



April 5, 2023

City of Kelowna

**Urban Planning Department**

1435 Water Street, Kelowna BC

V1Y 1J4

Development Permit Application for a 6-Unit Infill Housing Project at 934 Laurier Ave., Kelowna BC

## Introduction

Dear Planning Staff,

The purpose of this application is to secure a Form and Character Development Permit for the proposed six-dwelling housing project at 934 Laurier Avenue. The goal for this site is to utilize the newly adopted infill zoning updates and OCP 2040 – Infill Guidelines to create a project which is safe, livable, accessible, and establishes a sense of community for all new and existing residents of the Laurier Avenue neighbourhood. The property is currently zoned MF1 – Infill Housing and was previously zoned RM1 under Zoning Bylaw 8000. The existing dwelling and accessory structure will be removed as part of this application.

## Official Community Plan Objectives

In addition to many of the specific form and character guidelines from Sections 3.3.1 – 3.3.6, the project meets the following “Key Guidelines” for townhouse and infill projects in the 2040 OCP:

*3.2.1 a - Configure building massing to reflect the general scale of buildings in the surrounding area (see 3.3.2).*

*3.2.1 b - For each unit, provide well-designed, generous outdoor amenity spaces at grade that offer privacy and screening, as well as attractive interfaces with the street and open spaces (see 3.3.1).*

*3.2.1 d - Limit impermeable surfaces in landscaped areas and open spaces to maximize stormwater infiltration.*

*3.2.1 e - Use building articulation, scaling, and setbacks to define individual units in a way that is clearly oriented to pedestrians rather than to vehicles and that emphasizes connection to the street (see 3.3.1).*

*3.2.1 f - Orient building entries, windows, patios and balconies to face the fronting and flanking streets, with primary entries clearly visible and directly accessible from the sidewalk see (3.3.1).*

*3.2.1 g - Building design elements, details and materials should create a well-proportioned and cohesive building design and exhibit an overall architectural concept (see 3.3.6).*

*3.2.1 h - Provide access to parking from a flanking street or lane, where available.*

In addition, this proposal conforms to the 2040 OCP – Future Land Use guidance of Core Area – Neighbourhood, as ground-oriented multi-unit residential is a supported use. The following pillars are met:

1. Stop planning new suburban neighbourhoods.  
Creating sensitive infill within existing neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, density is focused in areas with existing services and nearby transit, walking, and biking options.
2. Promote more housing diversity.  
Infill housing allows for diverse housing options within the Core Area of Kelowna. Many tenants or property owners are searching for “missing middle” housing which provides appropriate parking, ground-oriented and/or rooftop outdoor space, and multiple bedrooms for growing families.
3. Protect and restore our environment.  
To enhance the site, the landscape plan proposes that 12 trees will be planted, which will significantly improve soil and water consumption, carbon storage, provide shade, and improve air quality on the site. In addition to trees; an abundance of turf, shrubs, perennials, and ornamental grass plantings will be distributed around the site.
4. Prioritize sustainable transportation and shared mobility.  
Laurier Avenue is located between Ethel Street, Gordon Drive, and Highway 97 which contain walking paths, cycle tracks, and BC Transit bus routes. Therefore, residents of the subject property have the opportunity to access bike lanes or public transit within close proximity to their doorstep.

## Site Layout

As shown on the attached drawing set, the proposed units are separated into 2 buildings. Units 1 – 4 are fronting Laurier Avenue while units 5 and 6 are fronting the rear lane. Both buildings are 3 storeys with a height of 10.89m to the mid-point of the roof. The proposal conforms to all setbacks and regulations under the MF1 zone, and parking for vehicles is located in a carport which is accessed from the rear lane. Bike parking is also provided in the form of a bike rack for short-term parking, and long-term parking is located within each storage unit. Parking requirements are met as part of this application with 1 parking stall per unit.

## Design Details

The form and character of the proposed buildings have been designed with a modern façade, which incorporates quality materials and building articulation to create architectural interest in the

neighbourhood. A common corridor extends through the middle of the site to provide a safe and easy access to each unit.

The proposed main exterior of the building will be finished with several materials such as horizontal lap siding, hardie panel, and stone. The front façade will contain multiple projections to create visual attraction. Colours include; “hot stone” siding, “swirling smoke” hardie panel, and “cool charcoal” fascia and doors. The exterior stone is finished in “winter point,” which is a mixed-grey colour. This modern colour strategy is intended to independently define each unit while promoting visual interest to set the tone in a neighbourhood which is predominantly under-developed. Rooftop patio areas will be accented with balcony guardrails to be constructed with black aluminum materials. All windows will be framed with vinyl in a black-coloured finish.



Figure 1 – Front façade of proposed building adjacent to Laurier Ave.

## Target Focus

The topic of infill housing has been at the forefront of discussion in recent months. Provincial mandates to increase housing density have been used as an attempt to combat the housing crisis in BC, using infill housing as a tool. Single family homes on large lots are becoming less desirable due to the maintenance, repair costs, and purchase price. Condo units are great for some tenants, however many others will enjoy the opportunity to have ground-oriented housing with a larger portion of private amenity space. Although the focus is catered towards the younger generation and young families, the proposed infill project will also provide a housing option for all ages to enjoy if desired; such as middle-aged couples, students, or retirees. In addition, the increase in available units will free-up older units which may be desired by home buyers who may struggle to afford a new build.

## Landscaping and Private Amenity Space

As shown on the landscape plan, the site is designed with a variety of decorative shrubs, ornamental grass plantings, perennials, and turf. 12 trees will be planted to meet landscape area regulations and to improve environmental, social, and visual conditions on the site. 4 trees will be large-sized deciduous trees, and 6 trees will be small-sized deciduous trees.

All units have sufficient private amenity space which is provided in the form of rooftop patios, private yard space, and balconies. The rooftop patios are provided to each unit for outdoor enjoyment in the beautiful summer months and to offer additional private amenity space. The 4 units fronting Laurier Avenue are known as the “premier” units on the site, therefore they are provided with a rooftop patio and at-grade yard space. These units are tailored towards growing families and/or tenants with pets. The units fronting the lane are provided with a balcony, a rooftop patio, and a small amount of at-grade turf area. These units are tailored towards tenants such as students, bachelors, or retirees who do not require a patio and increased outdoor yard space at-grade.

The frontage of the site fronting Laurier Avenue has been sensitively designed to transition from public space to private space with the use of landscaping. Decorative perennials, shrubs, and ornamental grasses will soften the transition from the City Boulevard to private front yards. The fence will only be 1.2m in height to also create a softening effect.

Pre-development tree inventory was not provided because there are no existing trees on the property.

## Conclusion

The intention of this proposal is to create infill development in an area of Kelowna which is very walkable, bikeable, and has access to nearby amenities. The property is within close proximity to the Capri Center, the Highway 97 Corridor, and Downtown Kelowna. This proposal is anticipated to provide missing-middle housing at a time where the local housing market has been identified as unaffordable and short of supply. The proposal will set a new standard for urban design while integrating into the existing form of the neighbourhood. We look forward to hearing your comments and feedback on the project.

Regards,

Urban Options Planning Corp.  
by it's Authorized Signatory; Birte Decloux, RPP MCIP

# 934 Laurier Ave. Kelowna, B.C.

## Proposal to rezone to MF1 - 6 units - 2 bldgs.



Laurier Ave. View



Lane View



Bird's Eye View

### **BUILDING DESIGN**

Baxter Design  
 202-1889 Springfield  
 Kelowna, B.C. V1Y 5V5  
 Contact: Shane Baxter  
 250-862-9662  
 baxterdesign@shaw.ca

### **LANDSCAPE DESIGN**

Ecora Engineering & Resource Group  
 200-2045 Enterprise Way  
 Kelowna, B.C. V1Y 9T5  
 250-469-9757  
 Contact: George Harris

### **DP Application Contact**

Urban Options  
 Contact: Jack Pawsey  
 250-575-6707 ext. 1  
 jack@urbanoptions.ca

### **Drawing Package:**

- 1/10 cover page
- 2/10 site plan
- 3/10 lower floor plans
- 4/10 second floor plans
- 5/10 third floor plans
- 6/10 bldg 1 elevations
- 7/10 bldg 1 elevations
- 8/10 bldg 2 elevations
- 9/10 bldg 2 elevations
- 10/10 bldg materials

- LS-101 landscape plan
- LS-102 water conservation plan

#### **ERRORS AND OMISSIONS**

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.  
 - BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.



**BAXTER DESIGN**  
 Custom Building Design since 1991  
 SHANE BAXTER DESIGNS INC.  
 KELOWNA, B.C., CANADA  
 ph: (250) 862-9662  
 baxterdesign@shaw.ca | baxterhouseplans.com

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PROPOSED MF1 - 4 plex + duplex  
 934 LAURIER AVE.  
 KELOWNA, B.C.

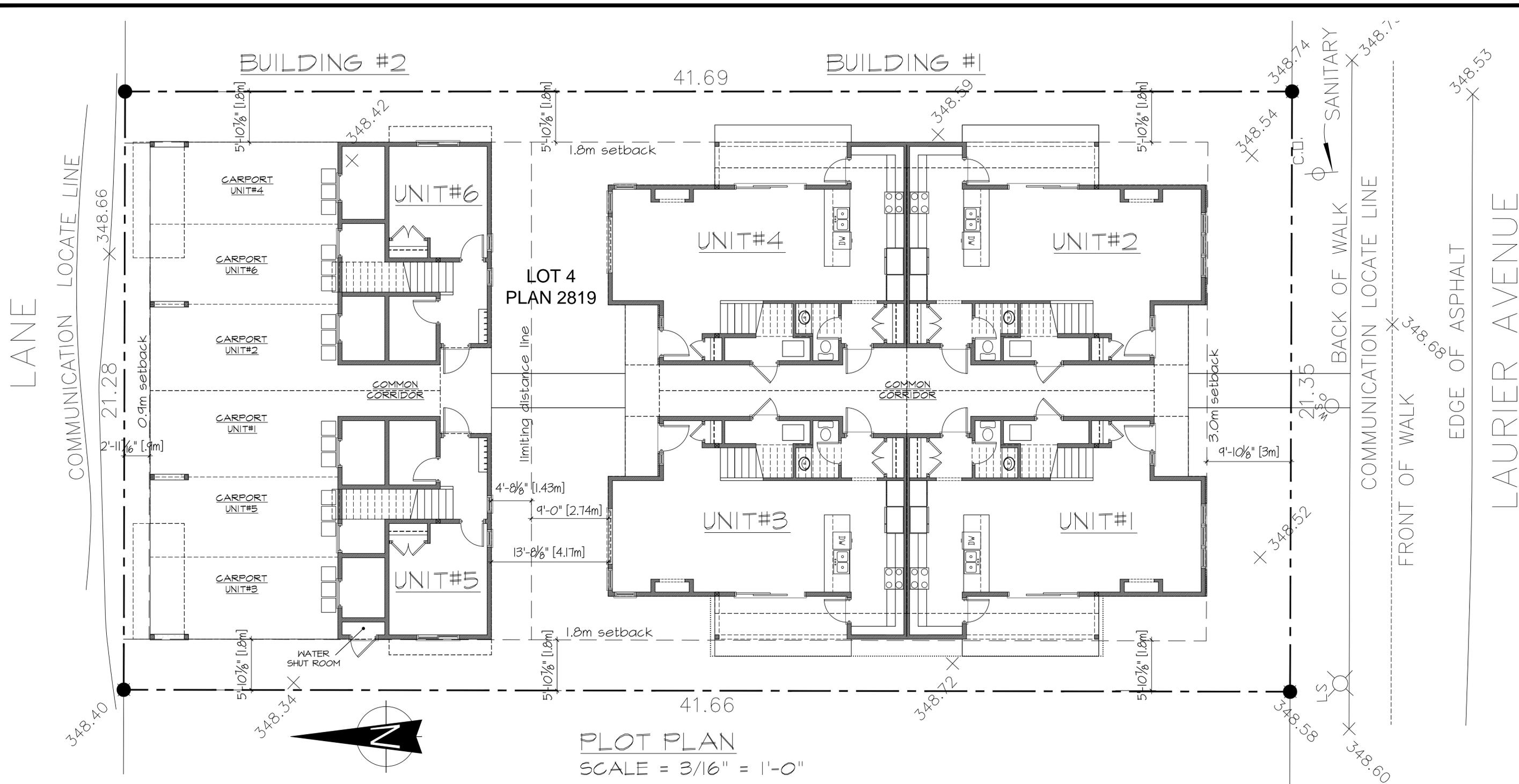
Drawing Scale: 1/4" = 1'-0" (unless noted)

Date: MARCH 28, 2024

Rev. Date:

Drn. By: S.H.B.

**DP APPLICATION** 1/10



**PLOT PLAN**  
SCALE = 3/16" = 1'-0"

Regular Lot MF1 Zoning Regulations	
Min. Lot Width	13.0 m
Min. Lot Depth	27.0 m
Min. Lot area	350 m <sup>2</sup>
Min. Building Envelope Area	140m <sup>2</sup>
MF1 Three Dwelling Units or More	
Site coverage	Max 55% (75% with impermeable surfaces)
Building height	11.0m or 3 storeys
Front setback	3.0 m
Rear setback	0.9 m
Side setback	1.8 m
Distance between bldgs..	2.0 m
Number of parking stalls	1.0 space per dwelling unit
Max. density	6 units per lot

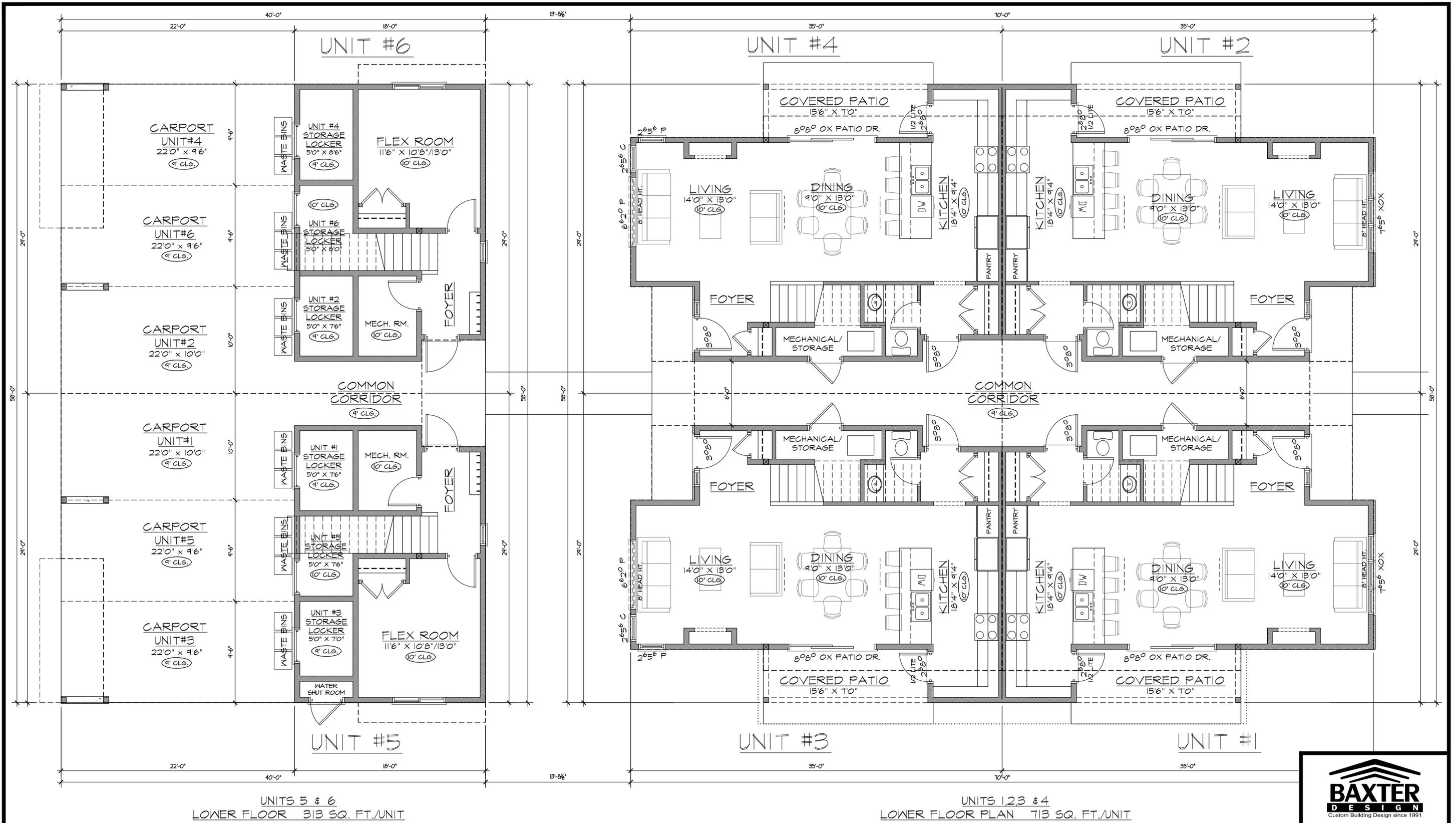
Site Coverage Calculation	
site area =	888.6 m <sup>2</sup> (9561 sq.ft.)
bldg 1 =	324.9 m <sup>2</sup> (3496 sq.ft.)
bldg 2 =	91.5 m <sup>2</sup> (985 sq.ft.)
Footnotes (Section 13.5) #10. In the MF1 zone, the garage footprint area shall not be considered building site coverage but does count towards the overall impermeable surface maximum site coverage.	
bldg. coverage =	416.4 m <sup>2</sup> (4481 sq.ft.) = 46.9%
impermeable coverage =	601 m <sup>2</sup> (6467 sq.ft.) = 67.6% (buildings, parking, driveways, walkways, patios)

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**DP APPLICATION** 2/10



BUILDING #2

BUILDING #1

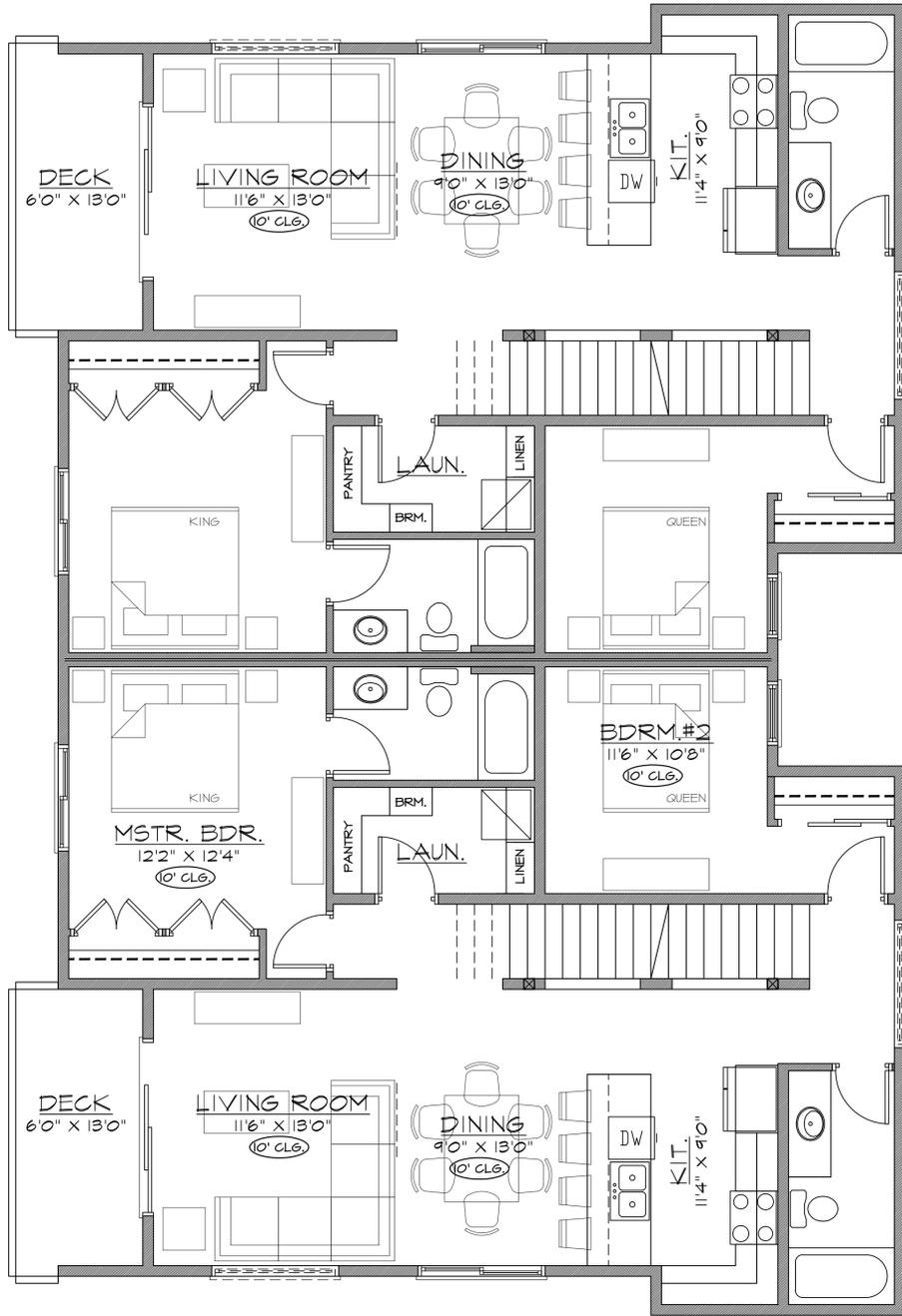
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**DP APPLICATION**

UNIT #6

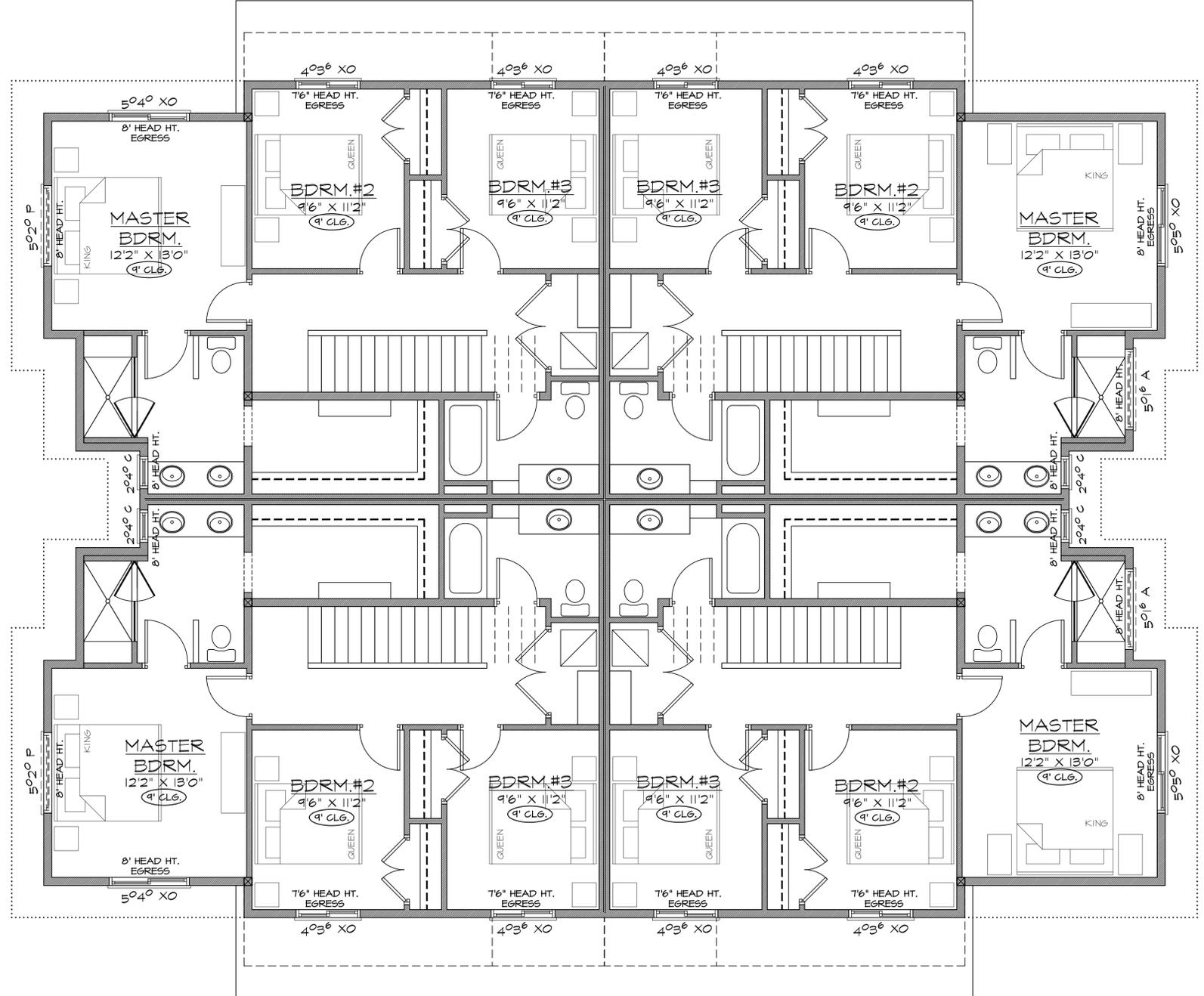


UNIT #5

UNITS 5 & 6  
SECOND FLOOR PLAN 1098 SQ. FT./UNIT

BUILDING #2

UNIT #4



UNIT #3

UNITS 1,2,3 & 4  
SECOND FLOOR PLAN 853 SQ. FT./UNIT

BUILDING #1

UNIT #2

UNIT #1

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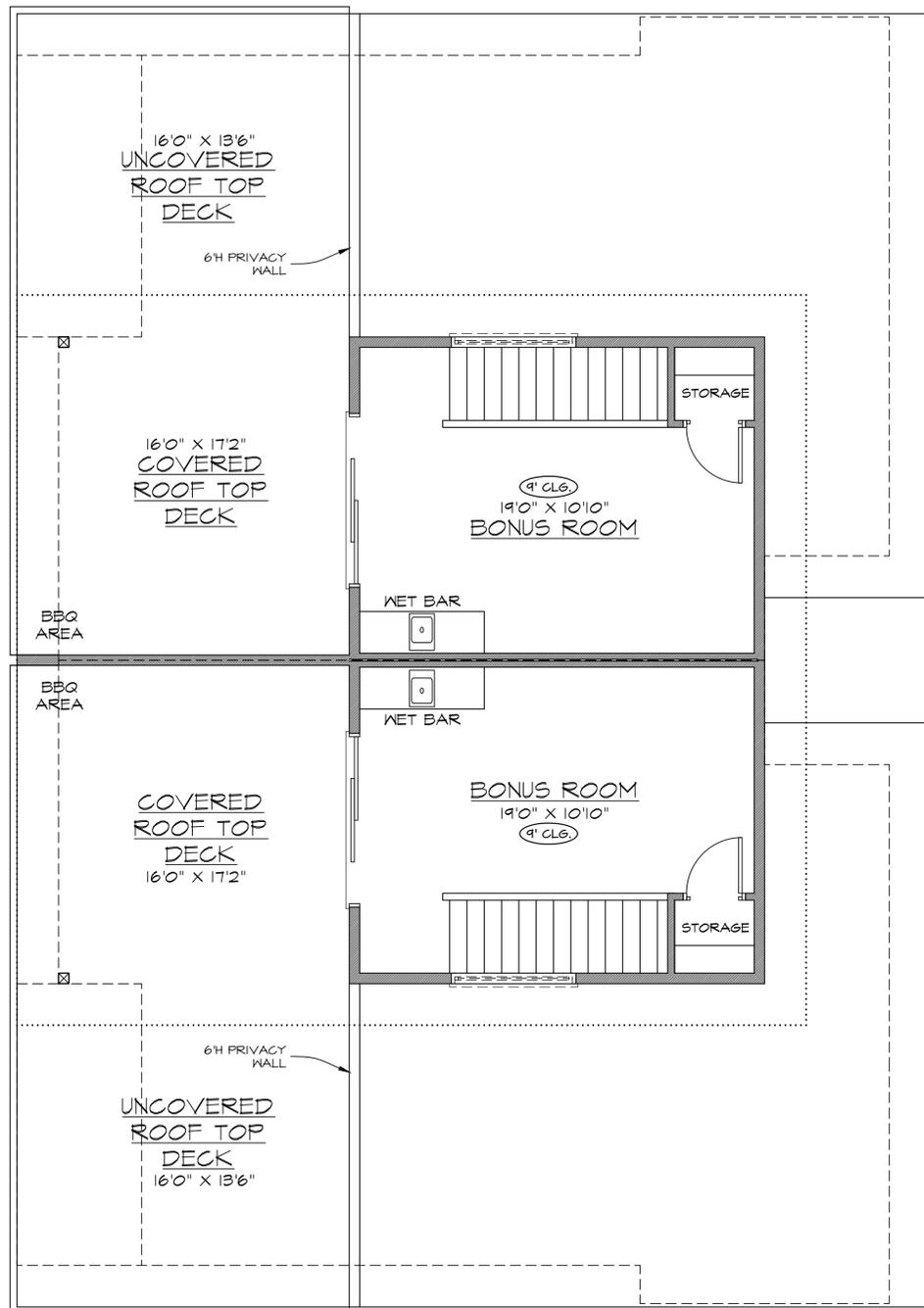


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UNIT #6

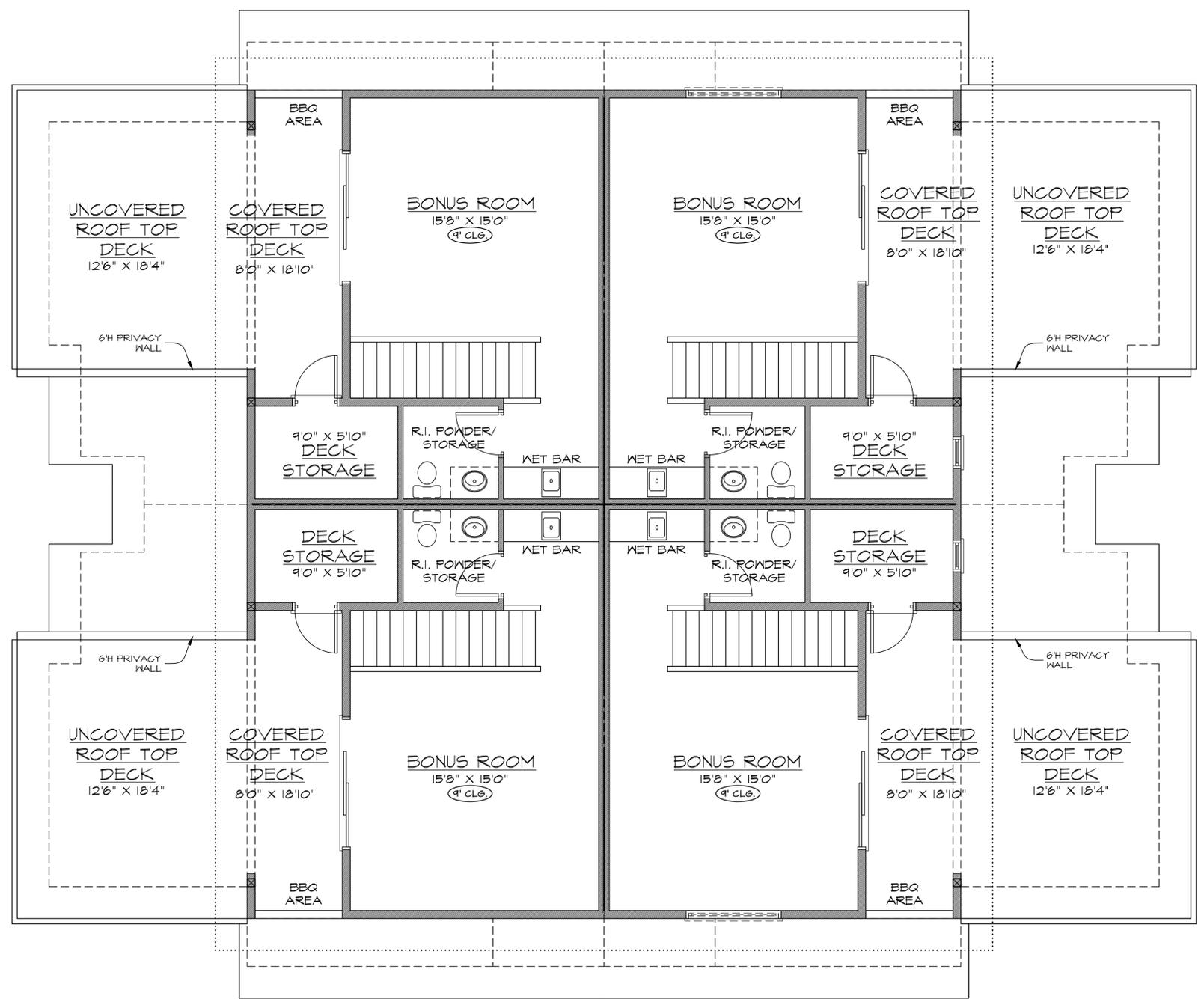


UNIT #5

UNITS 5 & 6  
THIRD FLOOR PLAN 310 SQ. FT./UNIT

BUILDING #2

UNIT #4



UNIT #3

UNIT #1

UNITS 1, 2, 3 & 4  
THIRD FLOOR PLAN 469 SQ. FT./UNIT

BUILDING #1

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FRONT (LAURIER) ELEVATION



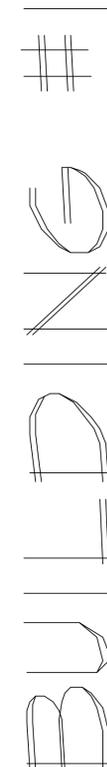
LEFT ELEVATION

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WALL AREA = 940 sq.ft. (92m<sup>2</sup>)  
 LIMITING DISTANCE = 10'-0" (3.05m)  
 ALLOWABLE UNPROTECTED OPENINGS = 13.02% = 124 sq.ft.  
 UNPROTECTED OPENINGS = 126 sq.ft.

WALL AREA = 915 sq.ft. (90.6m<sup>2</sup>)  
 LIMITING DISTANCE = 10'-0" (3.05m)  
 ALLOWABLE UNPROTECTED OPENINGS = 13.02% = 124 sq.ft.  
 UNPROTECTED OPENINGS = 104 sq.ft.

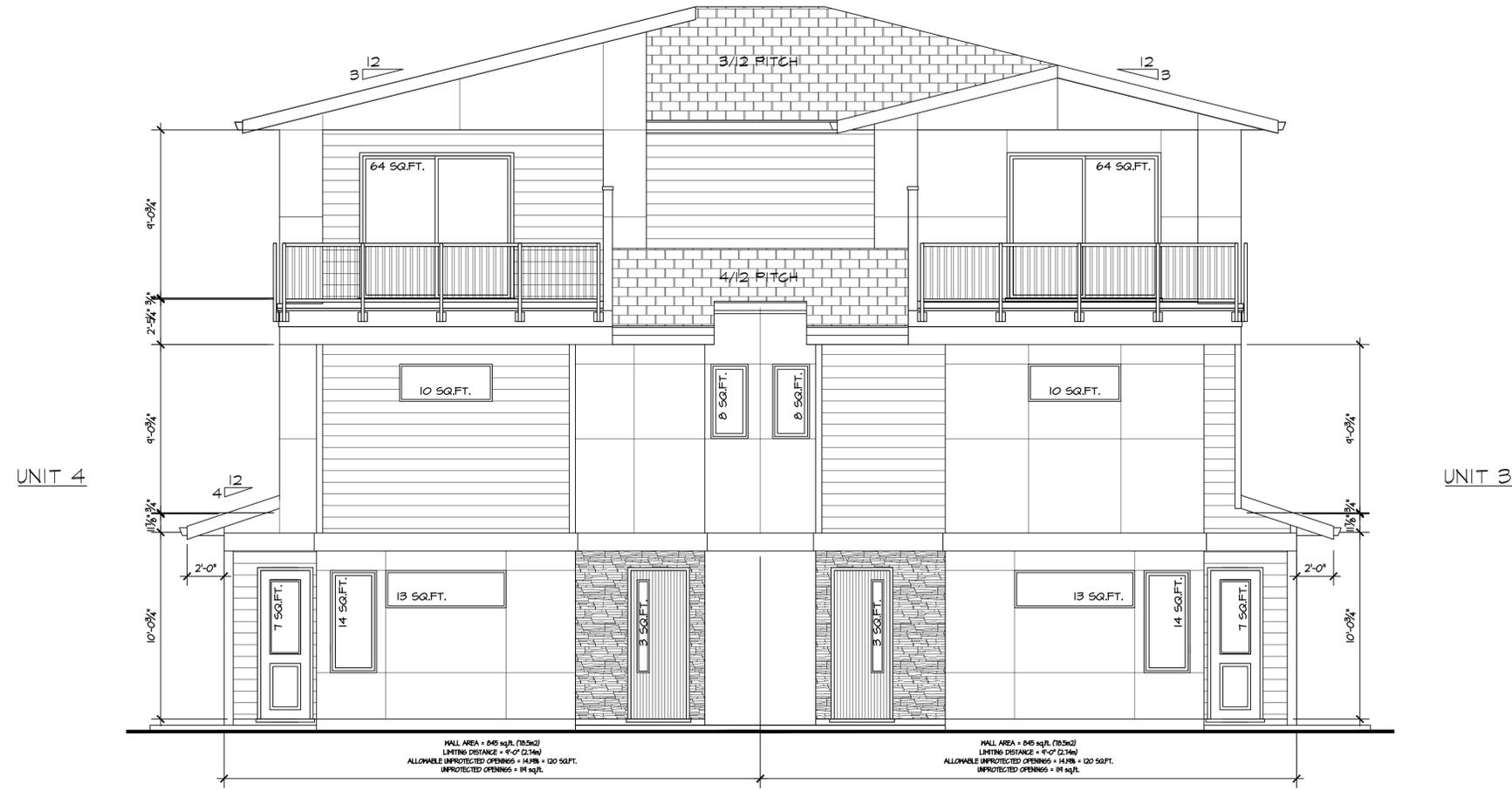


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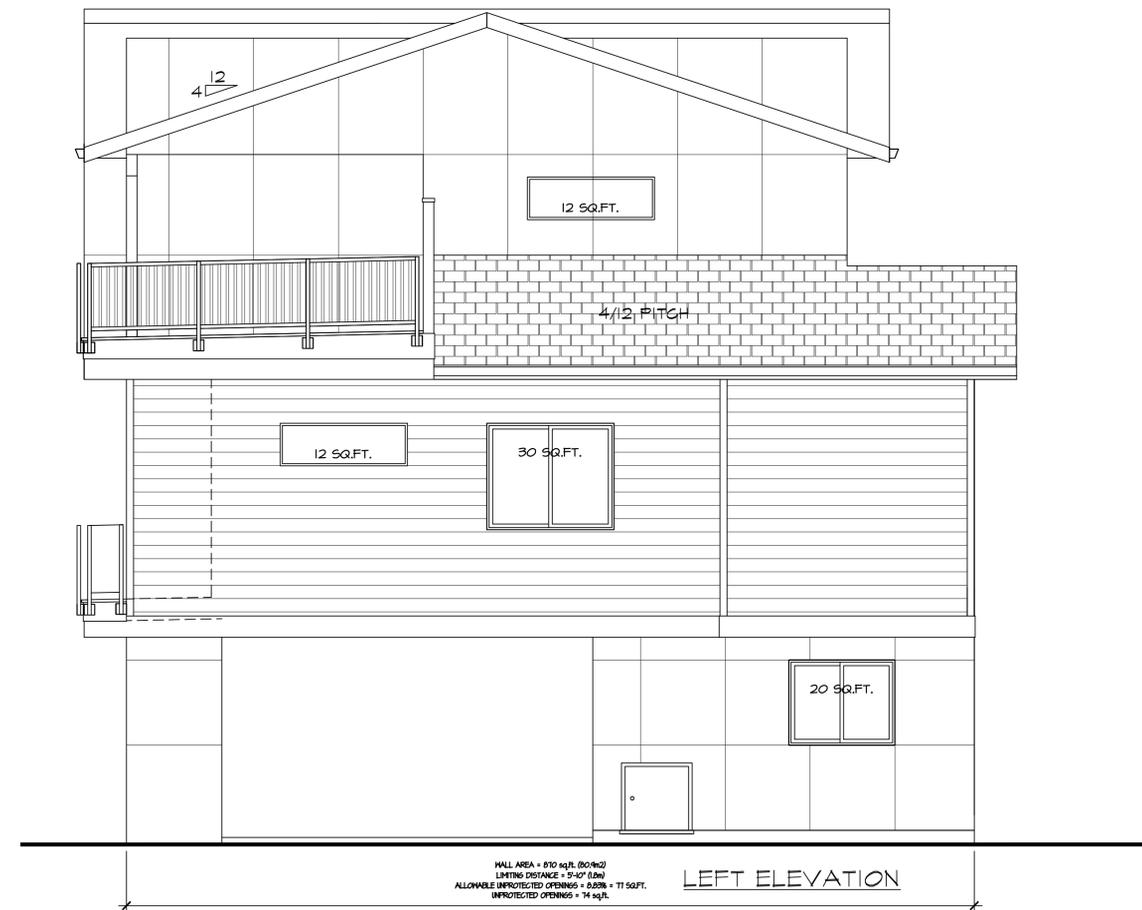
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UNIT 5



FRONT (COURTYARD) ELEVATION

UNIT 5



LEFT ELEVATION

BAXTER DESIGN

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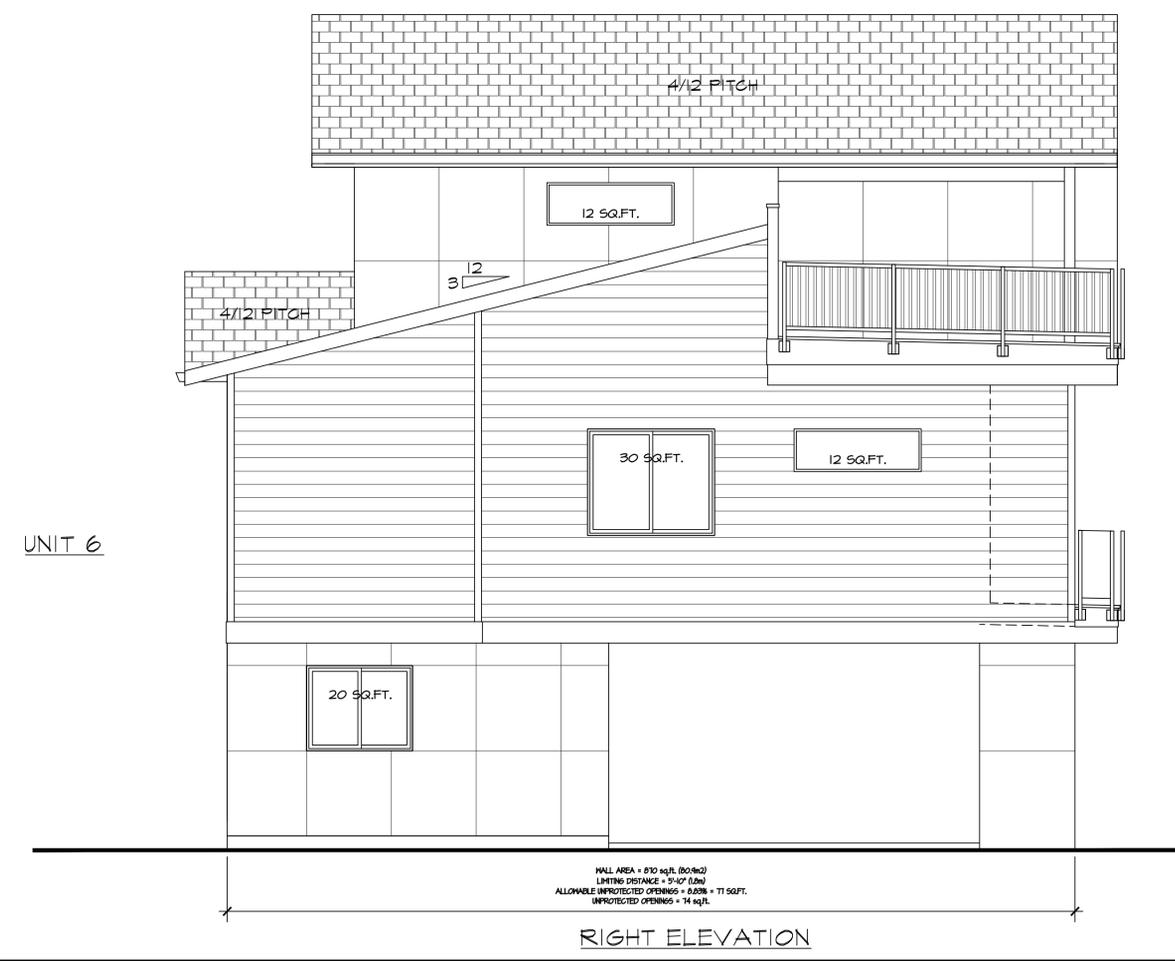
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Materials & Colours

- 1) Hardie panels: Dulux - Swirling Smoke DLX 1007-2
- 2) Hardie horizontal lap siding: Dulux - Hot Stone DLX1007-4
- 3) Fascia - 8" smart board: Dulux - Cool Charcoal DLX1007-6
- 4) Alum. Gutter: Black
- 5) Alum. Soffit: Black
- 6) Windows: Black (No window trims)
- 7) Exterior Doors: Dulux - Cool Charcoal DLX1007-6
- 8) Exterior stone: Winter Point Dry Stack by I-XL Building



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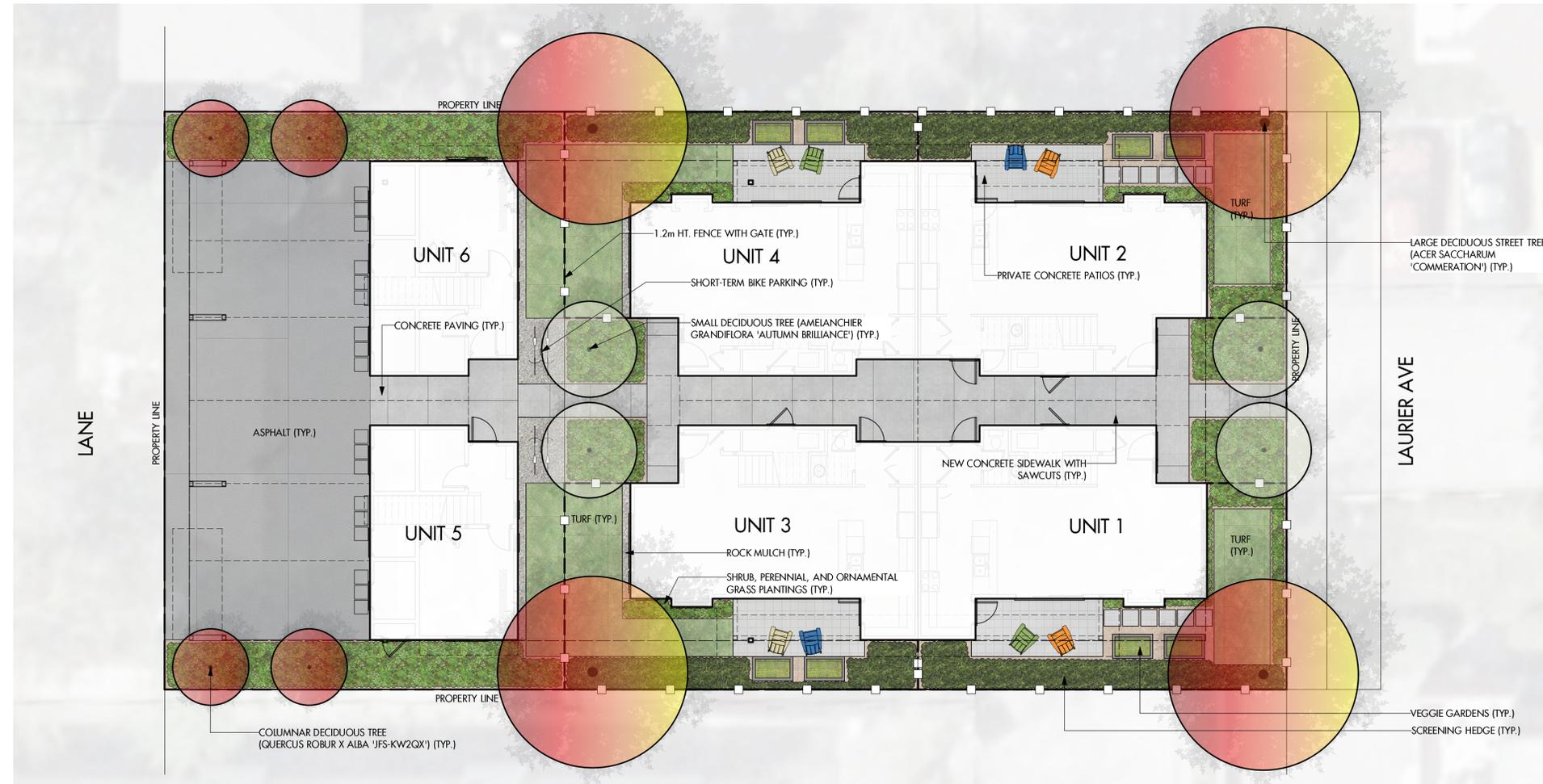
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DP APPLICATION

10/10



PROJECT TITLE

**934 LAURIER AVE**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	20.11.04	Review
2	20.11.09	Review
3	20.11.13	Review
4	20.11.18	Issued for Development Permit
5	24.03.20	Review

PROJECT NO. 20-107

DESIGN BY PH

DRAWN BY PH

CHECKED BY GH

DATE MAR. 20, 2024

SCALE 1:100

PAGE SIZE 24"x36"

SEAL



DRAWING NUMBER

**LS-101**

ISSUED FOR REVIEW ONLY

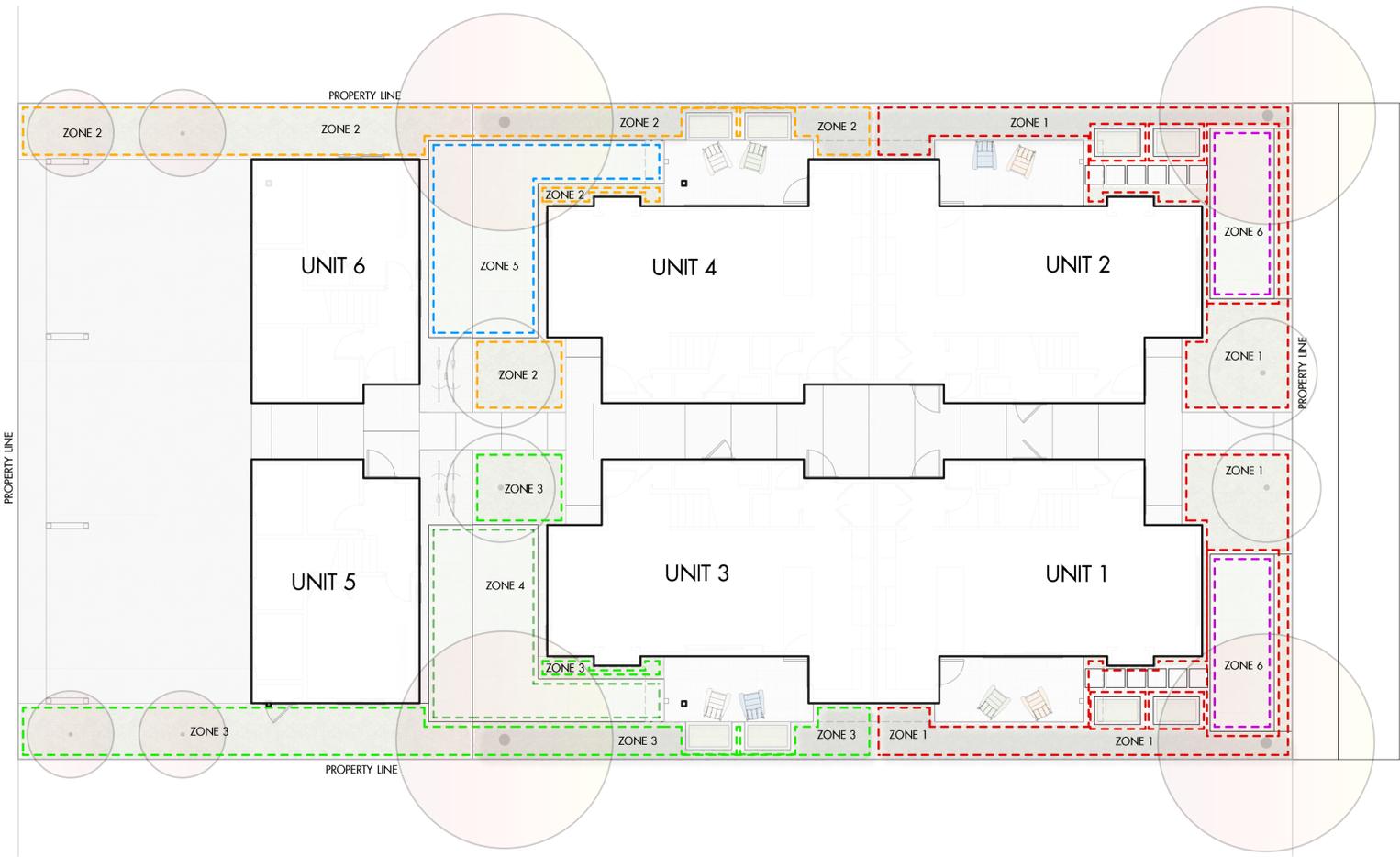
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**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER SACCHARUM 'COMMERATION'	COMMERATION MAPLE	4	5cm CAL.
AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	4	3cm CAL.
QUERCUS ROBUR X ALBA 'JFS-KW2QX'	SKINNY GENE OAK	4	4cm CAL.
<b>SHRUBS</b>			
BERBERIS THUNBERGI 'CONCORDE'	CONCORDE BARBERRY	13	#02 CONT. /1.0M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	9	#02 CONT. /1.0M O.C. SPACING
PHYSCOCARPUS OPULIFOLIUS 'MONLO'	DIABLO NINEBARK	13	#02 CONT. /1.2M O.C. SPACING
SPIRAEA BUJMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	9	#02 CONT. /1.0M O.C. SPACING
SYRINGA X MEYERI 'PALIBIN'	DWARF KOREAN LILAC	13	#02 CONT. /1.2M O.C. SPACING
TAXUS MEDIA 'HICKSI'	HICK'S YEW	#02 CONT.	/1.0M O.C. SPACING
<b>PERENNIALS, GRASSES, GROUNDCOVERS &amp; VINES</b>			
ACHILLEA MILLEFOLIUM	COMMON YARROW	14	#01 CONT. /0.75M O.C. SPACING
ASTILBE CHINENSIS 'PURPLE CANDLES'	PURPLE CANDLES ASTILBE	14	#01 CONT. /0.6M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	22	#01 CONT. /0.75M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	22	#01 CONT. /0.6M O.C. SPACING
HELEBORUS ODORUS 'DOUBLE QUEEN'	LENTEN ROSE	22	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	22	#01 CONT. /0.6M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	8	#01 CONT. /0.6M O.C. SPACING
MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	8	#01 CONT. /1.0M O.C. SPACING
HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	8	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	22	#01 CONT. /1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	22	#01 CONT. /0.6M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	#01 CONT.	/0.6M O.C. SPACING

**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



**IRRIGATION LEGEND**

	<p><b>ZONE #1:</b> HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS            TOTAL AREA: 73 sq.m.            MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES            ESTIMATED ANNUAL WATER USE: 24 cu.m.</p>
	<p><b>ZONE #2:</b> HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS            TOTAL AREA: 51 sq.m.            MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES            ESTIMATED ANNUAL WATER USE: 17 cu.m.</p>
	<p><b>ZONE #3:</b> HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS            TOTAL AREA: 51 sq.m.            MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY BUILDING            ESTIMATED ANNUAL WATER USE: 17 cu.m.</p>
	<p><b>ZONE #4:</b> LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS            TOTAL AREA: 25 sq.m.            MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY BUILDING            ESTIMATED ANNUAL WATER USE: 21 cu.m.</p>
	<p><b>ZONE #5:</b> LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS            TOTAL AREA: 32 sq.m.            MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES            ESTIMATED ANNUAL WATER USE: 27 cu.m.</p>
	<p><b>ZONE #6:</b> LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS            TOTAL AREA: 25 sq.m.            MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES &amp; BUILDING            ESTIMATED ANNUAL WATER USE: 21 cu.m.</p>

**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 164 cu.m. / year  
 ESTIMATED LANDSCAPE WATER USE (WU) = 129 cu.m. / year  
 WATER BALANCE = 35 cu.m. / year  
 \*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

- IRRIGATION NOTES**
- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
  - THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
  - THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
  - AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
  - DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
  - IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
  - IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m/SEC.
  - A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



PROJECT TITLE  
**934 LAURIER AVE**  
 Kelowna, BC  
 DRAWING TITLE

**WATER CONSERVATION PLAN**

ISSUED FOR / REVISION

1	20.11.04	Review
2	20.11.09	Review
3	20.11.13	Review
4	20.11.18	Issued for Development Permit
5	24.04.09	Review

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