



Planning Advisory Committee Report

Report Number: PLAN2022-014

Meeting Date: March 9, 2022

Title: **Amend the Lindsay Official Plan and Zoning By-law 2000-75 together with a Draft Plan of Subdivision at 331 Logie Street, Lindsay**

Description: Applications to amend the Town of Lindsay Official Plan and Zoning By-law, together with a Draft Plan of Subdivision (16T-21501) to permit a residential plan of subdivision consisting of 3 blocks with 1 block for 45 multiple attached dwelling units to allow the redevelopment of the properties identified as 331 Logie Street and Vacant Land on Logie Street, Lindsay (Lepha Properties Inc. and City of Kawartha Lakes)

Type of Report: Regular Meeting

Author and Title: Ian Walker, Planning Officer – Large Developments

Recommendations:

That Report PLAN2022-014, **Part of Lot 18, Concession 6, Geographic Township of Ops, Lepha Properties Inc. and City of Kawartha Lakes – Applications D01-2021-001, D06-2021-001 and D05-2021-001**, be received;

That a By-law to implement the proposed Official Plan Amendment, substantially in the form attached as Appendix 'C' to Report PLAN2022-014, be referred to Council for adoption;

That the zoning by-law amendment, substantially in the form attached as Appendix D to Report PLAN2022-014, be referred to Council for approval and adoption;

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

That the Draft Plan of Subdivision (16T-21501), Application D05-2021-001, as shown on Appendix 'B' and the conditions substantially in the form attached as Appendix 'E' to Report PLAN2022-014, be referred to Council for approval and adoption;

That in accordance with Section 34(17) of the Planning Act, Council having considered the changes to the proposed Zoning By-law Amendment deems no further public notice to be necessary; and

That the Mayor and Clerk be authorized to execute any documents required by the approval of these applications.

Background:

The statutory public meeting was held by the Planning Advisory Committee on February 10, 2021 and the following resolution was passed:

PAC2021-006

Moved By Deputy Mayor O'Reilly

Seconded By Councillor Seymour-Fagan

That Report PLAN2021-003, **Part of Lot 18, Concession 6, Former Town of Lindsay, Lepha Properties Inc. and City of Kawartha Lakes – Applications D01-2021-001, D06-2021-001 and D05-2021-001**, be received; and

That PLAN2021-003 respecting Applications D01-2021-001, D06-2021-001 and D05-2021-001 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments, and that any comments and concerns have been addressed.

Carried

This report addresses that direction.

The applicant has submitted three concurrent applications, which apply to the subject lands: an official plan amendment, and a zoning by-law amendment, and a draft plan of subdivision. Based on public and agency review and comment, minor amendments have been made to the draft plan of subdivision and zoning by-law amendment applications. The revised proposal would permit a 45 unit, three-storey multiple attached dwelling development.

The revised draft plan of subdivision will now consist of 3 blocks: 2 blocks for road widenings along Logie Street to accommodate the existing sidewalk, and 1 block for the residential development. The future division of the multiple attached dwellings and their respective parcels of tied land (referred to as lots) will be completed by using the Part Lot Control provision of the Planning Act, which allows them to be sold separately without requiring consent applications to create each lot. In addition, the future development will also require submission of a site plan approval application and potentially a draft plan of condominium application.

Owners:	331 Logie Street – Lepha Properties Inc. c/o Ken Sherwood and Jason Johansen; and Vacant Land – City of Kawartha Lakes c/o Realty Services
Applicant:	KLM Planning Partners Inc. c/o Ryan Mino Leahan
Legal Description:	331 Logie Street – 57R-3509 Part 1, 57R-10306 Part 1; Part of Lot 18, Concession 6, Geographic Township of Ops, Former Town of Lindsay; and Vacant Land – 57M-797 Block 74; Part of Lot 18, Concession 6, Geographic Township of Ops.
Designation:	Residential and Parks and Open Space on Schedule A of the Town of Lindsay Official Plan. The land is identified as fronting on a Collector Road on Schedule C – Transportation Network
Zone:	Residential Two Special Thirteen Holding One [R2-S13(H1)] Zone and Parks and Open Space (OS) Zone on Schedule A of the Town of Lindsay Zoning By-law Number 2000-75
Lot Area:	1.46 hectares [3.61 acres] including both properties
Site Servicing:	Proposed full urban services: municipal water, sanitary sewer and storm sewer
Existing Uses:	Low Density Residential; Former Logie Street road allowance; Vacant Land
Adjacent Uses:	North: Logie Street Park; Scugog River East: Logie Street; Low Density and Future Medium Density Residential (Waterside Acres Subdivision) South: Logie Street; Vacant Community Facility; Lindsay Golf and Country Club West: Logie Street Park; Lindsay Street South

Rationale:

The properties are located on the north and west side of Logie Street, at the bend where it turns and runs to the northeast, parallel to the Scugog River, bounded by the Logie Street Park on the north, in the southeast quadrant of Lindsay. See Appendix A. The subject land includes a proposed 45-unit medium density residential development in the form of multiple attached dwellings, with a common element condominium for

two new internal roads, services and utilities, visitor parking spaces, amenity space, and easements. The draft plan of subdivision will create the block which forms the development (Block 1), and two blocks which will be deeded to the City as part of the Logie Street right-of-way (Block 2 and Block 3). See Appendix B.

The official plan amendment proposes to change the Parks and Open Space designation to the Residential designation. Only the eastern portion of the land is subject to the official plan amendment. See Appendix C.

The companion zoning by-law amendment proposes that the entire property will be changed to the Residential Multiple Two Special Twenty-Four (RM2-S24) Zone to correspond with the Residential land use designation and proposed draft plan of subdivision. Further details of the proposed zone changes are provided in the table under the heading Zoning By-law Compliance below. The entirety of the lands is subject to the zoning by-law amendment. See Appendix D.

To address issues and concerns raised through the public process and by the circulated commenting agencies and City Departments, the following changes and/or additional information have been provided:

Servicing:

- Further design details have been confirmed for the development to ensure that adequate services can be constructed and that adequate water and sewer capacity exist for the proposed development; and,
- Stormwater design has been updated to contain all drainage within the property boundaries.

Traffic:

- Additional consideration was given to assess the proposed signalized intersection at Lindsay Street South and Logie Street, to the traffic and entrances to the other proposed developments in the immediate area and for a sightline analysis; and,
- Two blocks have been identified for road widenings, identified as Block 2 and Block 3 on the draft plan of subdivision to accommodate the existing sidewalks.

Planning:

- A revised draft zoning by-law and revised draft plan of subdivision have been submitted, taking into account changes necessary for addressing the above noted issues.

The above revised information has been circulated to the appropriate agencies and City Departments for review and comment.

Provincial Policies:

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and including Amendment 1, 2020 (Growth Plan):

These lands are identified as being within the Settlement Area of Lindsay. Section 2.2.1 of the Growth Plan, 'Managing Growth' provides that growth should be directed towards settlement areas, and utilize existing or planned infrastructure. The policies of the Growth Plan encourage cities and towns to develop as complete communities which feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities; provide a diverse range and mix of housing options to accommodate people at all stages of life, and integrate green infrastructure and low impact development.

This proposal involves two (2) properties: the westerly property at 331 Logie Street is subject to Section 2.2.2 – Delineated Built-Up Areas; and the easterly property, Vacant Land on Logie Street is subject to Section 2.2.7 – Designated Greenfield Areas. The City of Kawartha Lakes 2011 Growth Management Strategy (GMS) requires that 30% of intensification built annually be within the built boundary, while the portion of the lands in the Greenfield Area are required to meet a density of not less than 40 residents and jobs per hectare, measured over the entire Greenfield Area. The Planning Justification Report (PJR) prepared by KLM Planning Partners Inc. notes the proposed development will achieve approximately 73 people and jobs per (gross) hectare overall, with 47.5 people and jobs per hectare on the eastern parcel within the Designated Greenfield Area.

On this basis, these applications demonstrate conformity with the Growth Plan.

Provincial Policy Statement, 2020 (PPS):

The Provincial Policy Statement, 2020 (PPS) provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS requires planning authorities to manage and direct land use to achieve efficient and resilient development and land use patterns. Settlement areas are the focus of growth, including redevelopment which utilizes existing or planned infrastructure.

Planning for sewage, water, and stormwater shall be in accordance with Section 1.6.6 of the PPS. Section 1.6.6.1 provides that planning for sewage and water services shall:

- a) Accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage and water services; and,
- b) Ensure that these systems are provided in a manner that can be sustained by the water resources on which they rely, prepare for the impacts of a changing climate, are feasible and financially viable, and protect human health and safety, and the natural environment.

This includes the efficient use and optimization of existing municipal sewage and water services in a sustainable manner and the use of low impact development techniques for stormwater management. The applicant submitted a Functional Servicing Report and Stormwater Management Report prepared by Lakeview Engineering Inc. and Engage Engineering Ltd., which conclude that the development can be serviced with municipal water and sewer and an on-site stormwater management pond.

Development and site alteration shall be directed in accordance with the policies of Section 2 and 3 of the PPS. This includes natural heritage and hydrologic features (Section 2), and natural and man-made hazards (Section 3). The applicant submitted an Environmental Impact Study prepared by Grace & Associates, which indicates no adverse impacts are anticipated from the development.

Staff reviewed the PJR prepared in support of the official plan and zoning by-law amendments and plan of subdivision and circulated the technical reports to appropriate agencies and City departments. Staff is accepting of creating a medium density residential development on this site. This is an opportunity to create housing in the municipality that is an alternative to single detached dwellings. Staff agrees that the proposal promotes efficient development and land use patterns and supports compact urban form. The proposal promotes cost-effective development standards to minimize land consumption, servicing costs to the City and supports an opportunity for intensification.

On this basis, these applications are consistent with the policies of the PPS.

Trent Source Protection Plan (TSPP):

The property is located within the Kawartha-Haliburton Source Protection Area. The property is located within the Lindsay Surface Water Intake Protection Zones 1 and 2 (IPZ-1 and IPZ-2). In accordance with the Clean Water Act (2006), the applicant obtained a Section 59. (2) Notice prior to submitting these applications, which means

the proposal is compliant with the legislation. In accordance with the requirements of the Clean Water Act, the landowner is required to submit a new application to the Risk Management Official (RMO) to obtain a new Section 59. (2) Notice at each stage of the development, including any future applications for a Draft Plan of Condominium; Part Lot Control; Site Plan; Conservation Authority and Building permits; etc.

On this basis, these applications are not proposing to create a source water threat to drinking water.

Official Plan Conformity:

The City of Kawartha Lakes Official Plan (City Official Plan) was adopted by Council in September 2010 and approved by the Minister of Municipal Affairs and Housing (MMAH) in 2012. The City Official Plan included the entire subject property within the Urban Settlement Boundary of Lindsay. The Lindsay Secondary Plan (LSP) was adopted by Council in June 2017 and is currently under appeal to the Ontario Land Tribunal (the 'Tribunal'). The entirety of the lands was designated Residential in the Council adopted LSP.

Due to the appeals, the subject land remains under the jurisdiction of the Town of Lindsay Official Plan (Lindsay Official Plan) where the subject lands are designated Residential (331 Logie Street) and Parks and Open Space (Vacant Land on Logie Street) on Schedule A of the Lindsay Official Plan. The applicant has requested an amendment to change the Parks and Open Space designation to the Residential designation, which would permit a variety of dwelling types, subject to the low, medium and/or high density policies. The built form and density of the development would be determined through the site-specific zoning assigned to the property, based on the uses, setbacks, lot coverage, etc. in accordance with the following:

- a) Low Density: Single or semi-detached dwellings; duplexes; low profile residential not exceeding 2.5 storeys. Maximum density of 25 dwelling units per hectare
- b) Medium Density: Triplex, fourplex, townhouse dwellings; walk-up apartments; medium profile residential not exceeding 4 storeys. Maximum density of 62 dwelling units per hectare
- c) High Density: Residential apartment buildings and other residential buildings in excess of 4 storeys height. Maximum density of 125 dwelling units per hectare

The proposal generally adheres to the criteria for medium density development, such as maintaining density, height and character in keeping with adjacent uses, and having

direct access onto a Collector road. The applicant submitted a number of background studies to the City to verify the development will conform with Policy 4.1.2.2 a) through h) of the Lindsay Official Plan.

The proposal consists of a density of 30.84 dwelling units per hectare across the entire lands. The land fronts Logie Street, which is identified as a Collector Road on Schedule C – Transportation Network mapping in the Lindsay Official Plan. In accordance with Section 4.1.2.2, a Functional Servicing Report (FSR) and Stormwater Management Report have been submitted to address Policy d); and a Traffic Impact Study (TIS) has been submitted to address Policy h). The FSR and TIS have been updated to address technical issues identified through the consultation process. This proposal will be subject to site plan control, which will address details such as dwelling siting, walkway placements, landscaping, etc.

The applicant has submitted the appropriate technical reports and background studies to demonstrate conformity with the Lindsay Official Plan. On this basis, conformity with the policies of the Lindsay Official Plan have been demonstrated.

Zoning By-Law Compliance:

The properties are zoned Residential Two Special Thirteen Holding One [R2-S13(H1)] Zone and Parks and Open Space (OS) Zone in the Town of Lindsay Zoning By-law 2000-75 (Zoning By-law). The applicant originally requested to change the zone categories to a Residential Multiple One Special ** (RM1-S**) Zone for the entire site, to permit townhouse units to be constructed. Through the detailed analysis of the proposal and as previously identified at the public meeting, it was determined that based on the proposed built form (units fronting on a proposed private condominium road), the definition of dwelling, townhouse could not apply. Instead, the definition of dwelling, multiple attached would apply, as follows:

Dwelling, Townhouse means a building that is divided vertically into three or more dwelling units, each of which has independent entrances, to a front and rear yard immediately abutting the front and rear walls of each dwelling unit, and each unit has frontage and direct access to a public street.

Dwelling, Multiple Attached means a separate building that is divided vertically into four or more dwelling units each of which has independent entrances, to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.

There are two fundamental differences between these definitions: townhouse units have frontage and direct access to a public street, and are divided into three or more

units; whereas multiple attached units do not have frontage and direct access to a public street, and are divided into four or more units. As this proposal will be developed with a common element condominium road (held in ownership by a condominium corporation), the term townhouse cannot be used to describe the development (in the context of the Zoning By-law). As such, instead of changing the zoning to the RM1 zone category (which permits townhouse units), the zone category will change to an RM2 zone category (which permits both townhouse and multiple attached dwelling units).

Special (Exception) Zone:

The RM2-S24 zone will specifically permit only the multiple attached dwelling use (with a maximum of 45 units) along with the required accessory uses, and in addition, recognizes a number of site-specific development standards (including some standards used in the RM1 zone) as follows:

Zone Standard:	RM1 Zone:	RM2 Zone	Proposed RM2-S24 Zone:
Minimum Lot Frontage	Not Applicable	36.0 metres	No change proposed
Minimum Lot Frontage per dwelling unit	6.0 metres	Not applicable	6.0 metres
Minimum Lot Area per dwelling unit	Townhouse use: 185 square metres	Not applicable	160 square metres
Minimum Front Yard Setback	7.5 metres	7.5 metres	5.5 metres
Minimum Exterior Side Yard Setback	4.0 metres	6.0 metres	4.0 metres to a Public Street; 1.5 metres to a Private Street, Aisle or Driveway
Minimum Interior Side Yard Setback	3.5 metres *(does not apply to common wall between townhouse units)	4.0 metres	1.2 metres *(does not apply to common wall between attached dwelling units)
Minimum Rear Yard Setback	7.5 metres	9.0 metres	6.5 metres

Zone Standard:	RM1 Zone:	RM2 Zone	Proposed RM2-S24 Zone:
Maximum Building Height	10.5 metres	14.0 metres	Requested: 12.0 metres; and parapet to project up to 1.0 metre Staff Proposing: 10.5 metres; and parapet to project up to 1.0 metre
Maximum Lot Coverage for All Buildings	Townhouse use: 35%	30%	56%
Maximum gross floor area as a % of lot area	Section 9.2 (i) – Applicable: 55%	Section 10.2 (i) – Applicable: 75%	Not Applicable
General Provisions for Accessory Buildings – Meter Room	Applicable – Side or Rear Yard Only, Subject to Setbacks	Applicable – Side or Rear Yard Only, Subject to Setbacks	Requested: Erected in Any Yard Provided No Closer than 1.5 m. to a Public Street Staff Proposing: Erected in Any Yard Provided No Closer than 3.0 m. to a Public Street
Definition: Meter Room	Not Applicable	Not Applicable	A private, non-habitable building which houses utility infrastructure and/or equipment used to service nearby dwelling units.
Parking Requirement: Section 5.12 k) i.	1.1 Per Dwelling Unit Plus 0.25 Per Dwelling Unit For Exclusive Use Of Visitors	1.1 Per Dwelling Unit Plus 0.25 Per Dwelling Unit For Exclusive Use Of Visitors	2 Per Dwelling Unit Plus 0.25 Per Dwelling Unit For Visitors

Zone Standard:	RM1 Zone:	RM2 Zone	Proposed RM2-S24 Zone:
Landscaping Requirement: Section 5.14 (e) – All parking lots situated in a rear and/or side yard shall provide a landscaped strip of a minimum width of 1.8 m around the parking lot	Applicable	Applicable	Not Applicable

The proposed layout and overall design of the development has not changed since the initial submission. Based on the background geotechnical information, which indicates a seasonally high water table in this area, the applicant has chosen to redesign the interior of the units, by removing the proposed basements from the units, and instead providing three (3) full stories above grade. The first floor of the units proposes 2 tandem parking spaces in the garage, with the main portion of the living space occupying the second (main) and third (upper) floors.

The applicant has suggested making the maximum elevation 12.0 metres, with up to 1.0 metre additional elevation for the parapets. Based on the proposed building elevations, it would appear that the current maximum building height for the three storey design (approximately 9.0 metres to the roof) would still remain below the 10.5 metre maximum permitted in the RM1 zone (and well below the maximum building height of 14.0 metres in the RM2 zone). Staff recommend placing a site-specific maximum building elevation of 10.5 metres (not including the parapet) while allowing for up to 1.0 metre height for the architectural design feature in the RM2-S24 zone. The maximum building height of 10.5 metres is in keeping with many of the low and medium density residential zone categories in the Zoning By-law.

Other Alternatives Considered:

No other alternatives have been considered.

Alignment to Strategic Priorities:

The Council Adopted Strategic Plan identifies these Strategic Priorities:

1. Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

This application aligns with the Healthy Environment priority by protecting the municipal water drinking source and promoting sustainable development through the utilization of Low Impact Development (LID) techniques where possible to protect and enhance water quality; and align with the Exceptional Quality of Life priority by encouraging a new development which provides new housing stock, of which a portion may be available for affordable initiatives.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision to adopt or their refusal to adopt the requested amendments and/or the Draft Plan Approval request are appealed to the Ontario Land Tribunal (the Tribunal). In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

Servicing Comments:

Full urban municipal services, including water and sanitary sewer are proposed. The Functional Servicing Report and Stormwater Management Report were circulated to the Engineering and Corporate Assets Department and to Kawartha Conservation for review and comment. Comments received indicate there is no objection to the proposed OPA and ZBA to permit the development, and no objection to the proposed draft plan of subdivision. Kawartha Conservation has provided draft plan conditions that will be reviewed and approved prior to registration of the M-Plan on title.

Consultations:

Notice of these applications was circulated to agencies and City Departments, which may have an interest in the applications; to persons within a 120 metre radius of the properties; and a Public Meeting was held by the Planning Advisory Committee on

February 10, 2021. Including the writing of the original report for the Public Meeting and as of February 25, 2022, we have received the following comments:

Public Comments:

Comments and inquiries were received from residents P. Webber, J. Wallace, W. Lane, D. Hughes, C. and T. Tait, and P. Dunn. Noted concerns included:

- Removal of a portion of lands currently designated as park space;
- A reduction in the value of the properties within the existing development to the east;
- If the units are being constructed as affordable housing (geared to income or rental accommodation);
- The tenure of ownership (freehold or condominium);
- The impacts to traffic in the area and at the intersection of Lindsay Street South; and,
- Potential for environmental issues to arise.

The public and agency comments that were received have been reviewed and addressed by the applicant. Updated traffic and servicing information has been reviewed and assessed by the Engineering and Corporate Assets Department. Tenure of the proposed development has been identified as freehold units with a common element condominium for servicing, access and amenity spaces. The implementation of any necessary design measures can be addressed through the subsequent site plan agreement.

Agency Review Comments (most recent response):

January 27, 2021	The Building Division has no concerns with the applications. Comments will be reserved to site plan circulation.
February 2, 2021	Curve Lake First Nation acknowledged receipt of the City's Notice of Public Meeting, and requested consultation with the City and landowners, including a summary statement of how the project will address the following areas of concern: possible environmental impact to drinking water; endangerment to fish and wild game; impact on Aboriginal heritage and cultural values; and to endangered species; lands; savannas etc.
August 30, 2021	Kawartha Conservation advised that they foresee no issue with the applicant receiving Draft Plan Approval, given consideration for natural heritage, natural hazards, and water quality and quantity protection policies, subject to five draft plan conditions.

- December 7, 2021 The Economic Development Division advised the existing historic house has cultural heritage value as the former Logie residence. Although it has not yet been listed or designated, the house should be retained as a condition of approval. The house does not need to stay in its current location, but should remain within Lindsay as its significance is specific to the community. The house may be moved within the property or to a different property to facilitate the proposed development. Where the house will go should be negotiated with staff. The applicant will be required to enter into a heritage easement agreement and/or designate the historic house under Part IV of the Act as a condition of approval to ensure its continued protection.
- January 5, 2022 The Engineering and Corporate Assets Department advised they have no objection to the proposed development based on the following comments:
- We note that detailed design comments will be provided in the detailed design stage of the project, including fencing, servicing, and survey information for the storm outlet ditch along Logie Street, towards Lindsay Street, to confirm there is no drainage outside of the Logie Street Right of Way. In addition, we note the traffic study recommends that the available sight distance be reconfirmed through an updated topographic survey of the right-of-way and reconfirmed in the field and shall be a requirement of Site Plan.

Development Services – Planning Division Comments:

The background information which has been submitted in support of the application has been circulated to the appropriate agencies and City Departments for review and comment. The applicant provided Curve Lake First Nation with the requested materials and filing fee for review on April 28, 2021, and followed up on October 6 with a request for any comments by October 22, 2021, confirming no comments of concern were brought forward on October 25, 2021.

The application conforms to the Growth Plan, and is consistent with the PPS. Conformity with the Town of Lindsay Official Plan policies for residential development has also been demonstrated. The rezoning will permit the multiple attached dwelling

use on the consolidated properties, and amend the development standards specific to the development proposal. The detailed design of the development will be subject to Site Plan Control and condominium approval process.

Conclusion:

In consideration of the comments and issues contained in this report, Staff respectfully recommend the proposed Official Plan and Zoning By-law Amendment applications along with the Plan of Subdivision (16T-21501) application together with the draft plan conditions be referred to Council for **Approval**.

Attachments:

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please email or call Ian Walker, Planning Officer – Large Developments, iwalker@kawarthalakes.ca or (705) 324-9411 extension 1368.

Appendix A – Location Map



PLAN2022-014
Appendix A.pdf

Appendix B – Proposed Draft Plan of Subdivision



PLAN2022-014
Appendix B.pdf

Appendix C – Proposed Official Plan Amendment



PLAN2022-014
Appendix C.pdf

Appendix D – Proposed Zoning By-law Amendment



PLAN2022-014
Appendix D.pdf

Appendix E – Proposed Draft Plan of Subdivision Conditions



PLAN2022-014
Appendix E.pdf

Appendix F – Proposed Site Plan, dated October 29, 2021



PLAN2022-014
Appendix F.pdf

Appendix G – Proposed Floor Plans & Elevations, dated October 15, 2021



PLAN2022-014
Appendix G.pdf

Department Head email:

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Department Head:

Richard Holy, Director of Development Services

Department Files:

D01-2021-001, D06-2021-001 & D05-2021-001