	2024-09-01	REVISED FOR DEVELOPMENT PERMIT	25	2024-09-15	REVISED FOR DEVELOPMENT PERMIT	26	2024-09-20	REVISED FOR DEVELOPMENT PERMIT	27	2024-10-01	REVISED FOR DEVELOPMENT PERMIT	28	2024-10-15	REVISED FOR DEVELOPMENT PERMIT	29	2024-10-20	REVISED FOR DEVELOPMENT PERMIT	30	2024-11-01	REVISED FOR DEVELOPMENT PERMIT	31	2024-11-15	REVISED FOR DEVELOPMENT PERMIT	32	2024-11-20	REVISED FOR DEVELOPMENT PERMIT	33	2024-12-01	REVISED FOR DEVELOPMENT PERMIT	34	2024-12-15	REVISED FOR DEVELOPMENT PERMIT	35	2024-12-20	REVISED FOR DEVELOPMENT PERMIT	36	2025-01-01	REVISED FOR DEVELOPMENT PERMIT	37	2025-01-15	REVISED FOR DEVELOPMENT PERMIT	38	2025-01-20	REVISED FOR DEVELOPMENT PERMIT	39	2025-02-01	REVISED FOR DEVELOPMENT PERMIT	40	2025-02-15	REVISED FOR DEVELOPMENT PERMIT	41	2025-02-20	REVISED FOR DEVELOPMENT PERMIT	42	2025-03-01	REVISED FOR DEVELOPMENT PERMIT	43	2025-03-15	REVISED FOR DEVELOPMENT PERMIT	44	2025-03-20	REVISED FOR DEVELOPMENT PERMIT	45	2025-04-01	REVISED FOR DEVELOPMENT PERMIT	46	2025-04-15	REVISED FOR DEVELOPMENT PERMIT	47	2025-04-20	REVISED FOR DEVELOPMENT PERMIT	48	2025-05-01	REVISED FOR DEVELOPMENT PERMIT	49	2025-05-15	REVISED FOR DEVELOPMENT PERMIT	50	2025-05-20	REVISED FOR DEVELOPMENT PERMIT	51	2025-06-01	REVISED FOR DEVELOPMENT PERMIT	52	2025-06-15	REVISED FOR DEVELOPMENT PERMIT	53	2025-06-20	REVISED FOR DEVELOPMENT PERMIT	54	2025-07-01	REVISED FOR DEVELOPMENT PERMIT	55	2025-07-15	REVISED FOR DEVELOPMENT PERMIT	56	2025-07-20	REVISED FOR DEVELOPMENT PERMIT	57	2025-08-01	REVISED FOR DEVELOPMENT PERMIT	58	2025-08-15	REVISED FOR DEVELOPMENT PERMIT	59	2025-08-20	REVISED FOR DEVELOPMENT PERMIT	60	2025-09-01	REVISED FOR DEVELOPMENT PERMIT	61	2025-09-15	REVISED FOR DEVELOPMENT PERMIT	62	2025-09-20	REVISED FOR DEVELOPMENT PERMIT	63	2025-10-01	REVISED FOR DEVELOPMENT PERMIT	64	2025-10-15	REVISED FOR DEVELOPMENT PERMIT	65	2025-10-20	REVISED FOR DEVELOPMENT PERMIT	66	2025-11-01	REVISED FOR DEVELOPMENT PERMIT	67	2025-11-15	REVISED FOR DEVELOPMENT PERMIT	68	2025-11-20	REVISED FOR DEVELOPMENT PERMIT	69	2025-12-01	REVISED FOR DEVELOPMENT PERMIT	70	2025-12-15	REVISED FOR DEVELOPMENT PERMIT	71	2025-12-20	REVISED FOR DEVELOPMENT PERMIT	72	2026-01-01	REVISED FOR DEVELOPMENT PERMIT	73	2026-01-15	REVISED FOR DEVELOPMENT PERMIT	74	2026-01-20	REVISED FOR DEVELOPMENT PERMIT	75	2026-02-01	REVISED FOR DEVELOPMENT PERMIT	76	2026-02-15	REVISED FOR DEVELOPMENT PERMIT	77	2026-02-20	REVISED FOR DEVELOPMENT PERMIT	78	2026-03-01	REVISED FOR DEVELOPMENT PERMIT	79	2026-03-15	REVISED FOR DEVELOPMENT PERMIT	80	2026-03-20	REVISED FOR DEVELOPMENT PERMIT	81	2026-04-01	REVISED FOR DEVELOPMENT PERMIT	82	2026-04-15	REVISED FOR DEVELOPMENT PERMIT	83	2026-04-20	REVISED FOR DEVELOPMENT PERMIT	84	2026-05-01	REVISED FOR DEVELOPMENT PERMIT	85	2026-05-15	REVISED FOR DEVELOPMENT PERMIT	86	2026-05-20	REVISED FOR DEVELOPMENT PERMIT	87	2026-06-01	REVISED FOR DEVELOPMENT PERMIT	88	2026-06-15	REVISED FOR DEVELOPMENT PERMIT	89	2026-06-20	REVISED FOR DEVELOPMENT PERMIT	90	2026-07-01	REVISED FOR DEVELOPMENT PERMIT	91	2026-07-15	REVISED FOR DEVELOPMENT PERMIT	92	2026-07-20	REVISED FOR DEVELOPMENT PERMIT	93	2026-08-01	REVISED FOR DEVELOPMENT PERMIT	94	2026-08-15	REVISED FOR DEVELOPMENT PERMIT	95	2026-08-20	REVISED FOR DEVELOPMENT PERMIT	96	2026-09-01	REVISED FOR DEVELOPMENT PERMIT	97	2026-09-15	REVISED FOR DEVELOPMENT PERMIT	98	2026-09-20	REVISED FOR DEVELOPMENT PERMIT	99	2026-10-01	REVISED FOR DEVELOPMENT PERMIT	100	2026-10-15	REVISED FOR DEVELOPMENT PERMIT	101	2026-10-20	REVISED FOR DEVELOPMENT PERMIT	102	2026-11-01	REVISED FOR DEVELOPMENT PERMIT	103	2026-11-15	REVISED FOR DEVELOPMENT PERMIT	104	2026-11-20	REVISED FOR DEVELOPMENT PERMIT	105	2026-12-01	REVISED FOR DEVELOPMENT PERMIT	106	2026-12-15	REVISED FOR DEVELOPMENT PERMIT	107	2026-12-20	REVISED FOR DEVELOPMENT PERMIT	108	2027-01-01	REVISED FOR DEVELOPMENT PERMIT	109	2027-01-15	REVISED FOR DEVELOPMENT PERMIT	110	2027-01-20	REVISED FOR DEVELOPMENT PERMIT	111	2027-02-01	REVISED FOR DEVELOPMENT PERMIT	112	2027-02-15	REVISED FOR DEVELOPMENT PERMIT	113	2027-02-20	REVISED FOR DEVELOPMENT PERMIT	114	2027-03-01	REVISED FOR DEVELOPMENT PERMIT	115	2027-03-15	REVISED FOR DEVELOPMENT PERMIT	116	2027-03-20	REVISED FOR DEVELOPMENT PERMIT	117	2027-04-01	REVISED FOR DEVELOPMENT PERMIT	118	2027-04-15	REVISED FOR DEVELOPMENT PERMIT	119	2027-04-20	REVISED FOR DEVELOPMENT PERMIT	120	2027-05-01	REVISED FOR DEVELOPMENT PERMIT	121	2027-05-15	REVISED FOR DEVELOPMENT PERMIT	122	2027-05-20	REVISED FOR DEVELOPMENT PERMIT	123	2027-06-01	REVISED FOR DEVELOPMENT PERMIT	124	2027-06-15	REVISED FOR DEVELOPMENT PERMIT	125	2027-06-20	REVISED FOR DEVELOPMENT PERMIT	126	2027-07-01	REVISED FOR DEVELOPMENT PERMIT	127	2027-07-15	REVISED FOR DEVELOPMENT PERMIT	128	2027-07-20	REVISED FOR DEVELOPMENT PERMIT	129	2027-08-01	REVISED FOR DEVELOPMENT PERMIT	130	2027-08-15	REVISED FOR DEVELOPMENT PERMIT	131	2027-08-20	REVISED FOR DEVELOPMENT PERMIT	132	2027-09-01	REVISED FOR DEVELOPMENT PERMIT	133	2027-09-15	REVISED FOR DEVELOPMENT PERMIT	134	2027-09-20	REVISED FOR DEVELOPMENT PERMIT	135	2027-10-01	REVISED FOR DEVELOPMENT PERMIT	136	2027-10-15	REVISED FOR DEVELOPMENT PERMIT	137	2027-10-20	REVISED FOR DEVELOPMENT PERMIT	138	2027-11-01	REVISED FOR DEVELOPMENT PERMIT	139	2027-11-15	REVISED FOR DEVELOPMENT PERMIT	140	2027-11-20	REVISED FOR DEVELOPMENT PERMIT	141	2027-12-01	REVISED FOR DEVELOPMENT PERMIT	142	2027-12-15	REVISED FOR DEVELOPMENT PERMIT	143	2027-12-20	REVISED FOR DEVELOPMENT PERMIT	144	2028-01-01	REVISED FOR DEVELOPMENT PERMIT	145	2028-01-15	REVISED FOR DEVELOPMENT PERMIT	146	2028-01-20	REVISED FOR DEVELOPMENT PERMIT	147	2028-02-01	REVISED FOR DEVELOPMENT PERMIT	148	2028-02-15	REVISED FOR DEVELOPMENT PERMIT	149	2028-02-20	REVISED FOR DEVELOPMENT PERMIT	150	2028-03-01	REVISED FOR DEVELOPMENT PERMIT	151	2028-03-15	REVISED FOR DEVELOPMENT PERMIT	152	2028-03-20	REVISED FOR DEVELOPMENT PERMIT	153	2028-04-01	REVISED FOR DEVELOPMENT PERMIT	154	2028-04-15	REVISED FOR DEVELOPMENT PERMIT	155	2028-04-20	REVISED FOR DEVELOPMENT PERMIT	156	2028-05-01	REVISED FOR DEVELOPMENT PERMIT	157	2028-05-15	REVISED FOR DEVELOPMENT PERMIT	158	2028-05-20	REVISED FOR DEVELOPMENT PERMIT	159	2028-06-01	REVISED FOR DEVELOPMENT PERMIT	160	2028-06-15	REVISED FOR DEVELOPMENT PERMIT	161	2028-06-20	REVISED FOR DEVELOPMENT PERMIT	162	2028-07-01	REVISED FOR DEVELOPMENT PERMIT	163	2028-07-15	REVISED FOR DEVELOPMENT PERMIT	164	2028-07-20	REVISED FOR DEVELOPMENT PERMIT	165	2028-08-01	REVISED FOR DEVELOPMENT PERMIT	166	2028-08-15	REVISED FOR DEVELOPMENT PERMIT	167	2028-08-20	REVISED FOR DEVELOPMENT PERMIT	168	2028-09-01	REVISED FOR DEVELOPMENT PERMIT	169	2028-09-15	REVISED FOR DEVELOPMENT PERMIT	170	2028-09-20	REVISED FOR DEVELOPMENT PERMIT	171	2028-10-01	REVISED FOR DEVELOPMENT PERMIT	172	2028-10-15	REVISED FOR DEVELOPMENT PERMIT	173	2028-10-20	REVISED FOR DEVELOPMENT PERMIT	174	2028-11-01	REVISED FOR DEVELOPMENT PERMIT	175	2028-11-15	REVISED FOR DEVELOPMENT PERMIT	176	2028-11-20	REVISED FOR DEVELOPMENT PERMIT	177	2028-12-01	REVISED FOR DEVELOPMENT PERMIT	178	2028-12-15	REVISED FOR DEVELOPMENT PERMIT	179	2028-12-20	REVISED FOR DEVELOPMENT PERMIT	180	2029-01-01	REVISED FOR DEVELOPMENT PERMIT	181	2029-01-15	REVISED FOR DEVELOPMENT PERMIT	182	2029-01-20	REVISED FOR DEVELOPMENT PERMIT	183	2029-02-01	REVISED FOR DEVELOPMENT PERMIT	184	2029-02-15	REVISED FOR DEVELOPMENT PERMIT	185	2029-02-20	REVISED FOR DEVELOPMENT PERMIT	186	2029-03-01	REVISED FOR DEVELOPMENT PERMIT	187	2029-03-15	REVISED FOR DEVELOPMENT PERMIT	188	2029-03-20	REVISED FOR DEVELOPMENT PERMIT	189	2029-04-01	REVISED FOR DEVELOPMENT PERMIT	190	2029-04-15	REVISED FOR DEVELOPMENT PERMIT	191	2029-04-20	REVISED FOR DEVELOPMENT PERMIT	192	2029-05-01	REVISED FOR DEVELOPMENT PERMIT	193	2029-05-15	REVISED FOR DEVELOPMENT PERMIT	194	2029-05-20	REVISED FOR DEVELOPMENT PERMIT	195	2029-06-01	REVISED FOR DEVELOPMENT PERMIT	196	2029-06-15	REVISED FOR DEVELOPMENT PERMIT	197	2029-06-20	REVISED FOR DEVELOPMENT PERMIT	198	2029-07-01	REVISED FOR DEVELOPMENT PERMIT	199	2029-07-15	REVISED FOR DEVELOPMENT PERMIT	200	2029-07-20	REVISED FOR DEVELOPMENT PERMIT	201	2029-08-01	REVISED FOR DEVELOPMENT PERMIT	202	2029-08-15	REVISED FOR DEVELOPMENT PERMIT	203	2029-08-20	REVISED FOR DEVELOPMENT PERMIT	204	2029-09-01	REVISED FOR DEVELOPMENT PERMIT	205	2029-09-15	REVISED FOR DEVELOPMENT PERMIT	206	2029-09-20	REVISED FOR DEVELOPMENT PERMIT	207	2029-10-01	REVISED FOR DEVELOPMENT PERMIT	208	2029-10-15	REVISED FOR DEVELOPMENT PERMIT	209	2029-10-20	REVISED FOR DEVELOPMENT PERMIT	210	2029-11-01	REVISED FOR DEVELOPMENT PERMIT	211	2029-11-15	REVISED FOR DEVELOPMENT PERMIT	212	2029-11-20	REVISED FOR DEVELOPMENT PERMIT	213	2029-12-01	REVISED FOR DEVELOPMENT PERMIT	214	2029-12-15	REVISED FOR DEVELOPMENT PERMIT	215	2029-12-20	REVISED FOR DEVELOPMENT PERMIT	216	2030-01-01	REVISED FOR DEVELOPMENT PERMIT	217	2030-01-15	REVISED FOR DEVELOPMENT PERMIT
NO.	DATE	DESCRIPTION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
1	2024-01-15	ISSUED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
2	2024-01-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
3	2024-02-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
4	2024-02-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
5	2024-02-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
6	2024-03-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
7	2024-03-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
8	2024-03-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
9	2024-04-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
10	2024-04-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
11	2024-04-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
12	2024-05-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
13	2024-05-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
14	2024-05-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
15	2024-06-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
16	2024-06-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
17	2024-06-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
18	2024-07-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
19	2024-07-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
20	2024-07-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
21	2024-08-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
22	2024-08-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
23	2024-08-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
24	2024-09-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
25	2024-09-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
26	2024-09-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
27	2024-10-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
28	2024-10-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
29	2024-10-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
30	2024-11-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
31	2024-11-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
32	2024-11-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
33	2024-12-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
34	2024-12-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
35	2024-12-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
36	2025-01-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
37	2025-01-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
38	2025-01-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
39	2025-02-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
40	2025-02-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
41	2025-02-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
42	2025-03-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
43	2025-03-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
44	2025-03-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
45	2025-04-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
46	2025-04-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
47	2025-04-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
48	2025-05-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
49	2025-05-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
50	2025-05-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
51	2025-06-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
52	2025-06-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
53	2025-06-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
54	2025-07-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
55	2025-07-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
56	2025-07-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
57	2025-08-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
58	2025-08-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
59	2025-08-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
60	2025-09-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
61	2025-09-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
62	2025-09-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
63	2025-10-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
64	2025-10-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
65	2025-10-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
66	2025-11-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
67	2025-11-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
68	2025-11-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
69	2025-12-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
70	2025-12-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
71	2025-12-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
72	2026-01-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
73	2026-01-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
74	2026-01-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
75	2026-02-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
76	2026-02-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
77	2026-02-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
78	2026-03-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
79	2026-03-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
80	2026-03-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
81	2026-04-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
82	2026-04-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
83	2026-04-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
84	2026-05-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
85	2026-05-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
86	2026-05-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
87	2026-06-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
88	2026-06-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
89	2026-06-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
90	2026-07-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
91	2026-07-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
92	2026-07-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
93	2026-08-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
94	2026-08-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
95	2026-08-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
96	2026-09-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
97	2026-09-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
98	2026-09-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
99	2026-10-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
100	2026-10-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
101	2026-10-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
102	2026-11-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
103	2026-11-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
104	2026-11-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
105	2026-12-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
106	2026-12-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
107	2026-12-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
108	2027-01-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
109	2027-01-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
110	2027-01-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
111	2027-02-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
112	2027-02-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
113	2027-02-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
114	2027-03-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
115	2027-03-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
116	2027-03-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
117	2027-04-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
118	2027-04-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
119	2027-04-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
120	2027-05-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
121	2027-05-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
122	2027-05-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
123	2027-06-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
124	2027-06-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
125	2027-06-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
126	2027-07-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
127	2027-07-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
128	2027-07-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
129	2027-08-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
130	2027-08-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
131	2027-08-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
132	2027-09-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
133	2027-09-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
134	2027-09-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
135	2027-10-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
136	2027-10-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
137	2027-10-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
138	2027-11-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
139	2027-11-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
140	2027-11-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
141	2027-12-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
142	2027-12-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
143	2027-12-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
144	2028-01-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
145	2028-01-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
146	2028-01-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
147	2028-02-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
148	2028-02-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
149	2028-02-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
150	2028-03-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
151	2028-03-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
152	2028-03-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
153	2028-04-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
154	2028-04-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
155	2028-04-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
156	2028-05-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
157	2028-05-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
158	2028-05-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
159	2028-06-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
160	2028-06-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
161	2028-06-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
162	2028-07-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
163	2028-07-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
164	2028-07-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
165	2028-08-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
166	2028-08-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
167	2028-08-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
168	2028-09-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
169	2028-09-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
170	2028-09-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
171	2028-10-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
172	2028-10-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
173	2028-10-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
174	2028-11-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
175	2028-11-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
176	2028-11-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
177	2028-12-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
178	2028-12-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
179	2028-12-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
180	2029-01-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
181	2029-01-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
182	2029-01-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
183	2029-02-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
184	2029-02-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
185	2029-02-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
186	2029-03-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
187	2029-03-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
188	2029-03-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
189	2029-04-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
190	2029-04-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
191	2029-04-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
192	2029-05-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
193	2029-05-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
194	2029-05-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
195	2029-06-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
196	2029-06-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
197	2029-06-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
198	2029-07-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
199	2029-07-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
200	2029-07-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
201	2029-08-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
202	2029-08-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
203	2029-08-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
204	2029-09-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
205	2029-09-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
206	2029-09-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
207	2029-10-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
208	2029-10-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
209	2029-10-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
210	2029-11-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
211	2029-11-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
212	2029-11-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
213	2029-12-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
214	2029-12-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
215	2029-12-20	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
216	2030-01-01	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
217	2030-01-15	REVISED FOR DEVELOPMENT PERMIT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													





**NEW DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE APPLICATION FOR DICKSON AVE**

Al Stober Construction is pleased to announce they are applying for a Development Permit and Development Variance Permit for the 1500 block on Dickson Ave.

The new Building will be a four storey, 90 unit wood framed residential building with 104 stalls of parking, 91 underground and 13 above ground. Garbage and re-cycling will be Located next to the parkade entrance and will be completely enclosed. This building will consist of bachelors’ suites as well as one and two bedroom suites.

As part of this development three variances are required; 1) a 13.5% variance requested for site coverage including driveways and parking and 2) a variance requested for rear yard and partial west side yard set-backs to enclosed parkade (amenity deck to be provided on top of exposed parkade slab) 3) addition of a small portion of front entrance to front parcel line on Dickson Ave.

This building conforms to the City of Kelowna Official Community Plan and drawings can be viewed at the City of Kelowna Planning Department.

As part of the Municipal process we are pleased to inform our neighbors about our applications for development permit and development variance permit with regards to our proposed housing development.

The aerial photo context below shows the location of our proposed development in relation to your properties and the illustration above shows the front of our proposed building.

*If you have any questions please contact Mr. Harry Issler at ASC Office 250-763-2305*





---

**CITY OF KELOWNA**  
**MEMORANDUM**

---

**Date:** December 16, 2014  
**File No.:** Z14-0050  
**To:** Urban Planning (AC)  
**From:** Development Engineering Manager  
**Subject:** 1507-1511&1517-1521 Dickson Ave, 1539-1541 Bedford St *REVISED* RU6-RM5

---

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

- (a) The existing lots are serviced with small diameter water services (6). The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The estimated cost of this construction for bonding purposes is **\$10,000.00**
- (b) The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.
- (c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) The existing lots are serviced with 100mm diameter sanitary services (3). The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing small diameter services and the installation of a new larger service. The estimated cost of this construction for bonding purposes is **\$8,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new overflow service. The estimated cost of this construction for bonding purposes is **\$5,000.00**

#### 4. Road Improvements

- (a) Dickson Ave must be upgraded to an urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, sidewalk, landscaped boulevard complete with street trees drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$32,000.00**
- (b) Bedford Street must be upgraded to an urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, sidewalk, landscaped boulevard complete with street trees drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$24,000.00**

#### 5. Subdivision

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Dedicate 1.5m width along the full frontage of Dickson Ave.
- (c) Dedicate 1.5m width along the full frontage of Bedford Street.
- (d) Dedicate a corner rounding at the intersection of Dickson Av & Bedford St.
- (e) *Provide a 3.0m Statutory Rights Of Way (SROW) along the full frontage of Ritchie Brooke complete with a 4.5m access SROW from Bedford Street to Ritchie Brooke.*
- (f) Lot consolidation.
- (g) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

#### 6. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the "Capri Landmark Urban Centre".
- b) Streetlights must be installed on Dickson Ave & Bedford Street.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.



- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

7. 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.

8. Design and Construction

- (b) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (c) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (d) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (e) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (f) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. Servicing Agreements for Works and Services

- (b) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (c) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

10. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.

- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install pisometers 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.

11. Bonding and Levy Summary

(b) Bonding

Water service upgrades	\$ 10,000
Sanitary sewer service upgrades	\$ 8,000
Storm overflow services	\$ 5,000
Dickson Ave frontage improvements	\$ 32,000
Bedford Street frontage improvements	\$ 24,000
<b>Total Bonding</b>	<b>\$79,000.00</b>

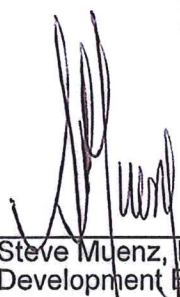
NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided 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.

12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site will be permitted from Bedford Street.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.




---

Steve Muenz, P. Eng.  
Development Engineering Manager

SS



---

**CITY OF KELOWNA**  
**MEMORANDUM**

---

**Date:** December 16, 2014  
**File No.:** Z14-0050

**To:** Urban Planning (AC)

**From:** Development Engineering Manager

**Subject:** 1507-1511&1517-1521 Dickson Ave, 1539-1541 Bedford St *REVISED* RU6-RM5

---

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

- (a) The existing lots are serviced with small diameter water services (6). The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The estimated cost of this construction for bonding purposes is **\$10,000.00**
- (b) The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.
- (c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) The existing lots are serviced with 100mm diameter sanitary services (3). The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing small diameter services and the installation of a new larger service. The estimated cost of this construction for bonding purposes is **\$8,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new overflow service. The estimated cost of this construction for bonding purposes is **\$5,000.00**

4. Road Improvements

- (a) Dickson Ave must be upgraded to an urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, sidewalk, landscaped boulevard complete with street trees drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$32,000.00**
- (b) Bedford Street must be upgraded to an urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, sidewalk, landscaped boulevard complete with street trees drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$24,000.00**

5. Subdivision

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Dedicate 1.5m width along the full frontage of Dickson Ave.
- (c) Dedicate 1.5m width along the full frontage of Bedford Street.
- (d) Dedicate a corner rounding at the intersection of Dickson Av & Bedford St.
- (e) *Provide a 3.0m Statutory Rights Of Way (SROW) along the full frontage of Ritchie Brooke complete with a 4.5m access SROW from Bedford Street to Ritchie Brooke.*
- (f) Lot consolidation.
- (g) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

6. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the "Capri Landmark Urban Centre".
- b) Streetlights must be installed on Dickson Ave & Bedford Street.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.



- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

7. 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.

8. Design and Construction

- (b) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (c) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (d) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (e) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (f) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. Servicing Agreements for Works and Services

- (b) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (c) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

10. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.

- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install pisometers 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.

11. Bonding and Levy Summary

(b) Bonding

Water service upgrades	\$ 10,000
Sanitary sewer service upgrades	\$ 8,000
Storm overflow services	\$ 5,000
Dickson Ave frontage improvements	\$ 32,000
Bedford Street frontage improvements	\$ 24,000
<b>Total Bonding</b>	<b>\$79,000.00</b>


NOTE: The bonding amount 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 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.

12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site will be permitted from Bedford Street.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.




---

Steve Muenz, P. Eng.  
Development Engineering Manager

SS

# SUPPLEMENTAL REPORT TO COUNCIL



**Date:** 1/26/2015  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Urban Planning, Community Planning & Real Estate (AC)  
**Application:** Z14-0050 **Owner:** Al Stober Construction Ltd.  
1539-1541 Bedford Ave,  
**Address:** 1507-1511 Dickson Ave, & **Applicant:** Meiklejohn Architects Inc.  
1517-1521 Dickson Ave  
**Subject:** Rezoning Application  
**Existing OCP Designation:** MRM - Multiple Unit Residential, Medium-Density  
**Existing Zone:** RU6 - Two Dwelling Housing  
**Proposed Zone:** RM5 - Medium Density Multiple Housing

---

## 1.0 Recommendation

THAT Council receives for information, the Supplemental Report from the Urban Planning Department dated January 26<sup>th</sup>, 2015 with respect to Rezoning Application No. Z14-0050;

AND THAT the Zone Amending Bylaw No. 11051 be forwarded to the February 17<sup>th</sup>, 2015 Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the following additional condition:

1. That the traffic improvements as identified in the Supplemental Council Report dated January 26<sup>th</sup> 2015 be completed prior to the issuance of the occupancy permit for the subject property.

## 2.0 Purpose

To inform Council of the traffic related site investigation that has been completed and the staff recommendations associated with rezoning the subject property to RM5 - Medium Density Multiple Housing in order to develop a 90 unit (44 micro-studio) 4 ½ storey tall rental apartment development.

### 3.0 Urban Planning

At the January 19<sup>th</sup> 2015 Council meeting, Council passed first reading on the subject property but directed Staff to not forward the application to public hearing until Council received more information regarding the traffic situation in the neighbourhood. Under our existing policy a traffic impact study was not required for this project as it did not meet the 100 unit threshold. However, the developer was asked to provide a minor analysis to the City. Staff met to review that study as well as all the potential traffic impacts of the proposed 90 unit project at Dickson/Bedford on the surrounding traffic network. The result is as follows:

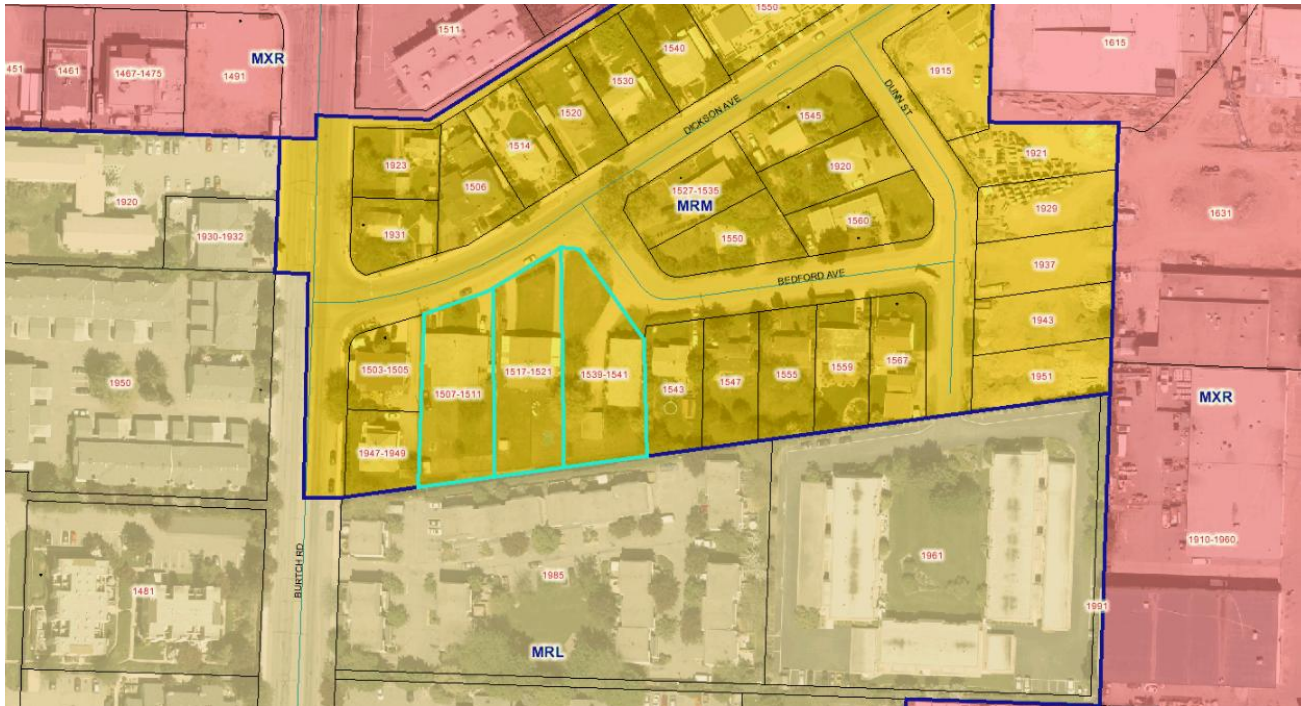
- The lane capacity of the roads in the immediate vicinity of the site is satisfactory, however, the intersection at Burtch/Dickson is already experiencing operational challenges due to heavy volumes during peak hours.
- Recommended traffic improvements to mitigate the traffic issues include (see attachments for illustrative representative of traffic improvements):
  1. A right- in/right-out/left-in channelization at the intersection of Dickson/ Burtch to prevent westbound left turn exits onto Burtch Rd. This will require a raised centre median on Burtch Rd and a delta corner island on Dickson Ave.
  2. Traffic affected by the left turn restriction will result in additional travel southbound on Dayton St and the use of Springfield Rd to access Burtch Rd. To accommodate this, a separate southbound right turn lane is needed at the Springfield/ Dayton intersection. Based on the previous developments at the Landmark buildings there is separate bonding in place to finance this work. The City will work with the developer to initiate this work.

Staff is recommending that the above intersection improvements be required as a condition of rezoning and then a full traffic impact study can be delayed until the next significant rezoning in the area. Further, the project does not meet the Ministry of Transportation and Infrastructure's (MOTI) threshold for an in-depth Traffic Impact Assessment. MOTI did indicate concern with the intersection at Sutherland/Burtch. In order to improve the efficiency of that intersection, City Staff will be working on signal timing with the Ministry's Staff to optimize the intersection performance.

With these measures being taken staff are supportive of advancing this application.

**Subject Property Map:** 1539-1541 Bedford Ave, 1507-1511 Dickson Ave, & 1517-1521 Dickson Ave





#### 4.0 Application Chronology

Date of Application Received: September 26<sup>th</sup> 2014  
Date of Public consultation: November 25<sup>th</sup> 2014

Report prepared by:

\_\_\_\_\_  
Adam Cseke, Planner

Reviewed by:  Ryan Smith, Urban Planning Manager

Attachments:  
Proposed Traffic Improvements



L:\General\_Data\Projects-2014\14132 - Mode 2 - Traffic Analysis\4-CAD\SKETCHES\SR-001 BURTCH-DICKSON.dwg January 26, 2015 Tebli Eftekar



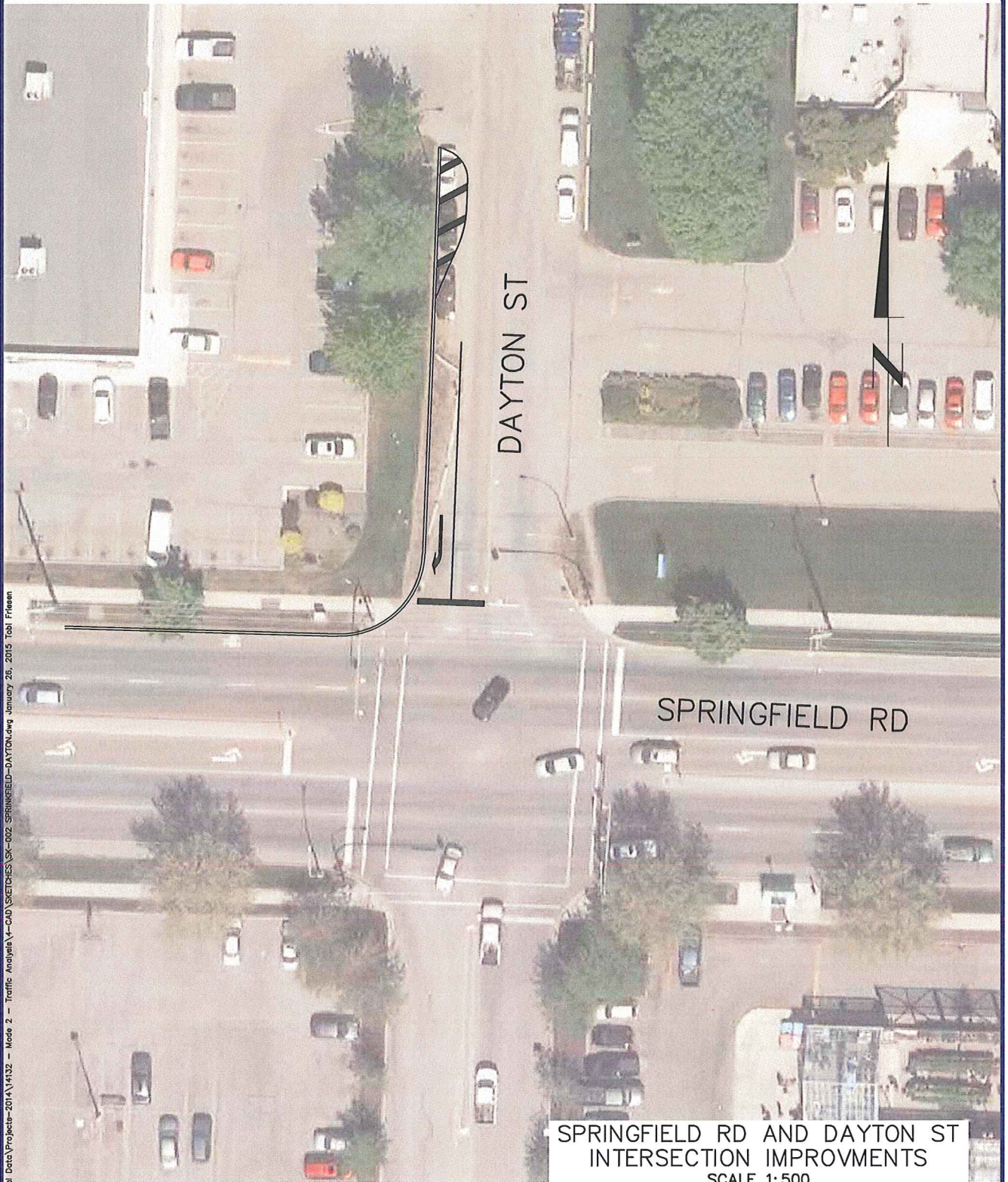
BURTCH RD AND DICKSON AVE  
INTERSECTION IMPROVEMENTS

SCALE 1:500  
PROJECT 14132  
January 26, 2015





L:\General Data\Projects-2014\14132 - Mode 2 - Traffic Analysis\4-CAD SKETCHES\SR-002 SPRINGFIELD-DAYTON.dwg, January 26, 2015 Robi Fitean



SPRINGFIELD RD AND DAYTON ST  
INTERSECTION IMPROVMENTS

SCALE 1:500  
PROJECT 14132  
January 26, 2015





# Report to Council



**Date:** January 9, 2015  
**File:** 1250-04  
**To:** City Manager  
**From:** Urban Planning Department (TY)  
**Subject:** Proposed Text Amendment to Zoning Bylaw 8000 to permit Analytical Testing as a principal use and permit Analytical Testing of Medicinal Marihuana in the I1, I2, I3, I4 zones.

---

## **Recommendation:**

THAT Zoning Bylaw Text Amendment No. TA14-0020 to amend City of Kelowna Zoning Bylaw No. 8000 by amending the existing definition of Medical Marihuana Production Facility, by adding a definition for Analytical Testing and to permit Analytical Testing as a principal use in the I1 - Business Industrial, I2 - General Industrial, I3-Heavy Industrial and I4 - Central Industrial Zones as outlined in Schedule "A" of the report from the Subdivision, Agriculture & Environment Department dated December 16, 2014, be considered by Council.

AND THAT the Text Amendment Bylaw be forwarded to a Public Hearing for further consideration.

## **Purpose:**

To make associated amendments to the Zoning Bylaw to add a definition for Analytical Testing and to permit Analytical Testing as a principal use in Industrial Zones.

## **Background:**

The new Health Canada Marihuana for Medical Purposes Regulations (MMPR) regulations came into effect July 19, 2013 and into full effect April 1, 2014 replacing the current Marihuana Medical Access Regulations (MMAR), which was repealed on March 31, 2014.

The current Medical Marihuana Production Facility definition adopted into the City of Kelowna Zoning Bylaw No. 8000 does not identify analytical testing and the use is not currently a principal use in Industrial zones.

A Guidance Document submitted by health Canada, *Technical Specifications for Testing Dried Marihuana for Medical Purposes* Dated June 19, 2013 speaks directly to the testing requirements:

*Testing of dried marihuana can only be performed by the holder of a producer's licence under the MMPR or of a dealer's licence under the Narcotic Control Regulations, and must be performed according to validated methods. Validation means establishing documented evidence that will provide a high degree of assurance that the testing methods must consistently and reproducibly lead to the predetermined specifications and quality results in dried marihuana.*

Medical marihuana production involves the cultivation, growing, harvesting, and drying of the marihuana plant, followed by the testing, packaging and storage of the dried marihuana. The dried medical marihuana is then distributed to authorized customers for medical use as per the required federal and municipal licensing restrictions.

Understanding that any operation handling medical marihuana requires operators to meet standards through Health Canada in order to be licensed, City staff is seeking to differentiate between the production facility and the analytical testing laboratory of the medicinal marihuana industry. This testing is not required to be in the same facility as the growing operation of a Medical Marihuana Production Facility and may be conducted by a third party that is licensed under the Health Canada Marihuana for Medical Purposes Regulations.

Due to the laboratory facility that is required to conduct the analytical testing of dried medical marihuana, the zones that permit this use should imitate those zones that permit other pharmaceutical or controlled substance testing laboratories. In review of current bylaws it came to light that the City of Kelowna does not have a definition for a laboratory that carries out analytical testing on substances for research and development or quality control of medical or government regulated products. As such it is not a standalone principal use under City of Kelowna Zoning Bylaw No. 8000. Such uses do exist in Kelowna, currently as a secondary use within a hospital or medical facility.

Analytical Testing solely permits laboratory testing and excludes the ability to produce, store, sell or destroy a controlled substance. This also allows for the principal use of an analytical testing laboratory separate from medical marihuana production in industrial zones. Licensed analytical testing laboratories for licensed producers of Medicinal Marihuana are required to hold a federal licence for each controlled substance and adhere to the monitoring, restricted access, delivery security measures, intrusion detection systems, sanitary conditions and staff clearance levels as regulated by MMPR. Any controlled substance handled in an analytical testing laboratory must be transported, received, tracked and stored in compliance with Health Canada and where appropriate Controlled Drugs & Substances regulations.

An amendment to the City of Kelowna Medical Marijuana Producer Business Licence and Regulation Bylaw No. 10920 is also being proposed concurrently with the proposed zone amending bylaw and is intended to ensure that the Analytical Testing laboratory maintains its operation in compliance with the Health Canada Regulations.

A number of factors have been considered when determining the appropriate zones for the Analytical Testing land use including the compatibility of adjacent uses, the available infrastructure and accessibility for emergency services. Considering these factors the recommendation is to amend the noted zones to permit Analytical Testing.

This approach to permit Analytical Testing in Industrial zones is consistent with a number of the larger municipalities that were researched.

Schedule "A" outlines the Zoning Bylaw Text Amendment being proposed.  
Analytical Testing as a Permitted Use within the I1, I2, I3 and I4 Industrial Zones

**Internal Circulation:**

The proposed text amendment was circulated to the following departments for comment:

**Legal/Statutory Authority:**

The new Health Canada Marihuana for Medical Purposes Regulations (MMPR) regulations came into effect July 19, 2013 and into full effect April 1, 2014 replacing the current Marihuana Medical Access Regulations (MMAR), which was repealed on March 31, 2014.

**Legal/Statutory Procedural Requirements:**

**Existing Policy:**

**The following bylaws were adopted for MMPF on May 26, 2014**

Amendments to the Zoning Bylaw 8000 that would permit Medical Marihuana Production Facilities in the I1, I2, I3 and I4 as a principal use and creation of a Medical Marihuana Production Regulation Business Licence and Regulation Bylaw No. 10920.

**External Agency/Public Comments:**

**Considerations not applicable to this report:**

Financial/Budgetary Considerations  
Personnel Implications  
Alternate Recommendation  
Communications

Submitted by:

---

Tracey Yuzik, Planner

Approved for inclusion:



Ryan Smith, Urban Planning Manager



**SCHEDULE "A"**  
**SUMMARY OF PROPOSED TEXT AMENDMENT**  
December 16, 2014

<b>Zoning Bylaw No. 8000</b>		
<b>Section</b>	<b>Existing Text</b>	<b>Proposed Text</b>
General Definitions Section 2.3.3	<b>MEDICAL MARIHUANA PRODUCTION FACILITY</b> means a facility for the producing, processing, selling, providing, shipping, delivering, and destroying of marihuana and must be licensed under the Health Canada Marihuana for Medical Purposes Regulations (SOR/2013-119).	<b>MEDICAL MARIHUANA PRODUCTION FACILITY</b> means a facility for the producing, processing, selling, providing, shipping, delivering, and destroying of medical marihuana and can include analytical testing in permitted industrial zones and must be licensed under the Health Canada Marihuana for Medical Purposes Regulations (SOR/2013 -119).
General Definitions Section 2.2.3	N/A	<i>Add as a new definition:</i> <b>Analytical Testing</b> means the validated testing, research and development or quality control of a substance or product carried out in a laboratory operation and must be licensed under Health Canada or Controlled Drugs and Substances regulation of any substance or product being tested.
15.1 - I1 - Business Industrial 15.1.2 Principal Uses	N/A	Add as a principal use: <b>Analytical Testing</b>
15.2 - I2 - General Industrial 15.2.2 Principal Uses	N/A	Add as a principal use: <b>Analytical Testing</b>
15.3 - I3 - Heavy Industrial 15.3.2 Principal Uses	N/A	Add as a principal use: <b>Analytical Testing</b>
15.4 - I4 - Central Industrial 15.4.2 Principal Uses	N/A	Add as a principal use: <b>Analytical Testing</b>

Chart for information only, not to be included in report.

MUNICIPALITIES IDENTIFYING TESTING / LABORATORY AS A PRINCIPAL USE				
JURISDICTION	DEFINED	AGRICULTURE	INDUSTRIAL	COMMERCIAL
Burnaby	x			
Chilliwack	✓		M3 (General Industrial) P6 (University Village) CD-14 (Lickman East-Progress Way Industrial Area)	
Kamloops	x			
Kelowna	x			
Langley	x			
Nanaimo	✓		I1, I2, I3,	Commercial Centre 3 & 5
Ottawa	✓	T1	I2E (U of Ottawa King Edward Precinct subzone), IG (General Industrial zone), IH (Heavy Industrial zones), IL (Light industrial zones), IP (Business Park Industrial zones)	AM (arterial Mainstreet zones) GM (General Mixed Use zones) MC (Mixed Use Centre zones) MD (Mided-Use Downtown zone), TD (Transit Oriented Development zone), TM (Traditional Mainstreet zone), Rural Commercial,
Peachland	x			
Pemberton	✓		INDUSTRIAL	
RDCO	✓		I1	C1, C4,
Surrey	x			

# Report to Council



**Date:** 1/28/2015  
**File:** 0600-01  
**To:** City Manager  
**From:** Bylaw Services Manager  
**Subject:** Medical Marihuana Producer Business Licence Amendment

---

## **Recommendation:**

THAT Council receives, for information, the Report from the Bylaw Services Manager dated January 28, 2015 with respect amendments to Bylaw No. 10920 being the Medical Marihuana Producer Business Licence and Regulation Bylaw;

AND THAT Bylaw No. 11055, being Amendment No. 1 to Medical Marihuana Producer Business Licence and Regulation Bylaw No. 10920, be forwarded for reading consideration;

AND THAT Council directs staff to give notice by way of advertising in a local newspaper and on the City web site, and to provide notice directly to identified MMPR producers of their opportunity to make representations to Council regarding the proposed bylaw amendment prior to adoption;

AND THAT an opportunity to provide comment be part of the Public Hearing for the Zoning Bylaw 8000 medical marihuana bylaw amendments.

## **Purpose:**

To add "Analytical testing" as a separate business licence type and to establish an opportunity for public input on the amendment.

## **Background:**

In response to Health Canada creating a designation for **Medical Marihuana Analytical Testing** facilities, under the MMPR regulations it is necessary to ensure such facilities are included within the definition of the Medical Marihuana Producer Business Licence Bylaw no. 10920 (the "Bylaw").

To achieve this, a new definition of "Medical Marihuana Analytical Testing" is recommended to be added to the Bylaw, along with some other corresponding amendments to differentiate the two types of businesses. It is important to emphasize that an appropriate Health Canada MMPR licence must be obtained prior to the City issuing a business licence under this bylaw. The business must also be in compliance with City of Kelowna Zoning Bylaw 8000, and any other relevant City bylaws.



**Internal Circulation:**

City Clerk  
Divisional Director of Corporate and Protective Services  
Director Subdivision, Agriculture & Environment  
Director, Development Services  
Building and Permitting Manager  
Building, Plumbing & Gas Inspector Supervisor  
Crime Prevention Supervisor  
Deputy Fire Chief, Fire Administration, Training and Fire Prevention

**Legal/Statutory Authority:**

Council’s business regulation and business licence authorities are found in the *Community Charter* sections 8(3)(6); 15; 59 & 60.

**Legal/Statutory Procedural Requirements:**

Council must provide an opportunity for and give notice to those persons who consider themselves affected by the proposed bylaw to make representations to Council prior to Council adopting the bylaw.

**Personnel Implications:**

**External Agency/Public Comments:**

**Communications Comments:**

**Considerations not applicable to this report:**

**Existing Policy:**

**Financial/Budgetary Considerations:**

**Alternate Recommendation:**

Submitted by:

\_\_\_\_\_  
Greg Wise, Bylaw Services Manager

Approved for inclusion:



R. Mayne Divisional Director  
Corporate & Protective Services

cc:

# CITY OF KELOWNA

## BYLAW NO. 11055

### Amendment No. 1 to Medical Marihuana Producer Business Licence and Regulation Bylaw No. 10920

---

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Medical Marihuana Producer Business Licence and Regulation Bylaw No. 10920 be amended as follows:

1. AND THAT Section 2. DEFINITIONS be amended as follows:
  - a) Adding in its appropriate location a new definition for **Business** as follows:

“**Business** means reference to both **Medical Marihuana Production Regulation Business** and **Medical Marihuana Analytical Testing**.”;
  - b) Adding to the definition “**Medical Marihuana Production Regulation Business**” the word “protection” after the words “carrying on a commercial or industrial”; and
  - c) Adding a new definition for “**Medical Marihuana Analytical Testing or (MMAT)**” in its appropriate location that reads as follows:

“**Medical Marihuana Analytical Testing** means the validated testing, research and development or quality control of a substance or product carried out in a laboratory operation and must be licensed under Health Canada or Controlled Drugs and Substances regulation of any substance or product being tested.”
2. AND THAT 4. LICENCE REQUIRED, 4.2 be deleted in its entirety that reads:

“In the case of different **MMPR businesses** in one building which are operated or owned by the same person and which are accessible to each other through internal doorways without leaving the structure, such **MMPR businesses** shall be considered one **premise** for the purposes of this bylaw.”

And replaced with the following:

“In the case of different **businesses** in one building, each **business** shall be considered as a separate business.”
3. AND THAT all references to “**MMPR business**” be deleted and replaced with “**business**”;
4. This bylaw may be cited for all purposes as “Bylaw No. 11055, being Amendment No. 1 to Medical Marihuana Producer Business Licence and Regulation Bylaw No. 10920.”
5. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 2<sup>nd</sup> day of February, 2015.

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk