
HALDIMAND COUNTY

Report PDD-42-2019 Official Plan and Zoning By-law Amendment to Regularize Existing Hunt Club and Permit Special Events

For Consideration by Council in Committee on December 10, 2019



OBJECTIVE:

To consider an Official Plan and Zoning By-law amendment to regularize an existing hunting club and facilitate permissions for special events within existing facilities.

RECOMMENDATIONS:

1. THAT Report PDD-42-2019 Official Plan and Zoning By-law Amendment to Regularize Existing Hunt Club and Permit Special Events be received;
2. AND THAT application PLOP-HA-2019-149 to amend the Haldimand County Official Plan designation of the subject lands to a site-specific 'Agricultural' designation to facilitate the regularize an existing hunting club and facilitate permissions for special events within existing facilities, be approved for the reasons outlined in Report PDD-42-2019;
3. AND THAT the By-law attached to Report PDD-42-2019 to adopt the Official Plan Amendment to the Haldimand County Official Plan be presented for enactment;
4. AND THAT application PLZ-HA-2019-150 to amend the Town of Haldimand Zoning By-law 1-H 86 to add regularize an existing hunting club and facilitate permissions for special events within existing facilities, to the permitted uses on the subject property through a site specific zoning provision be approved subject to a "Holding (H)" provision for reasons outlined in Report PDD-42-2019;
5. AND THAT the Zoning By-law Amendment attached to Report PDD-42-2019 to amend the Town of Haldimand Zoning By-law 1-H 86 be presented for enactment;
6. AND THAT the General Manager of Community and Development Services receive delegated authority to authorize large scale special events on the subject lands, in accordance with the requirements outlined in the proposed Zoning By-law Amendment attached to Report PDD-42-2019;
7. AND THAT the Holding Provision Removal By-law attached to Report PDD-42-2019 be presented for enactment, and the General Manager of Community and Development Services be granted authority to remove the holding provision when all conditions relating to the matter are satisfactorily addressed;
8. AND THAT the subject lands be placed under site plan control for reasons outlined in Report PDD-42-2019 and the Site Plan Control By-law attached to the report be presented for enactment;
9. AND THAT the application is considered to be consistent with the Provincial Policy Statement 2014, Provincial Growth Plan 2019 or other matters of provincial interest.

Prepared by: Benjamin Kissner, Planner

Respectfully submitted: Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

This official plan and zoning by-law amendment has been proposed to regularize an existing hunting club and facilitate permissions for special events within existing facilities on the subject lands. The lands are located south of Townline Road East, and west of Haldimand Dunnville Townline Road and receive direct access from Townline Road East. The proposed use has been reviewed against provincial policy, which permits on-farm diversified uses and gives direction to municipalities when evaluating the suitability of a proposal of this nature, as well as directing the Planning authority to review the appropriate guidelines that have been prepared by the Ontario Ministry of Agriculture and Rural Affairs (OMAFRA). In addition, the proposal has been evaluated against the relevant sections in the Haldimand County Official Plan, and Town of Haldimand Zoning By-law 1 H 86. Planning staff is satisfied that the proposal conforms to the Provincial policies in effect, maintains the general intent of the Official Plan and applicable Zoning By-law, and that the land use is considered compatible in the context of existing surrounding development. Site specific zoning will prescribe the range and extent of the use, while site plan control will be applied to all future development. These implementing tools will ensure the use remains appropriate in its design and intensity.

BACKGROUND:

An application to amend Haldimand County's Official Plan and the Town of Haldimand Zoning By-law 1-H 86 has been received to achieve the following:

- Regularize a long standing hunting club and its associated uses (overnight accommodations and clubhouse) established in connection with a game farm on the subject lands; and
- Permit additional special event type uses within existing constructed facilities and developed areas of the subject lands. The additional uses would be temporary in nature and would include:
 - Corporate events
 - Team building exercises
 - Cooking demonstrations
 - Private receptions
 - Community fundraising events

The entire site measures approximately 83 hectares (205 acres). The primary use of the site (from a land base perspective) is agricultural and includes active crop lands and pheasant farming spread over approximately 49 hectares (121 acres). There is also a large undisturbed natural area which consists of approximately 21 hectares (52 acres). The subject lands are shown in Attachments 1 and 2. The developed portion of the site (north end) includes the following components: a barn, two game bird buildings, dog kennel, clubhouse, pavilion, four guest houses for overnight accommodations and a stocked pond for fishing. The area dedicated to this infrastructure is approximately 12 hectares (31 acres). The full range of uses contemplated as part of this application do not conform to the policies of the Haldimand County Official Plan as currently constituted, nor do they comply with the current value added agriculture provisions of the Town of Haldimand Zoning By-law 1-H 86. The subject applications have been submitted in an effort to regularize long standing legal non-conforming uses at the site and to introduce new short term uses that will allow for more optimal usage of existing investments in the site and the buildings on it.

The use itself is supported by the Provincial Policy Statement (PPS), which provides policy direction to local governments in order to guide local planning documents and policy. The PPS permits on-farm diversified uses, which includes examples such as the subject proposal, however, Haldimand County's Official Plan does not presently incorporate this sort of additional use in the agricultural areas of the County. Staff will be reviewing this as part of the upcoming Official Plan update. The detailed review of the policy support for this proposal is located in the Analysis section. As a summary, the subject

proposal represents a policy change that is included in a detailed manual that has been published by the Province to inform planning authorities. This manual outlines criteria that are intended to support the introduction of on-farm diversified uses (such as the subject proposal) by way of setting limits on the scale that this use can achieve on the site. This manual was created to assist in achieving uniformity across the Province in terms of what can be considered as appropriate for on-farm diversified, and other agriculturally oriented, additional-use policies.

The subject property is described as North Cayuga Concession 1 NTR Part Lot 1 Part Lot A and Lot B Regular; known municipally as 1882 Townline Road East. The property is located west of Canborough and has frontage on Townline Road East. The property is identified as the 'Subject Lands' on Attachment 1.

ANALYSIS:

The key planning issues are as follows:

Provincial Policy Statement

Planning staff has reviewed the proposal relative to the policy framework of the Provincial Policy Statement, 2014 (PPS). The subject lands are classified under a prime agricultural area within the PPS. The overall intent and purpose of the PPS is that wider prime agricultural areas shall be protected for long-term use for agriculture and that non-agricultural uses in these areas should not conflict with or compromise the ability to undertake agricultural operations. The PPS further sets out policies for Permitted Uses which includes on-farm diversified uses, which are defined as: "Uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products."

The subject proposal is presented in two parts: the first being the regularization of a long standing (25 years+) hunting club, and the second being the introduction of new short term special events that would take place in existing facilities on the property. Both parts are, in staff's opinion, considered under the term of on-farm diversified use. It is noted that the Province's application and interpretation of these permissions has become broader within the last few years with the issuance of a document entitled "Guidelines on Permitted Uses in Ontario's Prime Agricultural Area" (Guidelines). The Guidelines from the Province address the subject matter of this application as 'on-farm diversified'. The publication provides criteria for use considerations, including size limits of a maximum of 1 hectare (or 2% of land area) which keeps the scale of use in check. Staff have reviewed the subject proposal in terms of this size restriction, and have concluded that the use exceeds what is directed in the guidelines by approximately 11 hectares (27 acres). In this instance, staff are satisfied that this overage is appropriate due to the length of time this use has persisted. In particular, all facilities that have been developed on the site and which make up the legal non conforming hunt club (and which would also be used for the proposed short term special events) have been in place for over 10 years. This predates the Guidelines and the associated policy changes of the Province. Should this proposal have been proposed on a vacant property, the same consideration would not be supportable; the proponents would have had to scale the use to fit with the size restrictions set out by OMAFRA. The application of the concept of legal non-conforming status has been applied in this instance for staff to be satisfied that the use as it exists at the current scale is supportable. Further, to recognize the intent of the Guidelines moving forward (which is to keep alternative uses to a suitable scale/preserve agricultural uses and lands), staff are proposing that the regulating by-laws will restrict the usable area to what exists as constructed today. Any future constructions will need to be reviewed through additional Planning Act applications.

Staff from the Ministry of Municipal Affairs have reviewed this application, and support in the context, based on the Guidelines and Provincial policy. A final note in that regard is that the uses now supported

(by Provincial policy) go beyond what is reflected in the County's Official Plan. That is a key aspect and driver of the Official Plan amendment portion of this application. The relevant policy (for on-farm diversified uses) as described above is presented in section 2.3.3.1 of the PPS, which provides direction that uses: "Shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives." At this time the Haldimand County Official Plan does not contain policies that address this sort of use, thus staff have utilized the guidelines that have been produced by the Ontario Ministry of Agriculture, Food and Rural Affairs, to assist in determining the suitability of the subject proposal as an on-farm diversified use. An analysis of those criteria is included below:

- I. The use must be located on a farm that is actively in agricultural use;

Planning Comment: The property contains active agricultural crop lands, and the uses associated with the game-birds and their husbandry is included in the definition of a "Farm" in the By-law 1-H 86. The proposed on-farm diversified use, is secondary to the farm activities, in particular in terms of overall scale.

- II. The use is secondary to the principal agricultural use of the property;

Planning Comment: The on-farm diversified use is secondary to the principal agricultural use of the property, both by area calculation and applicant's intent. The lands that make up the balance of the utilized portion of the property include an area of 49 hectares (121 acres) that is currently, and will remain as cropland. Furthermore, there are 21 hectares (52 acres) of natural heritage land, which also will not be affected by the amendments requested by these applications.

- III. The use is limited in area;

Planning Comment: The total size of the property is approximately 83 hectares (205 acres), as a rough estimate, the lands that are not in use as cropland, pheasant raising, habitat or naturalized woodlands makes up approximately 12 hectares (30 acres); the outbuildings, clubhouse, pavilion, barns and fishing ponds are located within this area. The balance of 71 hectares (175 acres) has been identified for use for cropped agricultural lands, or naturalized habitat where hunting takes place. Into the future, the proponents will be limited in future growth by the application of Site Plan Control and through proposed zoning regulations (see zoning section below). No new buildings are proposed with this application and the uses set out in the planning instruments would be limited to the existing aerial extent of development.

- IV. The use includes, but is not limited to: home occupations, home industries, agri-tourism uses and uses that produce value added agricultural products. Other uses may also be suitable, subject to meeting all PPS criteria; and

Planning Comment: When the use was established on the site roughly 25 years ago, it was of a scale that was permitted as-of-right in the policies of the Official Plan and the provisions of the Zoning By-law. Since that time, the use has grown to incorporate all of the additional outbuildings and associated uses that exist today. The uses outlined by the proponents include:

- Corporate events
- Team building exercises
- Cooking demonstrations
- Private receptions
- Community fundraising events

With that said, the scale of the use in the context of the site and surrounding area, remains appropriate in the view of staff. Further, this proposal qualifies as a type of use that falls under the category of 'Other Use' (per PPS) that is suitable and meets all the locational criteria.

- V. The use shall be compatible with, and shall not hinder, surrounding agricultural operations.

Planning Comment: There is no evidence that the long standing uses in the existing facilities on the subject lands hinder the surrounding agricultural operations on their respective properties. Overall, the existing use of the hunt club and the proposed short term special event uses represents a size and appearance that is not unlike agriculture or agriculture related structures in the surrounding area.

Furthermore, the PPS sets out criteria (Policy 2.3.6.1 (b)) relating to circumstances in which land may be excluded from a prime agricultural area for limited non-residential uses. An analysis of those criteria is included below:

- i. The land does not comprise a specialty crop area;

Planning Comment: The subject lands do not comprise a specialty crop area, and the soils in the area affected by the Official Plan and zoning by-law amendment are further constrained since they have been built upon and subject to a use that has been located here for a lengthy amount of time. The soil has been subject to compaction and surface treatment (gravelling) for many years, it is staff's opinion that the soil quality in the area subject to the Official Plan and zoning by-law amendment has been reduced beyond the original rating. The classification of the subject lands is consistent with the typical composition of the area.

- ii. The proposed use complies with the Minimum Distance Separation (MDS) formulae;

Planning Comment: The MDS Formulae is a land use planning tool that establishes a recommended separation distance between a livestock barn and/or manure storage facility and another land use. The overall objective of the MDS formulae is to prevent land use conflicts and minimize nuisance complaints from odour. The intent of this proposal is to establish an additional use on the subject lands. The existing and proposed uses are not classified as a sensitive land use, thus the setbacks required under the MDS guidelines do not apply.

- iii. There is a demonstrated need within the planning horizon provided for in (Policy 1.1.2) for additional land to be designated to accommodate the proposed use; and

Planning Comment: Policy 1.1.2 of the PPS sets out that sufficient land shall be made available through intensification and redevelopment, and if necessary designated growth areas, to accommodate an appropriate range and mix of land use opportunities to meet projected needs for a time horizon of up to 20 years. Generally speaking, Haldimand County has a sufficient designated employment land supply available to meet the projected needs over the next 20 years. The current proposal began as a legitimate use and was permitted as-of right, but has grown beyond the current standards. The use is now well established and has become a fixture in the landscape with negligible impacts on surrounding lands. These amendments are intended to regularize a hunt camp that has historically been legally non-conforming, and which is being proposed to include a variety of special event type uses on the property within existing facilities. The use will be capped at its current size to ensure that it maintains an appropriate scale for the area. This site is suitable to accommodate the proposed uses in terms of size and capabilities, and as such, justifies this additional land being designated to accommodate the proposed use.

- iv. Alternative locations have been evaluated, and: a) there are no reasonable alternative locations which avoid prime agriculture areas; and b) there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

Planning Comment: Haldimand County considers all agricultural lands, other than lands that do not form part of a settlement area (i.e. hamlet, urban area and resort residential node), as prime agricultural land. The majority of the soil class for Haldimand County ranges between Class 2 to 4, moderate to severe limitations and, the soil classification on the subject lands is Class 3 or 5 soils, which is consistent with adjacent lands to the north, south, east and west. Alternative locations have not been sought nor evaluated for this on-farm diversified use. The initial operation has been successful and harmonious to date, although the use has increased its scale to its current identified limit. The majority of the farm parcel will be left intact, and the arable lands are not indicated to be impacted by the proposal.

Provincial Growth Plan, 2019

The Provincial Growth Plan sets out a policy framework that guides development in a compact and vibrant manner, with emphasis on building complete communities while also optimizing the use of existing and new infrastructure to support growth in a compact and efficient form. As the subject lands are considered to be within the prime agricultural area, efforts are to be taken to ensure that the resource is protected for the long-term economic prosperity, quality of life and environmental health. Staff have worked with the proponents to determine the amount of land that is required to sustain the uses that they desire, while leaving the largest amount of land possible unaltered for agricultural uses into the future. Given this approach, plus the fact that no new buildings are being proposed, staff is satisfied that the intent of this aspect of the Growth Plan is not offended. As such, the proposal is considered to be in conformity with the Provincial Growth Plan.

Haldimand County Official Plan

The subject lands are predominantly designated 'Agriculture' within the Haldimand County Official Plan. Within the 'Agriculture' designation, the land base is to be protected and the use of the lands must be predominately agriculturally oriented. Permitted uses include all forms of farming, as well as land uses compatible with or related to agriculture, including value added uses, secondary uses and agriculturally related uses. The proposal includes a request to regularize an existing use and consider a set of new uses, all of which are considered to be on-farm diversified use – something that is not spoken to in the Official Plan at present but will be addressed as the County embarks upon its Official Plan update starting this year. Given the applicant's need to address the land use permissions issue, the application must be advanced at this time and cannot wait for the Official Plan to be updated.

To ensure that land use compatibility issues are accounted for and protected against, the review and measures that need to be addressed include the following:

- i. separation of uses by increased setbacks;

Planning Comment: The intent of this proposal is to establish permissions to use existing structures on site, and no new construction is proposed at this time. As the lands will be subject to site plan control for the future, any new development on the site and the final details of those designs, will be reviewed and further mitigation measures as may be deemed necessary, can be included as part of the site plan approval process. The review would include the location and orientation of buildings, orientation of use, grading and drainage, landscaping, vehicular movements and parking.

- ii. screening and buffering such as landscape strips, architectural screenings, fences or berms;

Planning Comment: At present, the subject lands benefit from natural features such as mature wooded treeline, and a recently constructed berm, and the distances between the subject use

and any potential receptors (the nearest being approximately 420 metres to the nearest property line to the west). Site Plan Control will be employed to ensure that if concerns arise as a result of future site works, they can be mitigated using site design criteria which will be utilized where needed.

- iii. location of lighting so that it is deflected away or shielded from adjacent sensitive uses;

Planning Comment: Any lighting installations would be assessed via photometrics plan and mitigation of light spillage, and will be part of any site plan approvals. At present, staff are not aware of any lighting installations existing on the site nor any proposed. As noted above, the nearest potential receptor, is located approximately 420 metres away. In the future, a photometrics plan would be required at the site plan review stage, if a site plan application is deemed to be required.

- iv. proper location of parking, loading and unloading areas, and outside storage; and

Planning Comment: Staff are satisfied that there is adequate space on the site to accommodate parking for employees and site attendees. There is ample gravelled space that will provide parking for all those who attend the site at a given time. Additionally, there is sufficient space on site to accommodate safe loading and unloading of vehicles and equipment.

- v. provision of safe, convenient pedestrian access with minimal interference from vehicular movement.

Planning Comment: In terms of parking location, member and special event parking is proposed to be located on the existing gravelled area. The proponents note that the member traffic to the site is not extensive, and there is suitable space to accommodate this traffic. Another consideration of this proposal as it relates to compatibility is the aspect of traffic. Traffic associated with the additional uses that are requested, and membership base are unlikely to lead to conflicts with adjacent land-owners due to the low volumes and the temporary, short term duration.

An additional consideration for the proposed use has been servicing for the site in terms of water and wastewater. The water for the site is provided by a cistern, and wastewater is dealt with by a private on site septic system. At present, the plans that have been submitted to the Building officials are suitable and demonstrate that the current systems can accommodate the full suite of uses.

Based on the policy framework, Planning staff are of the opinion that this amendment is considered appropriate and will serve to maintain the general intent of the Haldimand County Official Plan by permitting a use on the site that will not have a negative impact on the surrounding land uses, and also, provides a service and benefit to some of those within the agricultural/rural community.

Town of Haldimand Zoning By-law 1-H-86

The subject lands are currently zoned "Agricultural (A)". The intent of the subject proposal is to establish a site specific zoning provision on the subject lands to regularize the long standing (25 years+) hunting club and to permit short term special events on the subject lands. Planning staff are of the opinion that establishing these additional uses is appropriate. The subject lands also provide an opportunity to continue to house a business that has existed in the County for approximately 25 years. The full range of uses proposed is as follows:

- hunt club including associated clubhouse, practice range and overnight accommodations (all existing uses); and
- short term special events including:
 - Corporate events.
 - Team building exercises.
 - Cooking demonstrations.

- Private receptions.
- Community fundraising events.

To ensure that the scale, layout and approach to development is appropriate, a series of special zoning provisions are proposed as follows:

- The uses are to be limited in size and aerial extent to what exists on the date of passing of this by-law.
- Overnight accommodations be permitted in the form of the four (4) modular units that currently exist on the site and the five (5) rooms in the clubhouse facility.
- Corporate meetings and team building events are permitted up to three days in length and may occur up to 10 times per year.
- Receptions and similar social events are permitted up to 10 days per year.
- Cooking demonstrations are permitted up to 5 times per year.
- Fundraising events, including BBQs, car shows, craft sales, birds of prey demonstrations and similar events, may take place up to 10 days per year.
- The aggregate of all events is permitted to a maximum of 40 days per calendar year.
- For any event that is to accommodate 500 or more guests, the organizer will be required to obtain a clearance letter from the General Manager of Community and Development Services prior to the commencement of one of the above noted events. The following details must be submitted for review:
 - submission of a written description of the events and anticipated number of attendees;
 - submission of a parking plan for the anticipated number of attendees;
 - description of any outdoor noise associated with the event including identification of the sources and intensities and the hours at which they will occur;
 - description of any outdoor activities associated with the events and duration of same;
 - written clearance from the OPP and Emergency Services prior to event, if required (depends on the type/scale of event); and
 - notice to abutting property owners with the details of the event.

The collection of these special provisions will ensure that the use is regulated appropriately and remains at a scale that is sensible and clearly secondary to the hunt club and main agricultural use of the site. These special event parameters have been developed by staff in concert with the applicant and his consulting team and represent an agreed upon suite of provisions moving forward. These regulations apply and will be used in the future if site works are proposed. Any deviation from the above, including expansion to the operation, would require a future application, public process and Council consideration. Overall, the proposal is appropriate as the proposed use is generally in keeping with the intent of the Zoning By-law and represents an opportunity to create a new commercial opportunity within the County.

Site Plan Control

As noted previously in this report, any future development of the subject lands will be subjected to site plan review and approval from the County. As the subject lands are within an Agricultural (A) zone, a site plan control by-law must be passed by Council given that the 'A' zone is exempt from the site plan control process. The site plan control by-law is attached to this report at Attachment 5.

Building Assessments

Detailed analyses of fire protection improvements for the facilities and septic evaluations have been completed to support the regularization of the use and the new special event uses in relation to outstanding Ontario Building Code concerns. The Building & Municipal Enforcement Services Division has received documentation to illustrate these matters, and is satisfied that any necessary upgrades to

meet Code requirements for these uses can be completed. Permits for those works are in process and will be completed in the near future. A holding provision will be affixed to the zoning by-law to ensure this work is completed prior to uses taking legal effect.

Draft Amendments

Copies of the proposed draft Official Plan amendment (Attachment 3), and a Zoning By-law amendment (Attachment 4) have been prepared and attached to this report. With the approval of the requested Official Plan and Zoning amendment, the proposed development on the subject lands will have a new site specific policy added to the site and the Zoning By-law will have an added site specific zoning provision.

Planning Opinion: Planning staff has reviewed the proposal in relation to Provincial and County policy frameworks and are of the opinion that the proposed amendments are consistent with and generally maintain the intent and purpose of the Provincial Policy Statement (2014), the Places to Grow Plan and the Haldimand County Official Plan. Additionally, the proposed amendment to the Zoning By-law maintains the intent and purpose of the Town of Haldimand Zoning By-law 1 H 86. Therefore, Planning staff is supportive of the subject applications.

The applicants have identified neighbours along Haldimand Dunnville Townline Road who have received additional notice that the proponents prepared. There were no further comments as a result of this consultation.

Following the notice that was prepared and sent by the County, there were a few comments that arose. They are summarized as follows:

- Clarifying zoning permissions, and proposed use.
 - Staff have discussed the permitted uses as well as the proposed use with the concerned parties.
- Concern about members leaving subject lands and entering private property.
 - The proponents have indicated that information has been prepared for members in order to educate them of the property boundaries. With the knowledge of the concern, the proponents have suggested that they will add to the signage to mark the boundaries and ensure no trespass occurs, by installing signage to notify members that they are leaving the subject lands.
- Concern about increased use, leading to more vehicles missing the entrance to the subject lands, and turning around in a neighbouring driveway.
 - Staff have noted that there is increased signage to notify users of the subject use and where the proper entrance occurs. There are also several entrances to the property which, with enhanced signage, serves to further mitigate this concern.

Planning Comment: The recently implemented policy interpretations that have been provided by the province are not yet reflected in the Haldimand County Official Plan, and will be assessed as part of the forthcoming Official Plan update process. The subject proposal proceeding at this time, needs to receive policy support, as it is not covered by County policy at this time and thus the application is required. Staff do support the applications due to the clarified application/interpretation of Provincial Policy, by the Province.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

Ministry of Municipal Affairs/Ministry of Housing Ontario – No objections. Municipality must be satisfied that relevant policies requirements within the Provincial Policy Statement are satisfied.

Emergency Services – No objections.

Planning and Development (Development and Design) – No objections.

Building & Municipal Enforcement Services – No objections.

Hydro One – No objections.

Six Nations Council – No comments received.

Mississaugas of the Credit First Nation – No comments received.

Road Operations – No objections.

Haldimand-Norfolk Health Unit – No objections.

Municipal Property Assessment Corporation (MPAC) – No objections.

Other – No objections to the proposal have been received from any other agency or member of the public.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Location Map.
2. Owner's Sketch.
3. Official Plan Amendment By-law.
4. Zoning By-law Amendment.
5. Holding (H) Removal By-law.
6. Site Plan Control By-law.