

то:	MAYOR J. LEHMAN AND MEMBERS OF COUNCIL
PREPARED BY:	A. GAMEIRO, B.E.S., RPP PLANNER
FROM:	M. BANFIELD, RPP DIRECTOR OF PLANNING AND BUILDING SERVICES
NOTED:	A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
	M. PROWSE, CHIEF ADMINISTRATIVE OFFICER
RE:	PUBLIC MEETING - ZONING BY-LAW AMENDMENT AND RED-LINE REVISION TO A DRAFT APPROVED PLAN OF SUBDIVISION - BEMP 2 HOLDINGS INC. AND HONEYFIELD BEMP 2 LIMITED - 515 MAPLEVIEW DRIVE EAST
WARD:	9
DATE:	OCTOBER 7, 2019

### **OVERVIEW**

The purpose of this Memorandum is to provide members of Council with an update on the public meeting regarding applications for a Zoning By-law Amendment and Red-line Revision to a Draft Approved Plan of Subdivision that have been submitted by The Jones Consulting Group (c/o Ray Duhamel) on behalf of BEMP 2 Holdings Inc. and Honeyfield Bemp 2 Limited for lands known municipally as 515 Mapleview Drive East, Barrie.

The subject lands are located on the south side of the intersection of Mapleview Drive East and Madelaine Drive, immediately east of Seline Crescent, as identified in Appendix A: Key Map. The subject lands are irregular in shape and comprise 19.45 hectares (48) acres in area with 469.4 metres of frontage along Mapleview Drive East. The subject lands are located within Phase 1 of the Hewitt's Secondary Plan Area and are surrounded by existing subdivisions and future development lands, some of which have received Draft Approval for Plans of Subdivision.

As identified in Appendix B: Hewitt's Secondary Plan – Land Use Plan, the subject lands are designated 'Residential Area' and 'Neighbourhood Mixed Use'. The subject lands are also zoned 'Neighbourhood Residential' (R5) and 'Neighbourhood Mixed Use' (NMU) in Zoning By-law 2009-141, as amended.

Approvals for a Zoning By-law Amendment and Draft Plan of Subdivision were previously obtained for the subject lands in December 2017 (Files: D14-1628 and D12-431). The previous Zoning By-law Amendment application amended the zoning of the subject lands from 'Agricultural' (AG) and 'Environmental Protection' (EP) to 'Neighbourhood Residential' (R5) and 'Neighbourhood Mixed Use' (NMU). On December 20<sup>th</sup> 2017, City of Barrie Council passed By-law 2017-136 to amend the zoning of the subject lands. The previous Draft Plan of Subdivision application proposed a subdivision containing 516 residential lots and two (2) mixed-use blocks, as identified in Appendix C: Draft Approved Plan of Subdivision. Draft Plan Approval for this Plan of Subdivision was granted by the City on December 28th, 2017.

Since the issuance of Draft Plan Approval in 2017, the applicant is proposing to revise the Draft Approved Plan of Subdivision to adjust lot/block frontages and the layout to create a more compact built form, enlarge the Neighbourhood Mixed Use (NMU) block west of Madelaine Drive, and make other adjustments in



response to comments provided by the City's Engineering and Traffic Services Departments through the detailed design process for the subdivision. The revisions to the plan are identified in Appendix D: Proposed Plan of Subdivision, and are generally summarized below:

- 1. The required road widening along Mapleview Drive East has been adjusted in accordance with the Draft Plan Approval;
- 2. Daylight triangles and the width of corner lots have been adjusted in accordance with the City's Transportation Design Manual;
- 3. The western mixed-use block has been enlarged from 1.36 hectares to 2.59 hectares which resulted in the elimination of Street 'D';
- 4. The types and number of lots have been adjusted as shown in Table 1 below; and,
- 5. The walkway block to the easterly mixed-use block has been relocated from Street 'I' to Street 'F'.

Among the items listed above, the enlargement of the mixed-use block and the overall lotting adjustments are the most notable changes to the Draft Plan of Subdivision. These two changes have resulted in an increase in the total unit count from 516, to a minimum of 518 units, with an opportunity to develop a maximum of 847 units, depending on the future built-form on the mixed-use blocks. This represents a total increase of 2 to 331 units. It is important to note that the proposed Red-line Revision to the Draft Approved Plan of Subdivision is not proposing any change to the limits of development or the width of collector roads. Please refer to Appendix E: Red-line Plan of Subdivision for a comparison between the previously approved and proposed Draft Plans of Subdivision.

	Number of Units	
Lot/Unit Type	Proposed Red-lined Plan	Draft Approved Plan
13.7 m	0	28
11.6 m	87	0
11.5 m	0	140
10.4 m	0	80
10 m	87	0
9 m	0	40
Semi-detached – 15 m to 7.5 m per unit	130	0
Subtotal (Single & Semis)	304	288
Street Townhouse (6 m per unit)	47	32
Mixed Use	164-493	196
Subtotal (Townhouses & Mixed Use)	211 to 540	228
Future Lots & Blocks	3	0
TOTAL	518 to 847	516

 Table 1: Proposed Changes to Unit Count and Types

A Zoning By-law Amendment application is required to facilitate the proposed red-line revisions to the plan. The purpose of the Zoning By-law Amendment application is to re-zone a small portion of the subject lands south of the mixed-use block (formerly Block 294, now Block 257) located on the west side of Madeline Drive, as identified in Appendix F: Proposed Zoning By-law Amendment. The proposed Zoning By-law Amendment proposes to re-zone this portion of land (1.23 hectares) from Neighbourhood Residential (R5) to Neighbourhood Mixed-Use (NMU) to recognize the red-line revision to enlarge the westerly mixed-use block.

### BACKGROUND



In accordance with Section 9.4.2 c) of the Hewitt's Secondary Plan, a Conformity Plan was prepared and approved by the City prior to the submission of the previously approved Zoning By-law Amendment and Draft Plan of Subdivision applications (Files: D14-1628 & D12-431). The purpose of the Conformity Plan was for the applicant to demonstrate that the proposed plan of subdivision was generally consistent with the Master Plan for the Hewitt's Secondary Plan area. In November 2016, the City issued a conformity review letter to the applicant confirming that the plan submitted generally conformed to the Hewitt's Secondary Plan.

The proposed revisions to the plan substantially maintain the nature of the initial subdivision approval. For that reason, a new conformity application nor an additional neighbourhood meeting were required.

The subject applications were submitted to the City on May 22<sup>nd</sup>, 2019 and were deemed complete on June 14<sup>th</sup>, 2019. The applications have been circulated to all applicable City departments and external agencies for detailed review and comment.

### PLANNING AND LAND USE MATTERS UNDER REVIEW:

The applications are currently undergoing a detailed technical review by Planning staff and the City's Technical Review Team, including external agencies such as Lake Simcoe Region Conservation Authority (LSRCA). A detailed analysis of the applications will be provided at a later date when a staff report is brought forward for General Committee's consideration. The primary planning and land use matters being considered at this time include:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Appropriateness of expanding the westerly mixed-use block on the plan of subdivision and the increase in the number of units;
- Compatibility with adjacent low-density residential land uses, as it relates to providing appropriate setbacks, buffering and transitions, particularly for taller and denser forms of development proposed on the mixed-use block;
- Walkability and connectivity throughout the proposed subdivision, and to existing and future developments;
- Layout, design and geometry of the transportation network;
- Traffic calming and pedestrian safety; and,
- Site servicing, grading and stormwater management.

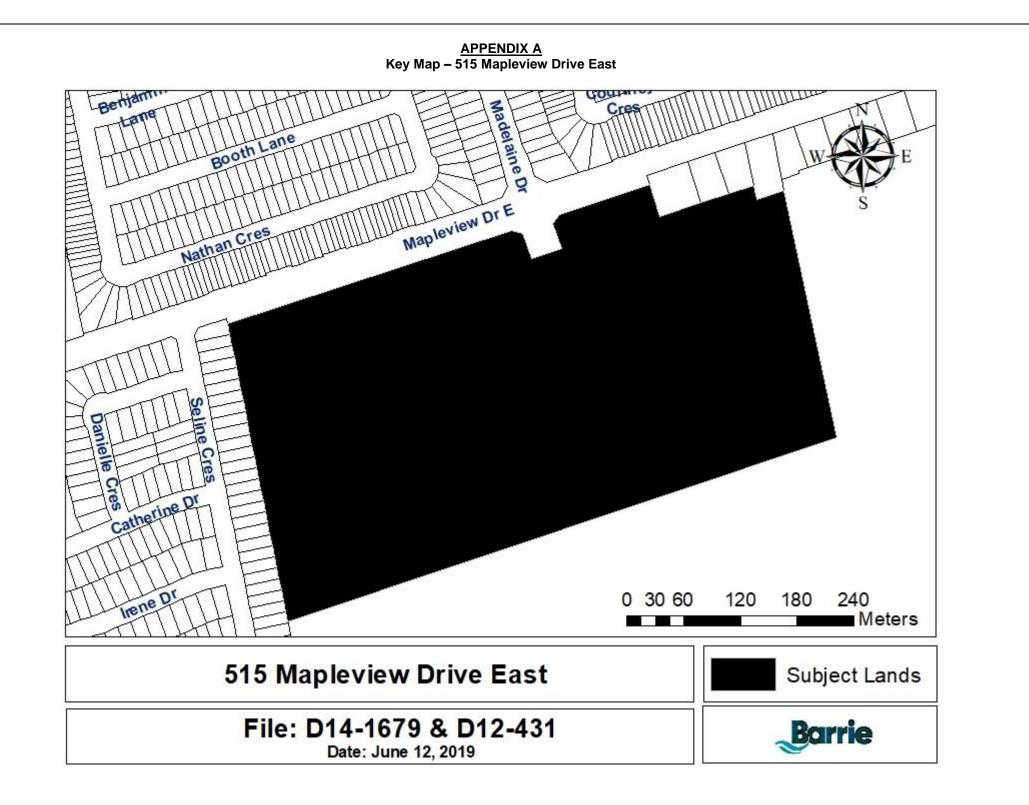
All comments received during the technical review process, as well as comments provided at the Public Meeting will be included and addressed in the Planning staff report that will be brought forward for General Committee's consideration of the applications at a future meeting.

#### NEXT STEPS

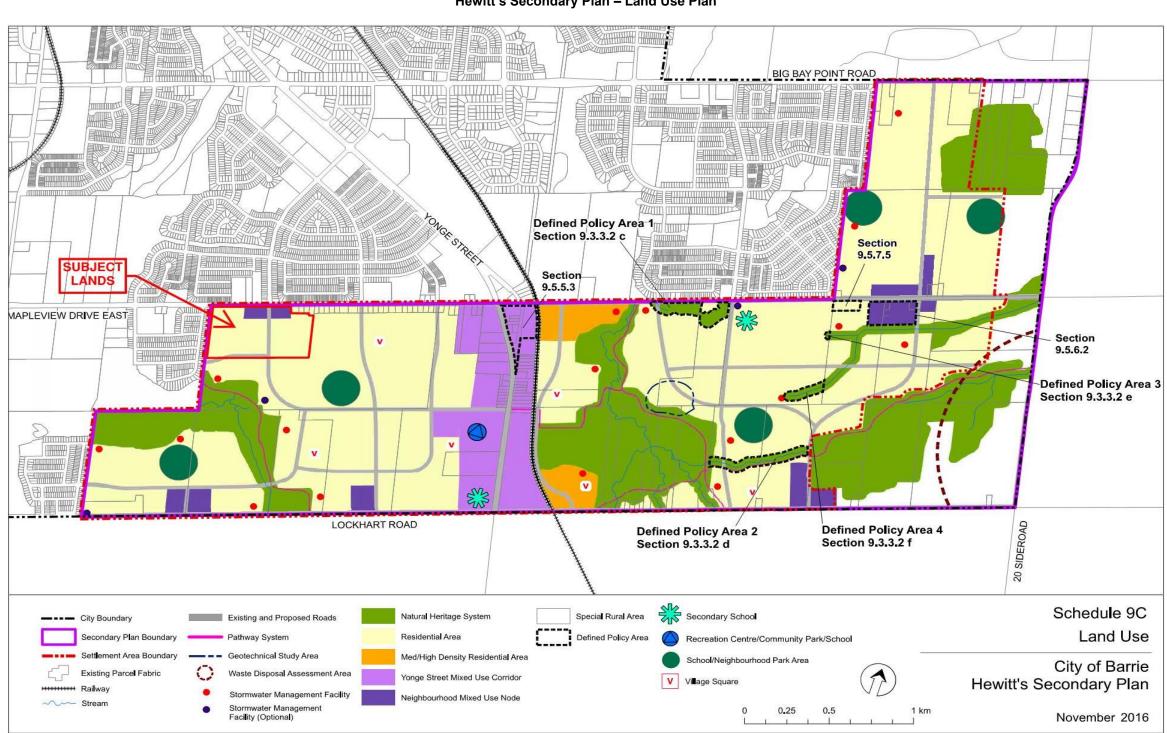
Planning staff are targeting the fourth (4<sup>th</sup>) quarter of 2019 for a staff report to be brought forward to General Committee for the Zoning By-law Amendment application. If approved, conditions of approval for the Draft Plan of Subdivision application would be re-issued by the Director of Planning and Building Services.

For more information, please contact Andrew Gameiro, Planner at <u>Andrew.gameiro@barrie.ca</u> or 705-739-4220 ext. 5038.









<u>APPENDIX B</u> Hewitt's Secondary Plan – Land Use Plan



EXISTING RESIDENTIAL EXISTING RESIDENTIAL Block 305 Block 306 Block 306 DRIVE EAST 34.0 0.3m Reserve MAPLEVIEW Road Widening Road Widening 1 15.0 7x10 Daylighting 0117 2 RESIDENTIAL STREET 'C' EXISTING 33.25 ■118 = in Block 294 12.3 10.4 10.4 10.4 12.9 71 70 69 68 67 0 0 0 0 Mixed Use ■119 = 18.0 DANIELLE CRESCENT 34.9 (1.36 ha.) 120 = 28.0 28.2 Block 295 ≓ 116 28.0 28.0 73 8 ▼ 0 0 0 266 265 264 263 121 = Mixed Use ≓ 115 **■** 28.0 **▼** 74 8 (1.51 ha.) 9.0 9.0 10.4 10.4 10.5 14.2 14.8 27.0 O ■ 122 = STREET Block 292 8 Street Townhomes (6.0m/Unit) 50.4 ≓ 114 **■** 28.0 **▼** 75 ° ä 66∎ \* 1 STREET 'I' ■ 123 = • 270 28.0 28.0 ¥ 76 8 3 65 m ■ 124 = \* 2 = 64 ∎ 0 28.0 29.3 32.0 271 8 14.1 11.5 11.5 11.5 11.5 260 259 258 257 256 125 = 32.0 272 8 \* 3 2 . . . . . Block 303 3 63 ∎ O 28.0 28.0 P 30.0 30.0 30.0 30.3 30.0 30.3 30.0 30.3 30.0 <sup>3</sup>/<sub>2</sub> 111 ★ <sup>28.0</sup> ○ 79 <sup>3</sup>/<sub>2</sub> 32.0 + 273 8 Future Lot 0 45 \*126 5 . 4 2 U 8 35 V  $\begin{array}{c|c} 28.0 & \checkmark & 79 & \checkmark \\ \hline & 28.0 & 28.0 & 28.0 \\ \hline & 3 & 110 & \bigstar & 28.0 & 28.0 \\ \hline & 3 & 109 & \bigstar & 28.0 & 28.0 \\ \hline & 3 & 28.0 & 28.0 & 28.1 \\ \hline & 3 & 28.0 & 28.0 \\ \hline & 3 & 28.0 & 28.2 & \checkmark \\ \hline & 3 & 109 & \bigstar & 3 \\ \hline & 3 & 109 & \bigstar & 3 \\ \hline & 3 & 100 & \bigstar & 3 \\ \hline \end{array}$  
 in
 61 m
 Biock 293

 in
 61 m
 6 Street

 in
 60 m
 Townhomes in (6.0m/Unit)
 05 5 . . . . Block 289 Block 290 5 6 Street Street Cownhomes (6.0m/Unit) (6.0m/Unit) \*127 5 Block 302 34.0 288 287 286 285 284 283 282 281 280 279 278 277 276 275 274 252 253 254 255 14.2 11.5 11.5 11.5 ¥ 6 8 Future Lot U Block 291 34.0 ¥ 7 8 = 128 N Block 301 Townhomes (6.0m/Unit) 34.0 O 8 5 <sup>3</sup> 108 ★ 28.0 28.0 ■ 83 <sup>3</sup>/<sub>6</sub> <sup>3</sup>/<sub>55</sub> 59 ∎ <sub>29.9</sub> <del>v</del> 46 <sup>6</sup>/<sub>5</sub> ■ 129 = Day Righting of STREET 'F' 18.0 Future Lot 31.0 34.0 O 9 O 0 27 V 31.0 31.0 0 29 0 ¥ 28 S  $\begin{array}{c} 2800 \\ \hline & 280 \\ \hline & 85 \\ \hline & 106 \\ \hline & 280 \\ \hline & 280 \\ \hline & 86 \\ \hline & 66 \\ \hline & &$ ATHERINE 8 34 × 31.0 34.0 10 3 26 0 31.0 31.0 0 30 0 1 ■ 130 = 0 13.5 237 236 235 234 
 14.5
 13.7
 13.7
 11.5
 11.5
 11.5
 11.6
 10.4
 9.0
 11.1
 11.5
 11.5
 11.2

 251
 250
 249
 248
 247
 246
 245
 244
 243
 242
 241
 240
 239
 238
 31.0 34.0 10 <del>3</del> 33 0 <u>31.0</u> 34.0 10 <del>3</del> 5 33 0 <u>31.0</u> 34.0 11 <del>3</del> 6 32 0 <u>4 31.0</u> 34.5 11 <del>3</del> 11.8 <u>6 8 8 6 8 8 8 8 18</u> ■ 131 = \* \* \* \* \* \* \* 0 0 \* 0 \* \* 0 . . . . 132 
 81
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85
 85<  $\begin{array}{c|c} & 2au / 2a0 \\ \hline \hline & 105 & 2a_0 & 280 \\ \hline & 104 & 2a_0 & 280 \\ \hline & 104 & 2a_0 & 280 \\ \hline & 104 & 2a_0 & 288 \\ \hline & 103 & 2a_0 & 260 \\ \hline \end{array}$ 31,4 31,6 31,6 31,6 31,6 31,6 31,6 31,6 31,6 31,6 31,6 32,6 Block 300 Future Lot ■ 133 = .... 17 16 15 14 13 12 ■ 134 # 12.8 10.4 10.4 10.4 10.4 11.4 18.0 11.5 10.4 10.4 9.0 9.0 11.7 18.0 12.1 11.5 11.5 10.4 9.0 13.4 13.5 12.4 11.5 11. Block 299 ■ 135 = Block 304 Future Lot ± 102 ∎<sup>28.0</sup>30.7 STREET 'G' STREET 'E' g Designing Servicing Block 18.0 ■136 = 
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115
 115</th Ũ ■ 137 = 16.0 11.5 11.5 202 201 200 DRIVE 138 = \* . . Block 298 Future Lot 139 = \* . . 0 • • • • • 0 0 0 0 0 0 0 0 184 185 186 187 188 189 190 191 192 193 194 195 196 ■ 140 = 197 198 199 16.0 11.5 11. ■ 141 = Block 297 142 3x5 a Daylighting STREET 'H' 18.0 Future Lot STREET 'B' Block 296 Future Lot FUTURE RESIDENTIAL FUTURE PARK-FUTURE PARK FUTURE RESIDENTIAL FUTURE STORMWATER MANAGEMENT POND BEMP II CITY OF BARRIE

### APPENDIX C Draft Approved Plan of Subdivision – 515 Mapleview Drive East



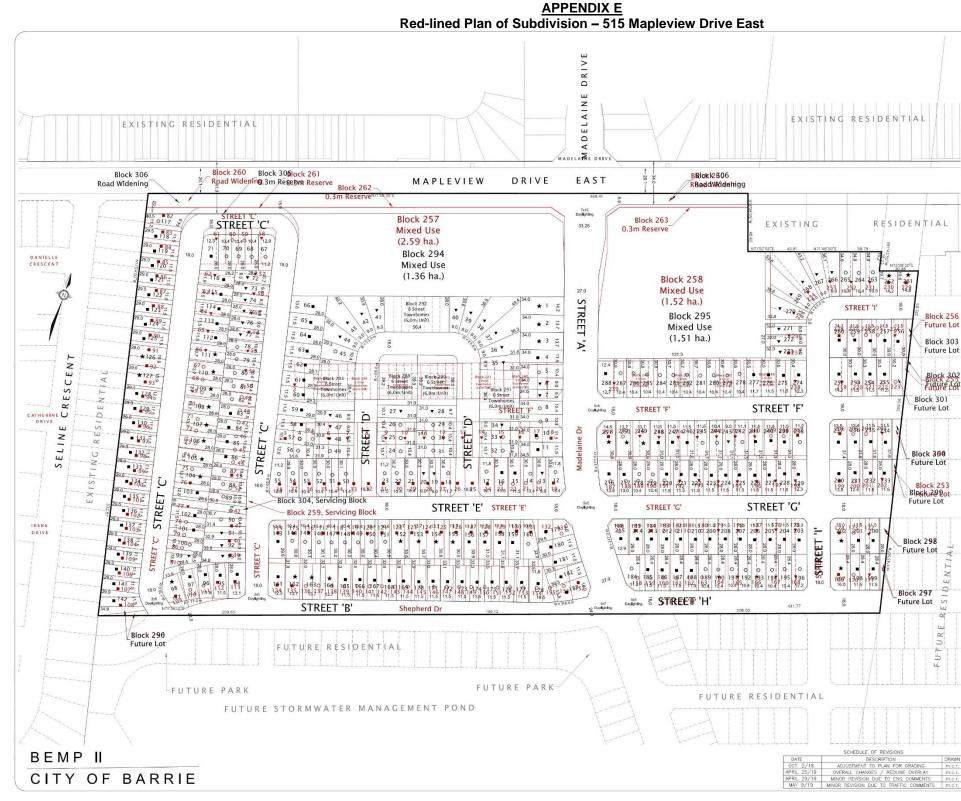


E LOT 141 EXISTING RESIDENTIAL EXISTING RESIDENTIAL LOT 142 ADELAINE DRIVE mart Block 260 Road Widening Block 261 0.3m Reserve N7149'30't 0.3m Reserve Block 260 Road Widening MAPLEVIEW DRIVE EAST \_ / ■ 82ई 8 ESTREET 'C' Block 263 0.3m Reserve Block 257 EXISTING RESIDENTIAL Mixed Use 83 2 60 59 58 (2.59 ha.) ■ 84 ∄ DANIELLE CRESCENT ■ 85 Ē N71'49'30 ■ 86 💈 62 --- - = -- × 5Z Block 258 232 231 230 229 87 8 Mixed Use 63 ---\*Ø. (1.52 ha.) ■ 88 <sup>±</sup> STREET 'I' 4--------== Block 256 **8**9 E Future Lot ■ 90 g ■ 91 g 65.\*--8 227 226 225 -+236 6×--237 F ■ 92 g RESCENT Block 246 5 Screet 16 Overheimes 16 Overheimes Foundation Black 245 4 Street Tournhamed #5.0mg Units IDENTIAL 68 Q Block 245 4 Street Townhomes (IS.on/Usit) Block 247 4 Spret Townson 219 220 221 222 2 Block 255 93 ਵ Bipck 244 Strept Tolon/unti Man/unti Eleck 241 Street Tokshokes #Em(Usio Block 248 6 Street Novemberne (6.0ef/Unit Bigck 243 Street Tolenhames (6.pm/Ubit) Black 242 Street Townhomes (60m/Unit) O 50 Future Lot 69 n ■ 94 를 049 STREET 'F' STREET 'F' ■ 95 g 0 48 ATHERINE U DRIVE 047 96 : SELINE 214 213 212 211 210 209 208 207 ES 14 14 15 16 17 18 206 205 204 20 190 top 111 12 113 218 217 216 215 3 4 5 0 46 ■ 97 : R 73 0 0 45 Block 254 Future Lot 98 ; DN 74 0 0 443 Ma ■ 99 g 75 ¢ 43 8 76 -199 200 201 202 Block 253 Future Lot =100g 188 189 190 191 192 193 194 195 196 197 198 0 52 · 101: STREET 'G' 77----STREET 'E' 0 42 Block 259, Servicing Block ■102 g 78 0 183 182 181 180 179 178 177 176 175 = 41 DRIVE 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 13 5 185 184 174 173 172 =103 790V **4**0 Block 252 -1043 Future Lot **3**9 ■105g ■ 106 g 169 170 1 132 100 163 164 113 ■107 S Block 251 0 STREET 'H' 16.0 Future Lot 1085 Shepherd Dr N. URE Block 250 Future Lot FUTURE RESIDENTIAL FUTURE FUTURE PARK FUTURE STORMWATER MANAGEMENT POND FUTURE RESIDENTIAL BEMP II CITY OF BARRIE

### <u>APPENDIX D</u> Proposed Plan of Subdivision (Red-line Revision) – 515 Mapleview Drive East

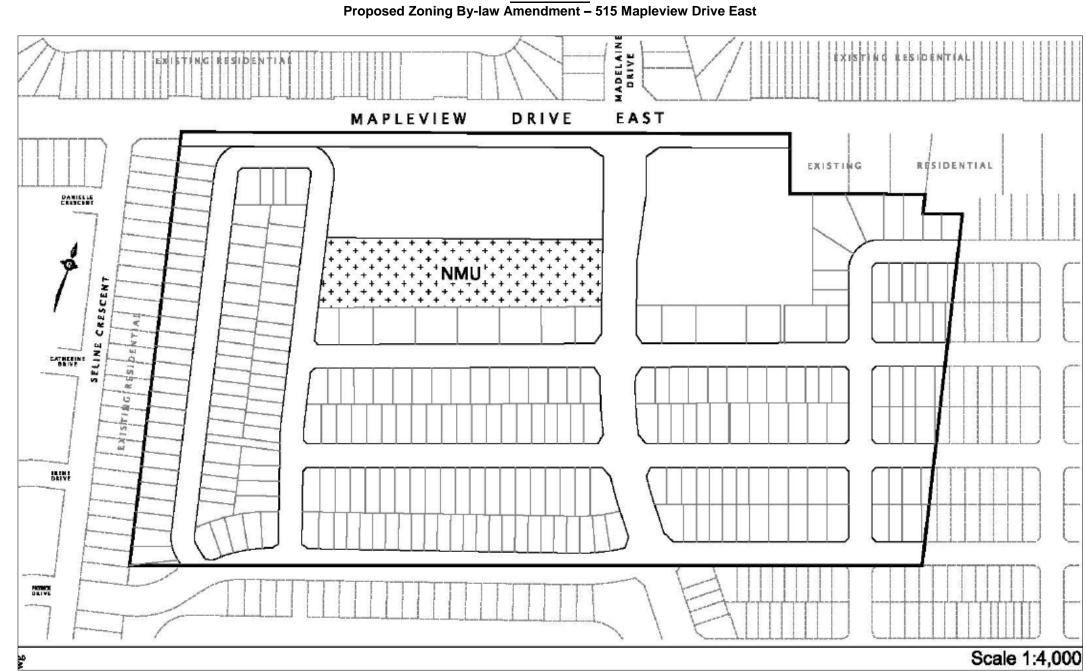
PERMIT				
HELL				
	11 1			
	1			
	Towns			
IK VILL	└─ Subject Lands			
Ample _ Mas				
EY PLAN	SCALE 1:25,000			
the set of the set of the set				
evised Draft Plan of	of Subdivision to			
raft Approved Plan				
art of Lot 13, Concession				
ormer Township of Innist	ni, Now in the			
ity of Barrie				
019				
NER'S CERTIFICATE				
THE UNDERSIGNED, BEING THE RI BJECT LANDS, HEREBY AUTHORIZ	ZE THE JONES CONSULTING			
OUP LTD., TO PREPARE THIS DRA	AFT PLAN OF SUBDIVISION			
D TO SUBMIT SAME TO THE CITY	OF BARRIE FOR APPROVAL.			
11	11-			
May 10, 2019	Atton			
TE BEMP	Holdings 2 Inc.			
11	Millo >			
1 ay 10.2019 /1	Matter			
	field Bernp 2 Limited			
RVEYOR'S CERTIFICATE	THE LANDS TO BE			
ERTIFY THAT THE BOUNDARIES O BDIVIDED AND THEIR RELATIONS	HIP TO ADJACENT LANDS			
E ACCURATELY AND CORRECTLY				
MAY 9, 2019	D-			
	ASTRI, O.L.S. RIO LAND SURVEYORS			
ONTAI DITIONAL INFORMATION REQUIRED	RIO LAND SURVEYORS			
DITIONAL INFORMATION REQUIRED CTION 51(17) OF THE PLANNING ACT				
SHOWN ON DRAFT PLAN g) SHO	WN ON DRAFT PLAN			
SHOWN ON DRAFT PLAN h) MUN	ICIPAL PIPED WATER TO BE PROVIDED			
SHOWN ON KEY PLAN I) SAN	DY/CLAY LOAM WN ON DRAFT PLAN			
SHOWN ON DRAFT PLAN k) ALL I	MUNICIPAL SERVICES TO BE PROVIDED			
SHOWN ON DRAFT PLAN I) SHO	WN ON DRAFT PLAN			
0717107100	DO 2 Double-			
STATISTICS	RR 2 Draft Approved Plan (May 9, 2019) (January 25, 2017)			
RESIDENTIAL LOT BREAKDOWN 13.7 m Singles	n/a 28 units			
11.6 m Singles	87 units n/a			
11.5 m Singles	n/a 140 units			
10.0 m Singles 10.4 m Singles	87 units n/a n/a 80 units			
9.0 m Singles	n/a 40 units			
15.0 m Semi Detached (7.5 m/unit)	130 units n/a			
	8.86 ha. 304 units 288 units			
	8.86 ha.         304 units         288 units           0.86 ha.         47 units         32 units			
(BLOCKS 250-256)	0.09 ha. 3 units			
Mixed Use (40 - 120 uph)	4.11 ha. 164 - 493 units 196 units			
	0.03 ha.			
(BLOCK 259)				
(BLOCKS 260 - 263)	0.52 ha.			
MAJOR COLLECTOR, MADELAINE DRIVE)	4.98 ha.			
(MINOR COLLECTOR, SHEPHERD DRIVE) (LOCAL STREETS 'C' - Y)				
	19.45 ha. 518 - 847 units 516 units			
20 0 20	40 60 80 100m			
SCALE	= 1:1000			
BEN	MP II			
REVISED DRAFT PLA	N OF SUBDIVISION TO			
DRAFT APPROVED PLAN OF SUBDIVISION				
a Lba	Date Issued: MAY 9, 2019			
mond J. Duha	Checked By: RD			
PROFESSIONAL O	Project No.: LAW-06129			
RPP	Drawn By: m.c.r.			
The second se	Drawing Name:			
4701	BEMP II RR-2-19-05-09.dwg			
<b>IONES</b>				
CONSULTING G	ROUP LTD.			
PLANNERS & EN	N G I N E E R S 1. Barris, Ornario, L4N OW6 Fac: 705-734-1056			





	Subject Lands			
KEY PLAN	SCALE 1:25,000			
Part of Lot 13, Con Former Township of City of Barr 2018 OWNER'S CERTIFICATE 1, THE UNDERSIGNED, BEING SUBJECT LANDE, HEREBY AL GROUP LIC., TO PREPARE TI	d Plan of Subdivision ncession 11 of Innisfil, Now in the			
DATE	BEMP Holdings 2 Inc.			
	ст.			
DATE	Honeyfield Bemp 2 Limited			
SURVEYOR'S CERTIFICATE I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.				
DATE	DINO ASTRI, O.L.S. ONTARIO LAND SURVEYORS			
ADDITIONAL INFORMATION REGURED UNDER           SECTION 511/00 FTHE PLANMING ACT           a) SHOWN ON DRAFT PLAN           b) SHOWN ON DRAFT PLAN				
STATISTICS RESIDENTIAL LOT BREAKDO	RR 2 Dealt Approved Files (May 9, 2019) (January 25, 2017)			
★13.7 m Singles	n/a 28 units			
11.6 m Singles  11.5 m Singles	87 units n/a n/a 140 units			
10.0 m Singles O O 10.4 m Singles	87 units n/a n/a 80 units			
<ul> <li>9.0 m Singles</li> <li>15.0 m Semi Detached (7.5 m/r)</li> </ul>	n/a 40 units			
(LOTS 1-285) (LOTS 1-230) SUB TOTAL	8.86 ha. 304 units 10.04 ha. 288 units			
STREET TOWNHOMES (6.0m (BLOCKS 289 - 290) (BLOCKS 240 - 240)	n) 0.86 ha. 47 units 0.62 ha. 32 units			
FUTURE LOTS & BLOCKS (BLOCKS 296 - 303) (BLOCKS 256 - 256)	0.09 ha. 3 units 0.12 ha.			
MIXED USE (40 - 120 uph) (BLOCKS 254 & 250) (BLOCKS 257 & 259) SERVICING BLOCK	4.11 ha. 164 - 493 units 2.87 ha. 196 units 0.03 ha. 0.04 ha.			
BLOCK 304) (BLOCK 200) WIDENING & RESERVE	0.03 ha. 0.04 ha.			
ROADS	4 98 ha 5 11 ha			
(MAOR COLLECTOR, STREET W)(MADELAINE (MINOR COLLECTOR, STREET Y) (SHEPHERD (LOCAL STREETS (C-T) TOTAL	19.45 ha. 518 - 847 units 19.45 ha. 516 units			
20 0 20	40 60 80 100m			
	ALE = 1:1000			
	BEMP II			
DRAFT PLAN OF SUBDIVISION				
R.P.P.	Date issued:         JAN. 25/2017           Checked By:         RD           Project No.:         LAW-D6129           Drawn By:         m.c.r.           Drawn By:         m.c.r.           Drawn By:         Nome:           Durawn 10 A-BR-2-19-05-05.4*9         Date			
JONES CONSULTING GROUP LTD. PARAMELER & REGISTRICES 2018/delable for 141 funk (not 6), 40 MS Program delable for 141 funk (not 6), 40 MS Program delabl				





<u>APPENDIX F</u> Proposed Zoning By-law Amendment – 515 Mapleview Drive East