
TO: PLANNING COMMITTEE

SUBJECT: ZONING BY-LAW AMENDMENT APPLICATION – 932 MAPLEVIEW DRIVE EAST

WARD: 10

PREPARED BY AND KEY CONTACT: D. SUDDABY, RPP, PLANNER, EXT 4473

SUBMITTED BY: M. BANFIELD, RPP
DIRECTOR OF DEVELOPMENT SERVICES

GENERAL MANAGER APPROVAL: A. MILLER, RPP
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Zoning By-law Amendment Application submitted by The Jones Consulting Group, on behalf of 970 Mapleview Inc., to rezone lands municipally known as 932 Mapleview Drive East, from 'Rural Residential' (RR) in the Town of Innisfil Zoning By-law 054-04, to 'Neighbourhood Residential' (R5) in the City of Barrie Zoning By-law 2009-141, be approved.
2. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV012-21.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.

PURPOSE & BACKGROUND

Report Overview

4. The purpose of this staff report is to recommend approval of a Zoning By-law Amendment application submitted by The Jones Consulting Group, on behalf of 970 Mapleview Inc., for lands municipally known as 932 Mapleview Drive East (See Appendix "A" – Draft Zoning By-law Amendment). The subject lands are proposed to be added to the adjacent draft approved subdivision through a redline revision to facilitate additional residential development (four single detached residential lots). An application for a redline revision for the draft plan of subdivision has been submitted and is under technical review.
5. The original staff report (PLN003-18) for the existing subdivision (D12-430) was considered by General Committee on February 5, 2018. The subject application will add the outlier lot into the existing draft plan of subdivision.

6. The addition of the four residential lots will increase the unit count from 899 to 903. The balance of the subdivision remains unchanged.
7. With the conclusion of the technical review and public consultation process, which included a public meeting on February 23, 2021, staff have determined that the proposal has regard for matters of provincial interest as outlined in the *Planning Act*, is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), the City of Barrie Official Plan, and the Hewitt's Secondary Plan. As such, this application is being recommended for approval.

Site and Location

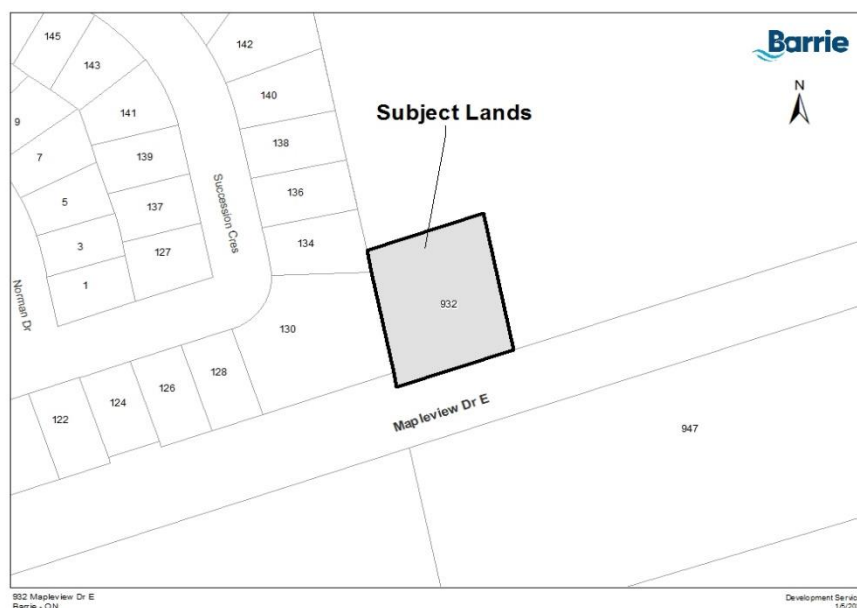
8. The subject lands are located on the north side of Maplevue Drive East and west of 20th Sideroad, within Phase 1 of the Hewitt's Secondary Plan, and are municipally known as 932 Maplevue Drive East. The property is currently developed with a single detached dwelling and has a total lot area of approximately 0.17 hectares, with frontage of approximately 38.1 metres along Maplevue Drive East.
9. The existing land uses surrounding the subject property are as follows:

North: Existing residential lots consisting of single, semi-detached and townhouse dwellings and vacant/agricultural lands owned by 970 Maplevue Inc. These lands are part of an approved draft plan of subdivision (File No. D12-430). The subject lands will be added to this existing draft plan of subdivision through a redline revision.

South: Maplevue Drive East, existing residential, and vacant lands zoned Residential Rural (RR) and Agricultural General (AG).

East: Vacant agricultural lands and sales centre owned by 970 Maplevue Inc. These lands are part of an approved draft plan of subdivision (File No. D12-430).

West: An existing residential subdivision consisting primarily of single detached dwelling units, a municipal park (Hyde Park), public elementary school (Hyde Park Public School) and a stormwater management facility.



Existing Policy

10. The Official Plan includes Hewitt's Secondary Plan and designates the subject property as 'Residential' within Phase 1. The subject parcel is currently zoned 'Rural Residential' (RR) pursuant to the Town of Innisfil Zoning By-law 054-04.

Background Studies

11. In support of the application, the following reports were submitted. Copies of the submission material is available online on the City's Proposed Development webpage under [Ward 10](#).
- Planning Justification Report (The Jones Consulting Group Ltd. dated November 2020)
 - Stage 2 Archaeological Assessment (Amick Consultants Limited dated June 2012)
 - Functional Servicing Report Brief (R.J. Burnside & Associates Limited dated November 2020)
 - Noise Report Addendum (R. Bouwmeester & Associates dated October 2020)
 - Supplemental Geotechnical Review (EXP Services Inc. dated October 2020)
 - Functional Design Review – Traffic Update (JD Northcote Engineering Inc. dated November 2020)
 - Tree Preservation Plan and Inventory (JDB Associated Ltd. dated October 2020)

Neighbourhood Meeting

12. A neighbourhood meeting was not held for this application due to the minor nature of the proposal, being the addition of four single detached residential lots to a draft approved plan of subdivision.

Public Meeting

13. A statutory Public Meeting was held on February 23, 2021 to present the subject application to Planning Committee and the public. No members of the public spoke at the public meeting.
14. A letter was received prior to the public meeting from a member of the public identifying traffic concerns as a result of the additional four lots, namely around neighbouring schools. Transportation Planning Staff have reviewed the updated Traffic Impact Study and have no concerns with four additional lots.

Department and Agency Comments

15. The subject application was circulated to staff in various departments and to external agencies for review and comment.
16. The Lake Simcoe Region Conservation Authority (LSRCA) provided comments noting no objection to the proposed zoning by-law amendment and that further review of technical documents will be carried out through subsequent detailed design submission related to the subdivision application.
17. Development Services – Approvals has completed a preliminary review of the proposed zoning by-law amendment and will provide detailed comments as part of the subdivision agreement. It is noted that updates or additional information are required for the water calculation included as part of the functional servicing report and water model report, hydrogeological report and an additional tree inventory and survey is recommended to confirm limits of grading and tree removal. Servicing will be reviewed further at the detailed design stage.

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18. Development Services – Transportation Planning has provided comments accepting the recommendations made by JD Engineering in the Functional Design Review – Traffic Update detailing a 5 metre x 10 metre daylighting triangle at Nottingham Road intersecting with Mapleview Drive East, a required road widening of approximately 5 metres along the full frontage of Mapleview Drive East and that pedestrian circulation and traffic calming shall be in accordance with the proposed plans for 970 Mapleview Drive.
 19. The City's Finance Department provided applicable development charges/fees associated with the future development of this site.
 20. The Business Performance and Environmental Sustainability Department noted that information regarding internal stormwater management and site drainage, erosion and sediment controls and sanitary connections must be provided for full review. These matters would be addressed at detailed design stage. Temporary dewatering discharge should be directed to the storm sewer system. Contingency measures should be in place that do not rely on the City sanitary sewer system as a discharge location. A Discharge Agreement will be required and must be obtained from the City prior to any temporary construction. Please submit a completed Discharge Agreement Application to Environmental Compliance at least six weeks prior to discharge. It should also be noted that permanent dewatering to the storm and sanitary sewer shall not be permitted.
 21. Environmental Sustainability (Waste Reduction) has outlined the criteria to help ensure eligibility for municipal waste collection services.
 22. Development Services – Parks Planning has no comments pertaining to the proposed zoning by-law amendment but notes that streetscape details and preservation measures will be incorporated into the Phase 2 landscape works for the draft plan of subdivision.
 23. Water Operations, Fire Prevention, Road Operations and Addressing have no comments.
 24. Alectra Utilities has reviewed the proposed application and have no objections to the proposed rezoning with the understanding that the new project must meet clearances from their lines.

ANALYSIS

Policy Planning Framework

25. The following provides a review of the application in accordance with applicable Provincial and municipal policy documents.

Ontario Planning Act, R.S.O. 1990

26. Section 2 of the *Planning Act* requires that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, shall have regard to, among other matters, matters of provincial interest such as, but not limited to, the protection of ecological systems, including natural areas; the adequate provision and efficient use of transportation; sewage and water services and waste management systems; the adequate provision of a full range of housing, including affordable housing; the resolution of planning conflicts involving public and private interests; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and the mitigation of greenhouse gas emissions and adaptation to a changing climate. The *Planning Act* can be found in its entirety at the following link: <https://www.ontario.ca/laws/statute/90p13>

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27. The proposed development is consistent with this legislation in that it is located within the settlement area of Barrie; is not located within or adjacent to any environmental features; will utilize planned and available infrastructure (sewage, water and waste management systems) and public service facilities such as transit and schools; provides for a variety of residential units; provides a compact form of development that minimizes impacts to climate change; and is designed with a pedestrian-oriented built form with pedestrian connections to the municipal sidewalk to support active transportation.

Provincial Policy Statement (2020)

28. The Provincial Policy Statement (2020) (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS encourages planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs. Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>
29. The PPS contains policies that provide direction for communities to manage and direct land uses to achieve efficient development and land use patterns. This is achieved by ensuring that sufficient land is available through intensification to accommodate an appropriate range and mix of residential and employment uses; avoiding land use patterns which may cause public health and safety concerns and promotes efficient and cost-effective development.
30. The PPS further states that new development should occur adjacent to and within existing built-up areas, have a compact form, mix of uses and densities that allow for the efficient use of land, planned infrastructure and public service facilities (i.e., transit) to accommodate projected needs. Intensification and redevelopment are also promoted to meet projected population growth for the next 20 years.
31. Although not included in detail, staff have reviewed the relevant policies and are of the opinion that the proposed development is consistent with the applicable policies of the Provincial Policy Statement (2020).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

32. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended, is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. It provides a framework for implementing Ontario's vision for building strong, prosperous communities by managing growth and it establishes the long-term framework for where and how the region will grow. The Growth Plan can be found in its entirety at the following link: <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>
33. The Growth Plan is intended to provide direction for municipalities in areas related to intensification of existing built-up areas with a focus on strategic growth areas, including urban growth centres and major transit station areas. The primary focus of the Growth Plan is on building complete communities that are well-designed to meet people's daily needs, offer transportation choices, accommodate people at all stages of life by providing an appropriate mix of jobs, local services, public service facilities and a full range and mix of housing options to meet various incomes and household sizes.

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34. Section 2.2.7 of the Growth Plan further requires that all new development taking place in designated greenfield areas will be planned, designated, zoned, and designed in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services. The minimum density target applicable to the City's designated greenfield area is no less than 50 residents and jobs combined per hectare. The minimum density target is measured over the entire designated greenfield area excluding natural heritage features and systems, floodplains, rights-of-way, employment areas and cemeteries.
35. Based on the foregoing, staff are of the opinion that the proposed development conforms to the Growth Plan as it would make efficient use of land and utilize available and planned infrastructure. The proposal provides a density of approximately 62.2 persons and jobs per developable hectare which exceeds the minimum requirements of the Growth Plan. The four single detached residential lots will be added to an existing draft approved plan of subdivision, through redline revision which has been submitted and circulated to technical staff and agencies for comment.
36. Although not included in detail, staff have reviewed the relevant policies in detail and are of the opinion that the development conforms with the applicable policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) as amended.

Lake Simcoe Protection Plan

37. The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect and restore the ecological health of the Lake Simcoe watershed. The subject application has been reviewed in detail by the Lake Simcoe Region Conservation Authority (LSRCA) for conformity with the LSPP. The LSRCA has provided comments noting that they do not have any objections to the approval of the subject application. Planning staff are of the opinion that the subject application is consistent with the policies of the LSPP.

City of Barrie Official Plan

38. The Official Plan (OP) provides guidance for consideration of land use changes, the provision of public works, actions of local boards, municipal initiatives, and the actions of private enterprise. It gives direction for implementing by-laws, guidelines for more detailed planning and the means for controlling growth so that the City's capacity to provide a healthy community environment is not exceeded. The OP can be found in its entirety at the following link:
<https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Official%20Plan%20-%20January%202017.pdf>
39. There are several policies in the Official Plan that generally support the proposed development. Section 2.3 Assumptions, 3.1 Growth Management, 3.3 Housing, and 4.2 Residential relate to the provision of increased densities, directing growth to take advantage of existing services and infrastructure and the provision of a range and mix of housing types at appropriate locations.
40. The natural heritage system and stormwater management blocks were reviewed in detail as part of Staff Report PLN003-18 and no changes are requested as part of this application.

Affordable Housing

41. Section 3.3.2.2 identifies the goal that a minimum target of 10 percent of all new housing units be affordable. In the case of home ownership, the criteria for affordable housing are identified as the least expensive of:

- housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households; or
 - housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.
42. The County of Simcoe has identified that the median household income for the City of Barrie is \$79,984. This household income would allow the purchase of an affordable unit to a maximum price of \$305,000 per unit, representing 30% of household income spent on accommodation on an annual basis. The regional maximum of 10% below average resale price of a home in Barrie is \$445,582. The four single detached dwelling units proposed by the redline and rezoning applications are not anticipated to be affordable by definition.

Hewitt's Secondary Plan

43. The Hewitt's Secondary Plan establishes a detailed planning framework for the future urban development of the Hewitt's Secondary Plan Area. Development of the subject lands is guided by the vision of the Hewitt's Secondary Plan. The lands are designed 'Residential Area' on Schedule 9C – Land Use Planning.
44. With regards to the Residential Area designation, policy 9.5.7.3(a) states that low density development shall be a minimum of 20 units per net hectare to a maximum of 40 units per net hectare. In accordance with this policy, the proposed density associated with the draft approved plan of subdivision (D12-430) is 22.5 low density units per net hectare and 40.5 medium density units per net hectare. The Secondary Plan does not identify any specific type of built form to obtain this density, simply that it is ground related. The existing draft approved plan of subdivision includes street townhomes and single detached dwelling. The subject application will add four single detached residential lots to the plan of subdivision.
45. The proposal will integrate the subject lands into the existing design, neighbourhood access, and overall connectivity and walkability of the existing draft approved plan of subdivision. As such, staff are satisfied that the proposed development is consistent with the Hewitt's Secondary Plan.

Comprehensive Zoning By-law

46. As noted above, the applicant has proposed to rezone the subject lands from 'Rural Residential' (RR), as per Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5) in accordance with the City's Comprehensive Zoning By-law 2009-141. The Neighbourhood Residential Zone permits a variety of residential uses including single detached, two-unit dwellings and townhouses and will accommodate a range of lot frontages A lot frontage of 10.0 metres is proposed where a minimum of 9.0 metres is required for a single-detached dwelling.
47. The application is not requesting any special provisions and intends to develop the property in accordance with the requirements of the R5 zone.
48. Planning staff are of the opinion that the proposed zoning and lot configuration is consistent and compatible with the Hewitt's Secondary Plan and the implementing zoning by-law will realize the vision of the neighbourhood.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

49. There are no environmental and/or climate change impact matters related to the recommendation.

ALTERNATIVES

50. The following alternatives are available for consideration by Planning Committee:

Alternative #1 Planning Committee could refuse the proposed Zoning By-law Amendment and maintain the existing 'Rural Residential' (RR) zoning over the subject property.

This alternative is not recommended as this proposal is part of the lands that were annexed on January 1, 2010 with the intent to allow the City of Barrie to expand in a compact and sustainable manner. The proposed development is consistent with all Provincial and municipal policies.

FINANCIAL

51. The subject application, if approved, would permit four single detached residential lots be integrated into the existing draft approved plan of subdivision (D12-430). The MOU indicates that all Development Charges (DC) are to be paid at the time of execution of the subdivision agreement for the first 2000 single dwelling equivalent units (SDEs) based upon the number and type of residential lots created, and, in the case of subdivision blocks, based on the maximum zoned capacity of each block pursuant to the City of Barrie's Zoning By-law. If registered after the first 2000 residential units have been registered, DC 2 and DC 3 will be payable at building permit issuance.
52. Development charges for a single dwelling unit are \$69,932. The development charges outlined in By-Law 2019-055, Section 8(d) are \$55,448 (Internally DC1) and all other DC's are \$14,484 per unit (Internally DC 2 & 3).
53. It is a condition of draft plan of subdivision/consent agreement that the development charges outlined in By-law 2019-055, Section 8(d) are payable immediately upon entering into a draft plan of subdivision/consent agreement, based upon the number and type of residential lots created, and, in the case of subdivision blocks, based on the maximum zoned capacity of each block pursuant to the City of Barrie's Zoning By-law. All other development charges will be payable at building permit issuance.
54. As per the MOU, Voluntary Capital Contributions will be payable at the time of building permit. Current rates are \$7,017 per single/semi detached dwelling, \$3,744 per apartment unit and \$5,246 per townhouse. Capital Contributions are subject to an annual inflationary adjustment on January 1st of each year.
55. Education Levies will be calculated and collected at the time of issuance of the building permit. The current fee is \$3,559 per unit.
56. The property known municipally as 932 Mapleview Drive East was a non-participating landowner in the master parkland agreement. Cash in Lieu of Parkland is outstanding on this property at the rate of \$5,726 per residential unit. \$598,618 was received on December 28, 2018 in accordance with the Hewitt's Master Parkland Agreement for D12-430.
57. A Finance Administration Fee of \$77.50 per dwelling unit will be calculated and collected at the time of issuance of the building permit.

LINKAGE TO 2018–2022 STRATEGIC PLAN

58. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022:
- Fostering a Safe & Healthy City
 - i) Build a greener Barrie while mitigating and adapting to climate change.
 - Building Strong Neighbourhoods
 - ii) Build walkable, diverse neighbourhoods that encourage community connections;
 - iii) Grow Responsibly.
59. In accordance with Council's goals, the proposed development would provide for a compact form of development that will utilize existing and planned services and infrastructure. The proposed development integrates with the surrounding draft approved plans of subdivision and the compact nature of the proposed built form promotes and facilitates community connections, supports active transportation and public transit, and would support diverse and safe neighbourhoods.

Attachments:

Appendix "A" – Proposed Zoning By-law Amendment

Appendix "B" – Concept Plan

Appendix "C" – Proposed Redline

APPENDIX "A" - DRAFT ZONING BY-LAW AMENDMENT



Bill No. XXX

BY-LAW NUMBER 2021-XX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone South Part Lot 19, Concession 12, City of Barrie, County of Simcoe, municipally known as 932 Mapleview Drive East from Rural Residential (RR) to Neighbourhood Residential (R5).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 21-XX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change the zoning of South Part Lot 19, Concession 12, municipally known as 932 Mapleview Drive East from Rural Residential (RR) to Neighbourhood Residential (R5) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** the provisions of By-law 2009-141, as amended, applicable to the above-described lands as shown in Schedule "A" to this By-law shall continue to apply to the said lands except as varied by this By-law.
3. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this day of , 2021.

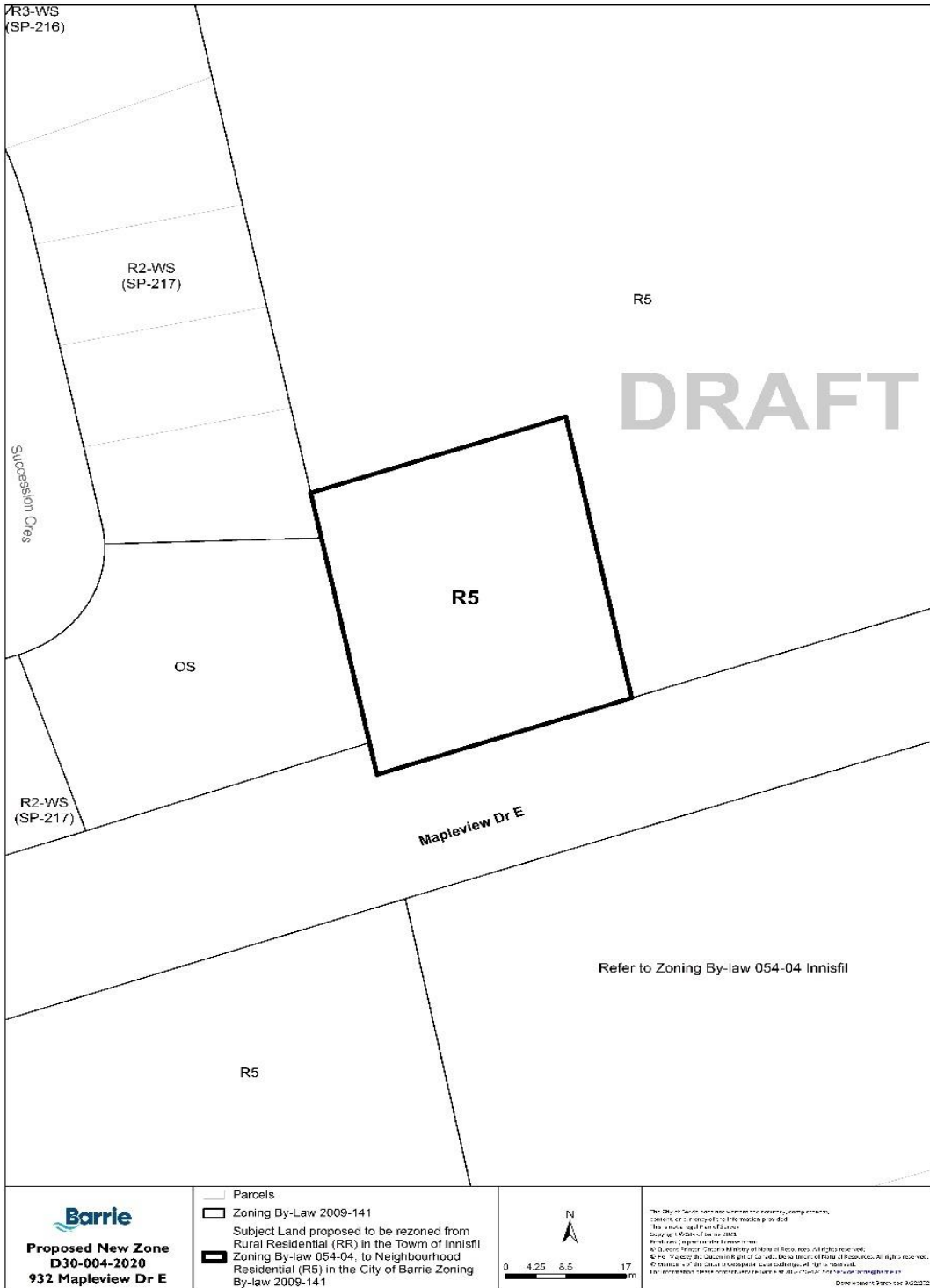
READ a third time and finally passed this day of , 2021.

THE CORPORATION OF THE CITY OF BARRIE

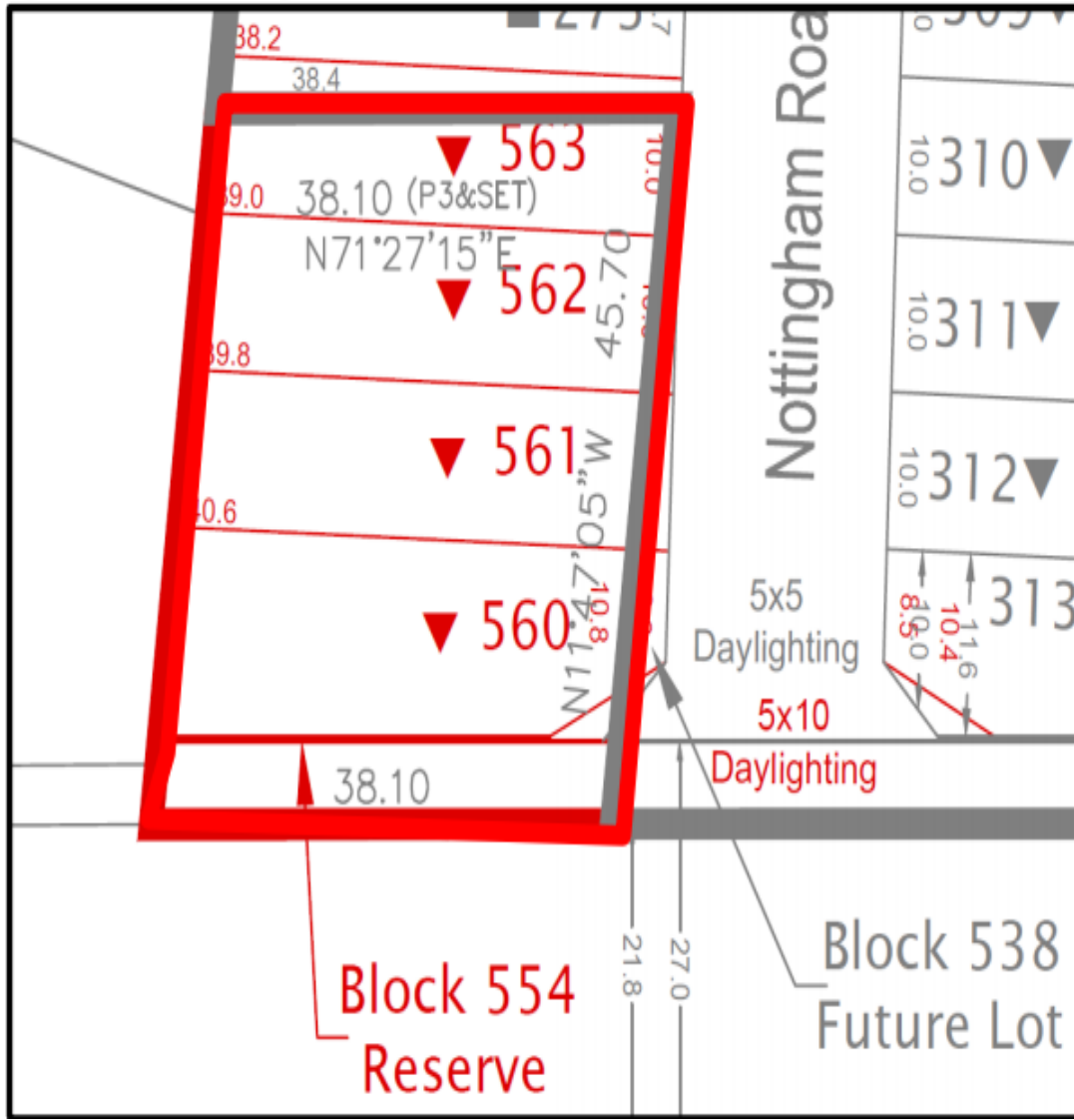
MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

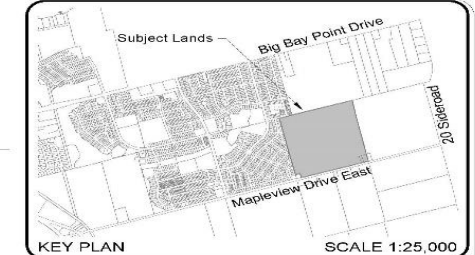
Schedule "A"



APPENDIX "B" – CONCEPT PLAN



APPENDIX "C" – PROPOSED REDLINE



Redline Revised Draft Plan of Subdivision Overlay to Draft Approved Plan of Subdivision Part of Lot 19, Concession 12, City of Barrie 2020

OWNER'S CERTIFICATE
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD., AND 970 MAPLEVIEW INC. TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

DATE: DANNY SALVATORE
970 MAPLEVIEW INC.

DATE: SEYMOUR SAITOWITZ
970 MAPLEVIEW INC.

DATE: PIER DE ROSA, O.L.S. OLP
J.D. BARNES LIMITED
ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: RUDY MAK, O.L.S.
ONTARIO LAND SURVEYORS

ADDITIONAL INFORMATION ON REQUIRED LINKER SECTION 51(17) OF THE PLANNING ACT

a) SHOWN ON DRAFT PLAN	b) SHOWN ON DRAFT PLAN	c) SHOWN ON DRAFT PLAN	d) SHOWN ON DRAFT PLAN	e) SHOWN ON DRAFT PLAN	f) SHOWN ON DRAFT PLAN
1) SANDY CLAY LOAM	2) SANDY CLAY LOAM	3) SANDY CLAY LOAM	4) SANDY CLAY LOAM	5) SANDY CLAY LOAM	6) SANDY CLAY LOAM
7) SANDY CLAY LOAM	8) SANDY CLAY LOAM	9) SANDY CLAY LOAM	10) SANDY CLAY LOAM	11) SANDY CLAY LOAM	12) SANDY CLAY LOAM

STATISTICS

RESIDENTIAL LOT BREAKDOWN	13.7m Singles	11.8m Singles	12.0m Singles	9.5m Singles	Semi Detached Units
30 units	134 units	135 units	270 units	4 units	n/a
14.30 ha	449 units	445 units	507 units	184 units	62 units
5.74 ha	317 units	317 units	184 units	62 units	67 units
1.15 ha	62 units	62 units	67 units	67 units	67 units
2.48 ha	67 units	67 units	67 units	67 units	67 units
0.38 ha	8 units	8 units	8 units	8 units	8 units
0.05 ha					
5.19 ha					
0.44 ha					
0.34 ha					
11.64 ha					
41.71 ha	933 units	899 units	828 units		

SCALE 1:1500 (A1)

970 MAPLEVIEW INC.

Redline Revised Draft Plan of Subdivision Overlay to Draft Approved Plan of Subdivision

970 MAPLEVIEW INC.
CITY OF BARRIE

DATE	DESCRIPTION	DRAWN
19.03.20	LOT LAYOUT CHANGES	m.c.r.
19.11.20	REVISIONS TO LOT LAYOUT	m.c.r.
19.12.19	REVISE LOCAL TO MAJ. COLLECTOR DAYLIGHTING	m.c.r.
20.05.14	REVISE LOCAL TO ARTERIAL DAYLIGHTING	m.c.r.
20.07.22	ADDITION OF 932 MAPLEVIEW DRIVE EAST; RELOT LAYOUT; UPDATE STATS	m.c.r.

Date Issued: MARCH, 20, 2019

Checked By: RD

Project No.: LAW-12157

Drawn By: m.c.r.

Drawing Name: LAW-12157-TF-RR-DP-3b.dwg

JONES CONSULTING GROUP LTD.
PLANNERS & ENGINEERS