



City of North Bay Report to Council

Report No: CSBU-2023-004

Date: December 20, 2022

Originator: Peter Carello, Senior Planner, Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Zoning By-law Amendment by Miller and Urso Surveilling Inc. on behalf of Joey Rogers – 483 Chippewa St. W

Closed Session: yes no

Recommendation

That the proposed Zoning By-law Amendment by Miller and Urso Surveying Inc. on behalf of Joey Rogers – 483 Chippewa St. W in the City of North Bay to rezone the property from a “Residential Third Density (R3)” zone to a “Residential Sixth Density Special Holding (R6 Sp.H)” zone for the property legally described in [Appendix A](#) to Report to Council No. CSBU 2023-004 be approved.

Background

Site Information

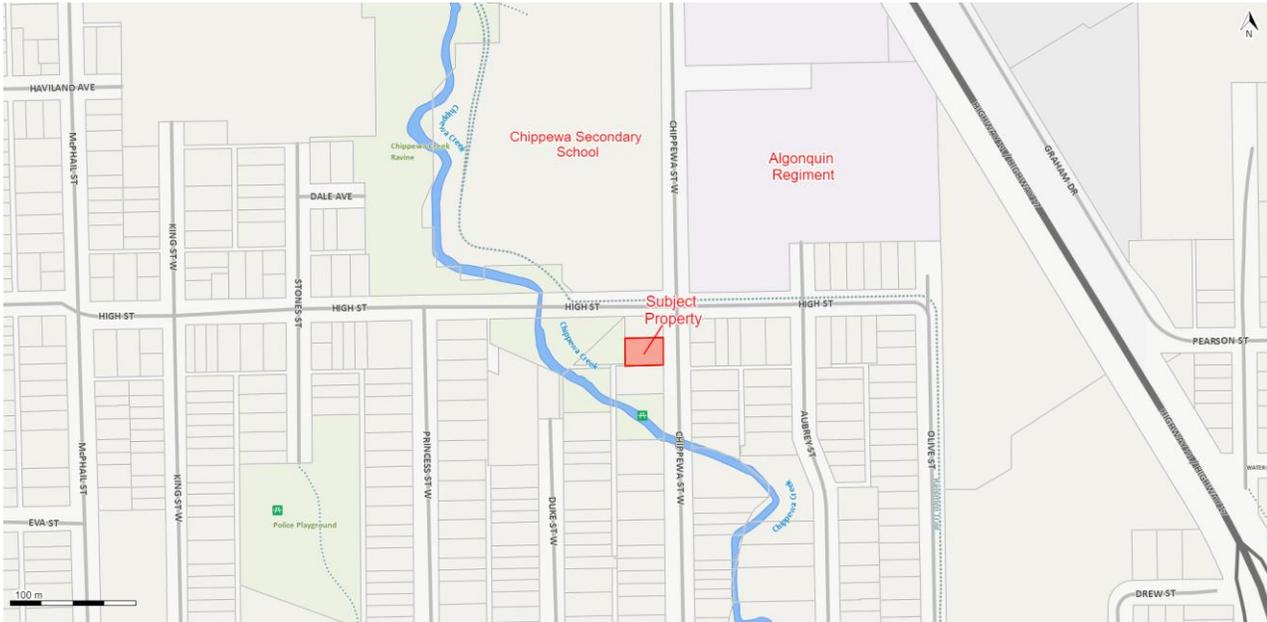
Legal Description: See [Appendix A](#)

Site Description: The subject property is an existing lot of record on Chippewa Street West. The general area is mostly low-density residential with some institutional uses, such as Chippewa Secondary School and the Algonquin Regiment Army Reserve (both approx. 80m north of the subject property). See Figure 1 below and/or [Schedule 'A'](#) attached. The subject property is well served by public transit with a transit stop roughly 90m from the subject property and is also walkable.

The property has an existing lot area of 628.42m² and lot frontage of 20.58m on Chippewa Street West, as shown on attached [Schedule 'B'](#). The property is currently developed with a single-detached dwelling and a shed in the rear yard. These structures would both be removed for the proposed fourplex.

The property is designated "Residential" by the Official Plan and is currently zoned "Residential Third Density (R3)" under the City's Zoning By-law No. 2015-30. The property located within Urban Settlement Boundary, Residential Intensification Area, the Conservation Authority's Approximate Regulated Area and partly within the *Flood Erosion One Zone*.

Figure 1: Map of Subject Property and Surrounding Area



Surrounding Land Uses:

The area generally consists of low-density residential, some small-scale apartment buildings and a few institutional uses. Uses to the north are largely institutional, including Chippewa Secondary School, Algonquin Regiment Army Reserve, Northern Pines transitional and supportive housing, a boarding and lodging house and the Barclay House Retirement Residence.

Uses to the east, south and west are primarily low-density residential with some small-scale apartment buildings and other forms of multi-unit housing in the general area. The YMCA, Memorial Gardens, Food Basics and Shoppers Drug Mart pharmacy are also located approximately 700m south/southwest of the subject property.

Proposal

Miller and Urso Surveying Inc. on behalf of Joey Rogers has submitted a Zoning By-law Amendment application to rezone the property located at 483 Chippewa Street West from a "Residential Third Density (R3)" to a "Residential Sixth Density Special (R6 Sp.)".

The special zone request would permit the proposed fourplex built to the following standards:

- Minimum Lot Area of 157m² per dwelling unit
- Minimum Lot Frontage of 20.577m
- Minimum Front Yard Setback of 1.07m
- Minimum Side Yard Setback of 1.2m for a two-storey building
- Minimum Parking Stall requirements of 1 parking space per unit for a total of 4 parking spaces

The purpose of the Zoning By-law Amendment is for the removal of the existing single detached dwelling and the construction of a new fourplex.

The property owners have also previously established a 7.3m wide mutual right-of-way over the shared lot line between the subject property and the abutting property to the north at 497 Chippewa Street West. This established right-of-way would provide access from Chippewa Street West for parking for both properties. This right-of-way was approved by the Committee of Adjustment on August 18, 2022 (file B-11-22).

As discussed in the Correspondence section of this report, the North Bay Mattawa Conservation Authority has identified that the rear of the property, which is adjacent to Chippewa Creek, is within the 1:100-year floodplain and is within the one-zone floodplain policy area. Development is not permitted within the one-zone floodplain policy area, including parking.

The property owner's current site design shows parking taking place within this area. The applicants' agent is in the process of preparing flood elevation drawings. As of the date of this report, these drawings are not available and therefore staff cannot confirm that the site can be developed with sufficient parking while remaining outside of the one-zone floodplain policy area.

It is staff's recommendation that the property be placed in a Holding Zone until the applicant confirms that the development will take place outside of the floodplain.

Summary

The proposed rezoning would result in the residential intensification of a property within the City's Residential Intensification Area. The proposed development would result in a net increase of 3 residential units on the subject property, converting the use of the property from a single detached dwelling to a fourplex.

Both the Provincial Policy Statement and the City's Official Plan encourage municipalities infill development, particularly in areas identified for residential intensification.

The subject property would have access to the full range of public services. These include schools, playgrounds, parks, the Kinsmen trail, YMCA & Memorial Gardens, and several commercial retail stores, most of which are

well within walking & cycling distances.

This rezoning request was circulated to the internal departments and external agencies that comment on these types of applications. A complete copy of all comments is included in [Appendix B](#).

It is my professional opinion that the proposed Zoning By-law Amendment is in conformity with the Official Plan and the Growth Plan for Northern Ontario (GPNO 2011), and the end use is consistent with the Provincial Policy Statement (PPS 2020).

Provincial Policy

Growth Plan for Northern Ontario (GPNO 2011)

The Growth Plan for Northern Ontario (GPNO 2011) was introduced on March 3rd, 2011. All Planning Applications must consider this Plan as part of the evaluation process. Section 3(5)(b) of the Planning Act requires that decisions made under the Planning Act need to conform to the Provincial Plan or shall not conflict with it, as the case may be.

Section 4 of the GPNO (Communities) deals with land use planning matters. This Section speaks to creating a vision for a community's future. The City of North Bay achieves this through the implementation of the Official Plan. As discussed in greater detail later in the report, it is my opinion the proposed development conforms with the City's Official Plan.

In my professional opinion, the proposed Zoning By-law Amendment conforms with the policies and direction provided by the Growth Plan for Northern Ontario (GPNO 2011).

Provincial Policy Statement (PPS 2020)

The current Provincial Policy Statement issued by the Provincial Government came into effect on May 1, 2020. This proposal has been reviewed in the context of the Provincial Policy Statement (PPS 2020).

Excerpts of the Provincial Policy Statement (PPS 2020) applicable to this application are outlined below.

One of the core objectives of the PPS 2020 encourages residential intensification within a community. There are several parts of the PPS 2020 that outline this direction. The Preamble to Part IV (Vision for Ontario's Land Use Planning System) reads:

"Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs."

Section 1.1.3.2 – Settlement Areas reads:

"Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed; and*
- g) are freight-supportive."*

The subject property is in an existing residential neighbourhood within the City's Settlement Area and has access to the full range of public services, (including municipal sewer and water).

The subject property also supports active transportation and transit. There are sidewalks throughout the entire area and the nearest transit stop is roughly 90m north of the subject lands. There is also a pedestrian/cycling overpass approx. 500m north of the subject property which provides access to the neighbourhoods north of Highway 11/17.

The PPS 2020 defines Residential Intensification as the following:

Residential Intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of brownfield sites;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;
- d) development and introduction of new housing options within previously developed areas;
- e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options.

The proposed development of a new fourplex would meet multiple items of the 'Residential Intensification' definition above with the following:

- i. The property is in existing built-up area and serves as infill development through the intensification of an existing underutilized lot within the City's 'Residential Intensification Area'
- i. The development would provide for a net increase of 3 residential units for a total of 4 units
- ii. The proposed development would introduce new housing options in a developed area of the City
- iii. Along with the proposed fourplex to be constructed on the abutting property directly to the north, both properties would bring 8 new residential units between them

Section 1.4.3 – Housing reads:

"Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:...

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
- 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;"*

The intent of directing higher levels of density into a community's Settlement Area is to ensure that the larger proportion of a community's population is in a concentrated area, thereby reducing the overall amount of land that a municipality requires to house its population. Settlement Areas are also where public services are most readily available, this increases efficiency in the delivery of services and reduces a community's impact on the use of resources and the natural environment. It also puts less stress on services and reduces the need for future expansions.

The proposed development of a fourplex would represent greater levels of density being located within the Settlement Area, as discussed by the above noted policies of the PPS 2020.

The PPS 2020 is a high-level visionary document. It does not provide direction that is specific enough to identify locations that are preferred for fourplexes and similar kinds of residential development.

It is my professional opinion that the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement (PPS 2020).

Official Plan

The primary goal of the Official Plan is to maintain and enhance the quality of life for the citizens of North Bay by providing a policy framework for Council to make good land use planning decisions. This Official Plan is North Bay's Community Land Use Plan.

The property is currently designated "Residential" in the City of North Bay's Official Plan. Excerpts of the Official Plan applicable to this application are outlined below.

One of the core principles of the Official Plan is to direct higher levels of development into the City's Settlement Area on full municipal services. By focusing higher levels of development in this manner creates efficient development patterns and is a more environmentally friendly approach to community building. There are several passages of the Official Plan that outline this objective, Section 1.4.2 of the Official Plan summarizes this direction:

"North Bay endorses the principles of "smart growth" by concentrating growth within the Settlement Area in a manner that new development has easy access to employment lands, commercial lands, residential lands, parks, trails and public transit. North Bay continues the practice of concentrating growth within the Settlement Area in a manner that allows new development to have easy and efficient access to employment, residential, commercial and park areas."

Section 2.1.1- Settlement Area Policies continues:

"Infill and intensification developments will be primarily encouraged in the Central Business District (CBD) and surrounding neighbourhoods, where appropriate, and where adequate municipal services, facilities, and transit routes exist. Infilling and intensification will also be promoted in other areas of the City where there is appropriate infrastructure and new development or redevelopment is compatible with surrounding land uses."

The subject property is in a built-up area with access to the full range of municipal services and is near the CBD (approx. 700m) and essential commercial services such as a grocery store and a pharmacy (approx. 650m). The proposed fourplex is also compatible with surrounding land uses. There are a handful of multi-unit residential buildings along Chippewa Street West including the apartment building directly abutting to the south and the proposed fourplex directly abutting the subject property to the north. Lastly, there are schools, daycares, parks, playgrounds, and the Kinsmen Trail throughout the area, many of which are within walking and cycling distance.

Section 4.8 – Environmental Protection Policy:

Several passages within this section of the Official Plan address environmental protection policies. Relevant parts of this section have been summarized below.

"The purpose of the environmental protection policy is to provide a red flag to decision makers that the underlying land use designation could be constrained because of potential flooding and/or steep slopes."

"Within the City of North Bay there are areas of low lying, steep or unstable lands which are susceptible to flooding, wave damage, land subsidence, erosion and/or slope failure. These often obscure environmental constraints that expose both life and property to unacceptable levels of risk if development is permitted to occur without protective policies."

"Four specific environmental protection areas have been developed to deal with specific environmental constraints within the City of North Bay."

In reference to the paragraph directly above, part of the rear yard of the subject property is within the *Floodplain One Zone Policy Area*.

Section 4.8.1 – Floodplain One Zone Policy Area reads:

"The Floodplain One Zone Policy Area applies in areas of the City where a high degree of the environmental constraint has been identified, but where no engineering studies have been concluded to distinguish floodway and flood fringe areas or where engineering studies have concluded that a floodway and flood fringe cannot be determined.

"All areas within the City of North Bay with a probability of experiencing severe erosion during a 100-year period or flooding to the regulatory flood level as identified through studies approved by Council and the North Bay Mattawa Conservation Authority, and steep slopes along the escarpment in the Urban Area shall be subject to the restriction of this policy, unless some other environmental protection policy supersedes this policy. No land use shall be permitted without the approval of the North Bay-Mattawa Conservation Authority which, due to the nature of the environmental constraint, results in risk of life or increased property damage or which may worsen the existing constraint."

The North Bay-Mattawa Conservation Authority provided the following comments regarding the *Floodplain One Zone Policy Area*:

"The Conservation Authority has no objection; however, it should be noted that there are development constraints associated with this property that may affect parking in the rear of the property."

According to our floodplain mapping, the rear of this property, adjacent to Chippewa Creek is within the 1:100-year floodplain of Chippewa Creek. This is a one-zone floodplain policy area. We note on the sketch provided that the area designated for residential parking is likely in the floodplain. Development (which includes residential parking) is not permitted within the floodplain. A DIA permit is required from this office for the proposed development. A survey with elevations will be required to determine the extent of the floodplain on the property."

The Official Plan further states that Holding Zones shall be utilized in specific circumstances. Section 5.1.3 of the Official Plan states:

There are instances where the intended use and zoning is known for lands, but development should not take place until specific facilities are in place or conditions are met. The lands may require the extension of municipal services, construction of a road, transportation study, soil remediation or floodproofing before development can occur.

City Council may pass a "holding" Zoning By-law that places an "H" symbol over the zoning and sets out the conditions that must be met before the "H" symbol is removed and the lands can be developed.

Considering the comments by the Conservation Authority, it is staff's opinion that the property should be placed in a Holding Zone until the issue related to the floodplain is resolved.

It is my professional opinion that the proposed Zoning By-law Amendment is appropriate and conforms to the City of North Bay's Official Plan.

Zoning By-Law No. 2015-30

The subject property is presently zoned "Residential Third Density (R3)".

Uses currently permitted in the R3 zone include the following:

- Single Detached Dwelling
- Semi-detached Dwelling
- Duplex Dwelling
- Group Home Type 1
- Accessory Bed and Breakfast
- Accessory Home-Based Business
- Parks and Playgrounds
- Accessory Day Nursery
- Institutional Uses
- Principal Dwelling Unit Short-Term Rental¹

¹ Means a Short-Term Rental which is also someone's principal dwelling unit (where they live primarily). This use was recently added to Zoning By-law 2015-30 as part of By-law 2022-76.

Miller and Urso Surveying Inc., on behalf of the property owner, Joey Rodgers, has submitted an application to rezone the property to a "Residential Sixth Density Special (R6 Sp.)".

The Special Zone request would permit the proposed fourplex to be built to the following standards:

	Proposed	Requirements in R6 Zone
Lot Area per Dwelling Unit	157m ²	171m ²
Lot Frontage	20.57m (existing)	22.8m
Front Yard Setback	1.07m	6m
Side Yard Setback	1.2m	1.8m
Parking Required	1 per unit for a total of 4	1.3 per unit for 5.2 total (rounded down to 5)

The subject property can meet all other regulations of the Zoning By-law.

Correspondence

This proposal was circulated to property owners within 120 metres (400 feet) of the subject lands, as well as to several municipal departments and agencies that may have an interest in the application. A summary of the comments received is outlined below. A full copy of all correspondence received is included in Appendix B, attached to this report.

Of the agencies that provided comments, the Ministry of Transportation offered no concerns or objections.

The City's Engineering Department provided the following comments:

1. *We will require a stormwater management (SWM) brief for the proposed development which meets our technical standards for quality and quantity control. A full SWM report may be required if the SWM brief identifies any issues.*
2. *The following engineering civil plans/drawings are required:*
 - a. *Site Servicing (if any new services are being proposed and/or existing services are being upgraded/retired);*
 - b. *Grading Plan;*
 - c. *Pre and post development drainage plans;*
 - d. *Erosion and sediment control.*
3. *All the drawings and SWM reports must be designed and stamped by a Professional Engineer licensed to practice in the province of Ontario. Documents must be sealed prior to being submitted to the City for review.*

4. *Private Approaches (entrance and exits) will need to meet the City's Private Approach By-Law 2017-72.*
5. *It will be the proponent's responsibility to confirm servicing requirements and conduct necessary testing.*
6. *The developer must enter into a Service Contract with the Engineering Department for any services, restoration work or work in general on City property.*
7. *A security deposit of 10% of the value of all on-site works (excluding the building) will be required. An engineering estimate of the on-site works is to be provided in order to determine the security deposit value. A deposit of \$1,000 will be required as a minimum.*

At this stage, these comments are very high level and upon receiving further information and detailed plans we will have additional comments to provide.

These comments from the Engineering Department are consistent with development requirements for this type of project within the City of North Bay.

The North Bay-Mattawa Conservation Authority provided the following:

"The Conservation Authority has no objection; however, it should be noted that there are development constraints associated with this property that may affect parking in the rear of the property.

"According to our floodplain mapping, the rear of this property, adjacent to Chippewa Creek is within the 1:100-year floodplain of Chippewa Creek. This is a one-zone floodplain policy area. We note on the sketch provided that the area designated for residential parking is likely in the floodplain. Development (which includes residential parking) is not permitted within the floodplain. A DIA permit is required from this office for the proposed development. A survey with elevations will be required to determine the extent of the floodplain on the property.

"Subject to a DIA permit, the Conservation Authority is satisfied that the application will be consistent with the policies as set out in Sections 2 and 3 of the PPS."

As noted elsewhere in this report, it is staff's recommendation that the subject property be placed in a Holding Zone until matters related to the floodplain are resolved.

No other correspondence, including from the public, was received on this file. A complete copy of this correspondence is attached to this Report as [Appendix B](#).

Financial/Legal Implications

No financial and/or legal implications have been identified at this time.

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input checked="" type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community, and
 - Facilitate the development of housing options to service the needs of the community
-

Options Analysis

Option 1:

Approve the proposed Zoning By-law Amendment by Miller and Urso Surveying Inc. on behalf of Joey Rogers – 483 Chippewa Street West to rezone the property from a “Residential Third Density (R3)” zone to a “Residential Sixth Density Special Holding (R6 Sp.H)” zone.

This option would approve the Zoning By-law amendment, subject to the property being placed in a Holding Zone to address issues related to the floodplain.

Option 2:

Approve the proposed Zoning By-law Amendment by Miller and Urso Surveying Inc. on behalf of Joey Rogers – 483 Chippewa Street West to rezone the property from a “Residential Third Density (R3)” zone to a “Residential Sixth Density Special (R6 Sp.)” zone.

This option would approve the rezoning without a holding zone. This option is not recommended, as the City would not have an ability to confirm the property’s ability to meet floodplain requirements.

Option 3:

Deny the proposed Zoning By-law amendment. This option is not recommended.

Recommended Option

Option 1 is the recommended option.

That the proposed Zoning By-law Amendment by Miller and Urso Surveying Inc. on behalf of Joey Rogers – 483 Chippewa St. W in the City of North Bay to rezone the property from a “Residential Third Density (R3)” zone to a “Residential Sixth Density Special Holding (R6 Sp.H)” zone for the property legally described in [Appendix A](#) to Report to Council No. CSBU 2023-004 be approved.

Respectfully submitted,

Name: Peter Carello, MCIP, RPP

Title: Senior Planner, Current Operations

We concur with this report and recommendation.

Name Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name Ian Kilgour, MCIP. RPP

Title: Manager, Planning & Building Services

Name: David Euler, P.Eng., PMP

Title: Director, Community Development and Growth

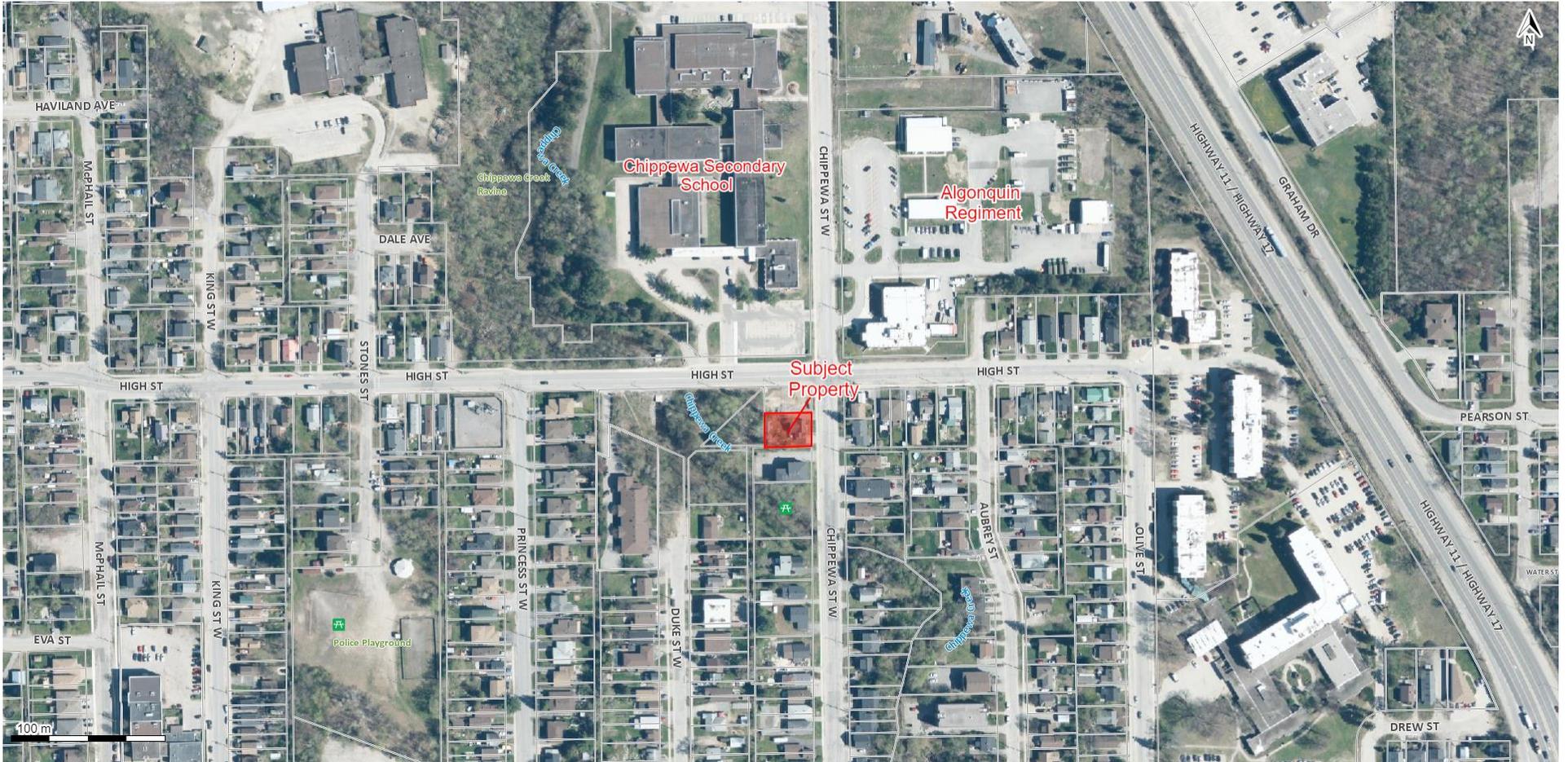
Personnel designated for continuance:

Name: Peter Carello, MCIP, RPP

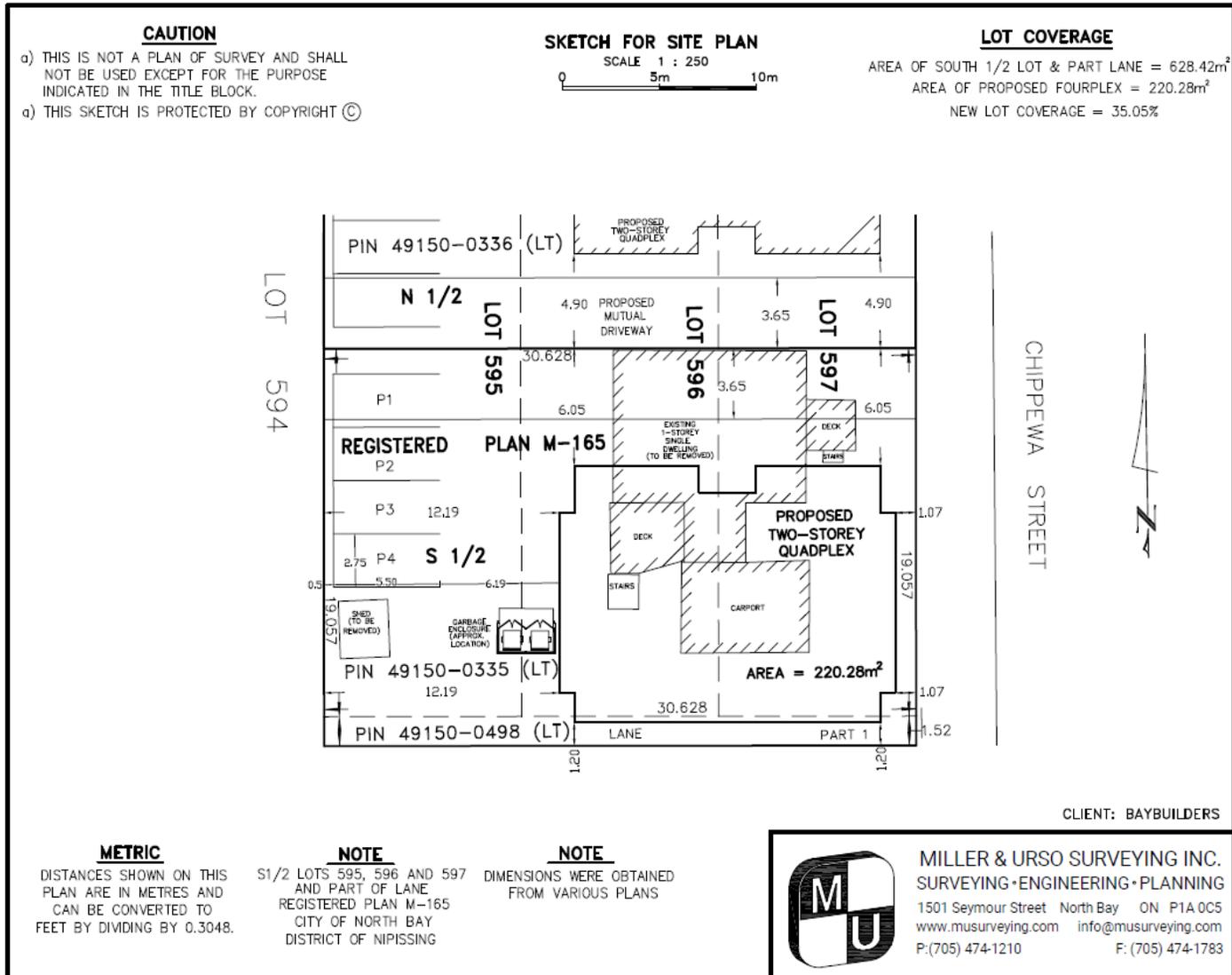
Title: Senior Planner

W:\PLAN\Planning\Reports to Committees & Council (C11)\to Council\2023\CSBU 2023-004 – ZBLA File #948 – Zoning By-law Amendment – 483 Chippewa Street West

Schedule A



Schedule B



Appendix A

49150-0335 (LT)

PCL 323 SEC WF; S1/2 LT 595-597 PL M165 WIDDIFIELD; NORTH BAY;
DISTRICT OF NIPISSING

49150-0489 (LT)

PCL 10332 SEC WF; PT LANES PL M165 WIDDIFIELD PT 1, NR2219; NORTH
BAY; DISTRICT OF NIPISSING

Appendix B – Correspondence

City of North Bay Engineering Department:

1. *"We will require a stormwater management (SWM) brief for the proposed development which meets our technical standards for quality and quantity control. A full SWM report may be required if the SWM brief identifies any issues.*
2. *The following engineering civil plans/drawings are required:*
 - a. *Site Servicing (if any new services are being proposed and/or existing services are being upgraded/retired);*
 - b. *Grading Plan;*
 - c. *Pre and post development drainage plans;*
 - d. *Erosion and sediment control.*
3. *All the drawings and SWM reports must be designed and stamped by a Professional Engineer licensed to practice in the province of Ontario. Documents must be sealed prior to being submitted to the City for review.*
4. *Private Approaches (entrance and exits) will need to meet the City's Private Approach By-Law 2017-72.*
5. *It will be the proponent's responsibility to confirm servicing requirements and conduct necessary testing.*
6. *The developer must enter into a Service Contract with the Engineering Department for any services, restoration work or work in general on City property.*
7. *A security deposit of 10% of the value of all on-site works (excluding the building) will be required. An engineering estimate of the on-site works is to be provided in order to determine the security deposit value. A deposit of \$1,000 will be required as a minimum.*

At this stage, these comments are very high level and upon receiving further information and detailed plans we will have additional comments to provide."

City of North Bay Building Department:

"The minimum side yard setback of 1.2m for a 2 storey building will restrict the permitted unprotected openings on the building face(s) adjacent to the property line, and may also require the wall to have non-combustible cladding. The Designer will need to be cognizant of the exposing building face design and provide all required exposing building face calculations with the permit application."

Ministry of Transportation (MTO):

"The Ministry of Transportation of Ontario has reviewed the attached zoning by-law application and has determined that the subject lands are not located within MTO's permit control area, therefore, the MTO does not have any comments to provide."

North Bay Mattawa Conservation Authority (NBMCA):



August 18, 2022

Corporation of the City of North Bay
200 McIntyre St. E., P. O. Box 360
NORTH BAY, Ontario P1B 8H8

Attention: Peter Carello, Senior Planner - Current Operations

**Re: Zoning By-law Amendment Application – Rogers
483 Chippewa Street West
City of North Bay
Our File No.: PZB08-NB-22**

This office has received and reviewed the proposed zoning by-law amendment to rezone the property to a "Residential Sixth Density Special (R6 Sp.)" zone. The stated purpose of the proposed application would allow the property owner to remove the existing single detached dwelling and construct a new fourplex. The Special Zone request would permit the proposed fourplex built to the following standards:

- Minimum Lot Area of 157 square metres per dwelling unit
- Minimum Lot Frontage of 20.577 metres
- Minimum Front Yard Setback of 1.07 metres
- Minimum Side Yard Setback of 1.2 metres for a two-storey building
- Minimum Parking Stall requirement of 1 parking space per unit.

The following comments are based on a review of the application with respect to our delegated responsibility from the province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and our regulatory authority under Ontario Regulation 177/06 Development, Interference with Wetlands & Alteration to Shorelines & Watercourses (DIA). The Conservation Authority also provides advice as per our Plan Review Agreement with the Municipality regarding Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement (PPS) 2020. The Conservation Authority has no objection; however, it should be noted that there are development constraints associated with this property that may affect parking in the rear of the property.

According to our floodplain mapping, the rear of this property, adjacent to Chippewa Creek is within the 1:100-year floodplain of Chippewa Creek. This is a one-zone floodplain policy area. See attached. We note on the sketch provided that the area designated for residential parking is likely in the floodplain. Development (which includes residential parking) is not permitted within the floodplain. A DIA permit is required from this office for the proposed development. A survey with elevations will be required to determine the extent of the floodplain on the property.

Subject to a DIA permit, the Conservation Authority is satisfied that the application will be consistent with the policies as set out in Sections 2 and 3 of the PPS.

continued on page 2.....

