



**City of Kingston  
Report to Planning Committee  
Report Number PC-16-056**

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**To:** Chair and Members of Planning Committee  
**From:** Lanie Hurdle, Commissioner, Community Services  
**Resource Staff:** Paige Agnew, Director, Planning, Building & Licensing Services  
**Date of Meeting:** June 16, 2016  
**Subject:** Comprehensive Report  
**File Number:** D14-012-2016  
**Address:** 1471-1479 John Counter Boulevard and 16 Terry Fox Drive  
**Application Type:** Zoning By-Law Amendment  
**Owner:** Bob Martin Construction Co. Ltd.  
**Applicant:** Martin Group of Companies

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**Executive Summary:**

The following is a comprehensive report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by the Martin Group of Companies, on behalf of Bob Martin Construction Co. Ltd., with respect to the subject properties located at 1471-1479 John Counter Boulevard and 16 Terry Fox Drive.

The applicant is requesting to expand the list of permitted uses to accommodate demand from new tenants such as medical clinics, pharmacies, restaurants, retail stores, personal service shops, business and professional offices, and commercial school/education centre. A site-specific Business Park Zone is proposed. The applicant is also requesting that complementary/commercial uses be limited to 25% of the built gross floor area, and that a maximum of 25% of the built gross floor area for any single tenant or business may be used for the display and retail sale of products manufactured, processed, fabricated or assembled on the premises. Accessory uses are proposed in accordance with the General Provisions of the zoning by-law. No exterior changes are proposed to the existing buildings.

A Public Meeting regarding the proposed zoning by-law amendment was held on May 5, 2016.

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The application is consistent with the applicable policies of the Provincial Policy Statement and complies with the intent of the City of Kingston Official Plan. No specific concerns were raised by external agencies or internal departments with respect to the application.

**Recommendation:**

**That** the following application be approved and forwarded to Council on June 21, 2016 for consideration:

**That** it be recommended to Council that the application for a zoning by-law amendment (File Number D14-012-2016) submitted by the Martin Group of Companies, on behalf of Bob Martin Construction Co. Ltd., for the property municipally known as 1471-1479 John Counter Boulevard and 16 Terry Fox Drive, be approved; and

**That** By-Law Number 8499 of The Corporation of the City of Kingston, entitled “Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston”, as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to amend Zoning By-Law Number 8499) to Report Number PC-16-056; and

**That** Council determines that in accordance with Section 34(17) of the *Planning Act*, no further notice is required prior to the passage of the by-law; and

**That** the amending by-law be presented to Council for all three readings.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER  
**Lanie Hurdle, Commissioner, Community Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER  
**Gerard Hunt, Chief Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Cynthia Beach, Corporate & Strategic Initiatives	Not required
Denis Leger, Transportation, Facilities & Emergency Services	Not required
Jim Keech, President and CEO, Utilities Kingston	Not required
Desiree Kennedy, Chief Financial Officer & City Treasurer	Not required

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**Options/Discussion:****Background and Decision Date**

In accordance with By-Law Number 2007-43, this application was subject to a pre-application meeting held on February 9, 2016, with the Planning Division and various other departments and agencies. Following this, a formal submission was made by the applicant on March 18, 2016 and on April 8, 2016, this application was deemed complete in accordance with the *Planning Act*.

In accordance with Section 34(11) of the *Planning Act*, this application is subject to a decision by Council on or before July 16, 2016 which is 120 days after the complete application was received. In the absence of a decision by Council in this timeframe, the applicant may exercise their right to appeal to the Ontario Municipal Board (OMB).

**Application and Submission**

The applicant is requesting an amendment to the zoning by-law to expand the list of permitted uses to accommodate demand from new tenants such as medical clinics, pharmacies, restaurants (including drive-through), retail stores, personal service shops, business offices, professional offices with no restriction on profession, and commercial school/education centre. A site-specific Business Park 'M9.X' Zone is proposed. The applicant is also requesting that complementary/commercial uses be limited to 25% of the built gross floor area, and that a maximum of 25% of the built gross floor area for any single tenant or business may be used for the display and retail sale of products manufactured, processed, fabricated or assembled on the premises. Accessory uses are proposed in accordance with the General Provisions of Zoning By-Law Number 8499. No exterior changes to the existing buildings are proposed.

In support of the application, the applicant has submitted the following:

- Planning Justification, prepared by RPM Construction Co. Ltd.
- Schedule A – Limits for Sanitary and Combined Sewer Discharge
- Drawings showing the location of M.I.S.A. manhole.

**Site Characteristics**

The subject properties are comprised of five parcels and are located at the northwest corner of the intersection of John Counter Boulevard and Sir John A. Macdonald Boulevard, both arterial roads (Exhibit B). The properties municipally known as 1471, 1473 and 1475 John Counter Boulevard contains the City Place office buildings, each standing at four storeys. The property addressed as 1479 John Counter Boulevard contains a single-storey building that is currently vacant. The property municipally known as 16 Terry Fox Drive contains a single-storey building which is leased to a single tenant for storage.

A self-storage facility and an automotive garage are located to the west of the subject properties. An equipment rental company and an HVAC business are located north of Terry Fox Drive. A commercial plaza is located to the east, across from Sir John A. Macdonald Boulevard.

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Lands located south of the subject properties, opposite John Counter Boulevard, are comprised of townhouse dwellings which front onto Rosemund Crescent (Exhibit C).

**Provincial Policy Statement**

The Provincial Policy Statement (2014) provides policy direction on matters of provincial interest related to land use planning and development, which are intended to be complemented by local policies addressing local interests. The proposal is consistent with the Provincial Policy Statement with respect to the following:

The proposed expansion of uses will contribute to a more diversified range of employment uses in the John Counter Boulevard area, taking into consideration the needs of existing and future businesses (1.1.1 a, 1.3.1 a, 1.3.1 b). The site is bounded by Sir John A. Macdonald Boulevard to the east, a key arterial road that provides a central north/south high capacity transportation corridor within the City with direct access to and from Highway 401 (1.3.1 d). As well, planned capital projects for 2017 include the widening of John Counter Boulevard fronting the subject lands and a new right in/right out access to the subject property fronting Sir John A. Macdonald Boulevard as part of these scheduled works (1.3.2.1).

**Official Plan Considerations**

The properties located at 1471, 1473 and 1479 John Counter Boulevard are designated Business Park Industrial in the Official Plan. The properties located at 1475 John Counter Boulevard and 16 Terry Fox Drive are designated General Industrial (Exhibit D).

The permitted uses within the 'Business Park Industrial' designation include corporate administrative offices; government offices; research and development facilities, data processing facilities; technologically advanced manufacturing, fabricating and assembling operations for the production of high value products; and administrative, professional and technical services, such as engineering and surveying firms. The designation also includes the following complementary uses: office and business services, such as printing and equipment repair, which are intended to service the Business Park Industrial area; day care facilities; restaurants, financial institutions, personal services and convenience commercial uses; public and private parks and recreation facilities; parking lots and structures; and sources of renewable energy, subject to the policies of Section 6.2 of the Official Plan.

The permitted uses in the 'General Industrial' designation are: manufacturing, assembling, fabricating and processing operations; construction and transportation activities and facilities; storage, warehousing and wholesale trade activities; communication facilities and utilities; automotive, heavy equipment, and truck repair facilities, and towing compounds; institutional uses with General Industrial characteristics, as outlined in Section 3.5.3 of the Plan; and municipal works yards and water treatment and sewage treatment facilities, subject to the policies of Section 3.2. This designation also permits the following complementary uses: office and business services, such as printing and equipment repair, which are intended to service the General Industrial area; day care facilities; restaurants, financial institutions, personal services and convenience commercial uses; automobile service stations or gas bars, if located at the intersection of arterial or collector streets; public and private parks and recreation facilities;

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parking lots and structures; and sources of renewable energy, subject to the policies of Section 6.2 of the Official Plan.

As per Schedule 2 of the Official Plan, the subject properties are located in a Business District. Business Districts are primarily intended to accommodate employment opportunities and include the Industrial designations. The proposal will provide an expanded range of uses in an established employment area.

Section 2.7 of the Official Plan is comprised of policies to ensure that land use changes achieve land use compatibility, including a listing of potential adverse effects, potential mitigation measures to address the adverse effects and a list of criteria for a development to achieve its functional needs. The potential adverse effects in Section 2.7.3 include shadowing, loss of privacy, increased levels of noise, dust, odor, or vibration, increased and uncomfortable wind speeds, increased traffic that disrupts the area, an overloading of the social or physical infrastructure of the area, impacts to the enjoyment of a property and architectural compatibility concerns.

No exterior changes are proposed to the existing buildings on the subject properties; therefore, the adverse impacts listed above with respect to shadowing, increased levels of noise, dust, odor, or vibration, loss of privacy, visual intrusion or architectural incompatibility are not applicable to the development proposal. The proposed expansion of permitted uses is not anticipated to result in a reduction in the ability to enjoy a property or the normal amenity associated with it. The subject lands are located at the intersection of Sir John A. Macdonald Boulevard and John Counter Boulevard, which are both arterial roads. The proposal is not anticipated to generate undue volumes of traffic through local streets. No concerns have been identified by Utilities Kingston with respect to the existing water and sewer capacity to adequately service the development.

Section 3.6.11 limits the retail sales and display areas within employment areas to 25% of the total floor area. The recommended zoning by-law amendment incorporates a provision to ensure consistency with this policy.

The range of uses included in the recommended site-specific 'M9' zone for the subject properties is consistent with the range of uses approved through recent business park and general industrial developments in other parts of the municipality and is consistent with the Business Park and General Industrial designations of the Official Plan.

### **Zoning By-Law Considerations**

1471-1475 John Counter Boulevard and 16 Terry Fox Drive are zoned a Business Park Modified 'M9.296' zone in Zoning By-Law Number 8499. The property located at 1479 John Counter Boulevard is zoned Industrial Modified 'M.177' zone (Exhibit E).

The permitted uses in the 'M9.296' zone include any assembly, manufacturing, fabricating, or processing plant which is not obnoxious or a nuisance by reason of emission of contaminants as defined in the Environmental Protection Act or its legal successor; data processing and related service; film or recording studio; laboratory or research and development facility; printing

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establishment; professional office in which a service or consultation is given, including the offices of a lawyer, a planner, an architect, a surveyor, an engineer, or a chartered accountant, but does not include a personal service shop, a medical/dental office, a clinic, a travel agency, or a real estate agency; corporate administrative operations of an office nature; banks; general offices; day care centres; and public or private recreation facilities which may include a bingo hall; and accessory uses which are clearly subordinate to the use permitted in the M9 zone, and which shall not occupy an area which is greater than 10% of the total floor area.

The permitted uses in the 'M.177' zone include banks; radio and television communication facilities; offices; printers; automobile service centres; dry cleaners; farms; market gardens; nursery/garden centre/greenhouse; any manufacturing, compounding, processing, treating, assembling, repairing packaging establishment which is not obnoxious by reason of the emission of contaminants as defined in the Environmental Protection Act, 1971 or its legal successor, and which has obtained a certificate of approval as required under the Act, distributing plants, trucking or freighting terminals, wholesale businesses, storage buildings and warehouses; laboratories; laundries and cleaners; animal hospitals, kennels and shelters; a watchman's quarters; and accessory uses which are clearly subordinate to uses permitted in the M zone.

The application proposes to add the following additional uses to the M9 zone for the subject properties: commercial school, education centre, business and professional offices without restriction on profession, and public use; and the following complementary/commercial uses: bank or financial institution, clinic, retail store, pharmacy, restaurant, personal service shop, and day care. The complementary/commercial uses will be limited to a maximum of 25% of the total gross floor area of all buildings located on the subject lands.

The proposed business park uses are not permitted in the existing 'M.177' Industrial zone for the property located at 1479 John Counter Boulevard and therefore a zone change is required. The proposed rezoning of 1479 John Counter Boulevard from the 'M.177' Zone to a site-specific 'M9' Zone will implement the Official Plan framework for the property.

The applicant has indicated their intent to retain the existing provisions of the M9.296 zone regarding relief from the requirements of a landscaped berm and minimum landscaped areas with respect to the properties located at 1471-1475 John Counter Boulevard and 16 Terry Fox Drive. As such, staff recommend that the site located at 1479 John Counter Boulevard be rezoned as its own site-specific M9 Zone as these existing provisions of the M9.296 zone with respect to relief from landscaping requirements only apply to 1471-1475 John Counter Boulevard and 16 Terry Fox Drive.

Through the technical review of the application, staff have incorporated a provision to limit a maximum of one drive-through facility on the properties located at 1471-1475 John Counter Boulevard and 16 Terry Fox Drive. Any future application(s) for a new drive-through facility will be subject to Section 5.42 of Zoning By-Law Number 8499.

The recommended site-specific M9 zone include a holding provision for a day care centre. The requirement for the removal of the Holding Provision is the preparation of a Phase I

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Environmental Site Assessment and Record of Site Condition by a qualified person to the satisfaction of the City and the Province as well as a submission of a Noise Impact Study.

**Other Applications**

The subject properties are not currently the subject of any other *Planning Act* applications. In accordance with the Site Plan Control By-Law Number 2010-217, new development or redevelopment or additions to existing development on the subject properties will be subject to Site Plan Control.

**Technical Analysis**

This application has been circulated to external agencies and internal departments for review and comment. All comments on the proposal have been addressed and no outstanding technical issues with this application remain at this time.

**Public Comments**

A Public Meeting was held on May 5, 2016 with respect to this application. At the time of writing this report, no written correspondence had been received from members of the public. The following is a summary of input received at the Public Meeting:

- Question: Are any additional entrances proposed from the adjoining streets?

Response: The City's Engineering Department has indicated that planned capital projects for 2017 include the widening of John Counter Boulevard fronting the subject lands and a new right in/right out access to the subject property fronting Sir John A. Macdonald Boulevard is planned as part of these scheduled works.

- Question: How is the 25% area for the proposed complementary/commercial uses calculated?

Response: The site-specific zoning will limit complementary/commercial uses to a maximum of 25 percent of the total gross floor area of all buildings on the subject properties.

- Question: Concern regarding a drive-through restaurant along this stretch of Sir John A. Macdonald Boulevard.

Response: A provision has been included in the site-specific zoning that limits the number of drive-through facilities to one (1) on the lands zoned M9.296-H. Any future proposal for a drive-through facility will require Site Plan Control approval and will be subject to Section 5.42 of Zoning By-Law Number 8499 which outlines the required setbacks from a residential use or zone as well as landscaping requirements.

- Question: Are there adequate parking spaces on the property to accommodate future uses?



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Response: The applicant has indicated that the subject properties have a combined parking capacity of 1,090 spaces and comply with the parking requirements of the zoning by-law.

**Conclusion**

In conclusion, staff recommend approval of the application for zoning by-law amendment for the properties located at 1471-1479 John Counter Boulevard and 16 Terry Fox Drive. The proposal will add to the range of employment and complementary uses in an established employment area. The proposed development is consistent with the Provincial Policy Statement (2014) and the general intent of the Official Plan.

**Existing Policy/By-Law:**

The proposed amendment was reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province's and the City's vision of development. The following documents were assessed:

**Provincial***Planning Act*

Provincial Policy Statement, 2014

**Municipal**

City of Kingston Official Plan

Zoning By-Law Number 8499

**Notice Provisions:**

A Public Meeting was held respecting this application on May 5, 2016. Pursuant to the requirements of the *Planning Act*, a notice of the statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 20 days in advance of the Public Meeting. In addition, notices were sent by mail to 139 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property (Exhibit F) and a courtesy notice was placed in *The Kingston Whig-Standard*.

If the application is approved, a Notice of Passing will be circulated in accordance with the provisions of the *Planning Act*.

At the time of the writing of this report, no written correspondence has been received. Any correspondence received after the publishing of this report will be included as an addendum to the Planning Committee Agenda.

**Accessibility Considerations:**

Not applicable

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**Financial Considerations:**

Not applicable

**Contacts:**

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Stacey Forfar, Manager, Development Approvals 613-546-4291 extension 3253

Sukriti Agarwal, Senior Planner 613-546-4291 extension 3217

**Other City of Kingston Staff Consulted:**

The application was circulated to the relevant internal departments and external agencies for review and comment. The responses to the technical circulation have been addressed in the technical review and included within this comprehensive report.

**Exhibits Attached:**

Exhibit A Draft By-Law and Schedule A to amend Zoning By-Law Number 8499

Exhibit B Key Map

Exhibit C Neighbourhood Context (2015)

Exhibit D Official Plan, Land Use

Exhibit E Zoning By-Law Number 8499, Map 10

Exhibit F Public Notice Notification Map

## By-Law Number 2016-XX

**A By-Law to Amend By-Law Number 8499, “Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston” (Zone Change from Site Specific ‘M9.296’ Zone to Site-Specific ‘M9.296-H’ Zone, 1471-1475 John Counter Boulevard and 16 Terry Fox Drive; and Zone Change from Site-Specific ‘M.177’ Zone to Site-Specific ‘M9.496-H’ Zone, 1479 John Counter Boulevard)**

**Passed:** Meeting date, 2016

**Whereas** by Order of the Minister of Municipal Affairs and Housing, The Corporation of the Township of Kingston, The Corporation of the Township of Pittsburgh and The Corporation of the City of Kingston were amalgamated on January 1, 1998 to form The Corporation of the City of Kingston as the successor municipal Corporation and pursuant to the Minister’s Order, any by-laws of the former municipality passed under the *Planning Act* continue as the by-laws covering the area of the former municipality now forming part of the new City; and

**Whereas** the Council of The Corporation of the City of Kingston deems it advisable to amend By-Law No. 8499, as amended, of the former City of Kingston;

**Therefore be it resolved that** the Council of the Corporation of the City of Kingston hereby enacts as follows:

1. By-Law No. 8499 of The Corporation of the City of Kingston, entitled “Restricted Area (Zoning) By-Law of The Corporation of the City of Kingston”, as amended, is hereby further amended as follows:
  - 1.1. Map 10 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site located at 1471-1475 John Counter Boulevard and 16 Terry Fox Drive from ‘M9.296’ to ‘M9.296-H’, as shown on Schedule “A” attached to and forming part of By-Law Number 2016-\_\_\_\_\_.
  - 1.2. Map 10 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site located at 1479 John Counter Boulevard from ‘M.177’ to ‘M9.496-H’, as shown on Schedule “A” attached to and forming part of By-Law Number 2016-\_\_\_\_\_.
  - 1.3. By **Deleting** section 296 in its entirety in Part VIII – Exceptions to Various Zone Classifications.

- 1.3 By **Replacing** section 296 in Part VIII – Exceptions To Various Zone Classifications with the following:

**“296. 1471-1475 John Counter Boulevard and 16 Terry Fox Drive**

Notwithstanding the provisions of Section 31B.1 and 31B.2 hereof to the contrary, the lands designated ‘M9.296-H’ on Schedule ‘A’ hereto, the following regulations shall apply:

- (a) Permitted uses are limited to:
  - (i) Business park uses:
    - (a) offices for or in connection with businesses or professions;
    - (b) corporate administrative operations of an office nature;
    - (c) data processing and related service, including call centre;
    - (d) film or recording studio;
    - (e) laboratory or research and development facility;
    - (f) printing establishment;
    - (g) technologically advanced manufacturing, fabricating and assembling operations for the production high value products (non-noxious);
    - (h) commercial school;
    - (i) education centre; and
    - (j) public use.
  - (ii) Complementary / commercial uses:
    - (a) bank or financial institution;
    - (b) clinic;
    - (c) retail store;
    - (d) pharmacy;
    - (e) restaurant (including a maximum of one drive-through facility);

- (f) personal service shop; and
  - (g) day care.
- (b) Complementary / commercial uses shall be limited to a maximum of 25 percent of the total gross floor area of all buildings on the lands designated M9.296-H.
- (c) Accessory uses:
  - (i) Accessory uses are permitted in accordance with the General Provisions;
  - (ii) A maximum of 25% of the total floor area for any single tenant or business may be used for the purposes of the display and retail sale of products manufactured, processed, fabricated or assembled on the premises.
- (d) Open storage is prohibited.
- (e) '-H' Holding Zone Provisions:
  - (i) The '-H' Holding provision applies to a day care use.
  - (ii) The '-H' Holding provision shall not be removed until the following conditions have been satisfied:
    - (a) The submission of a Phase I Environmental Site Assessment and any subsequent assessment as necessary, including a Record of Site Condition, prepared by a qualified person as defined by the City of Kingston and completed to the satisfaction of the City of Kingston and which adheres to all applicable municipal and provincial requirements; and
    - (b) The submission of a satisfactory noise impact study prepared by a qualified person as defined by the City of Kingston and completed to the satisfaction of the City of Kingston and which adheres to all applicable municipal and provincial requirements.

- (f) The provisions of Section 31B.2(i), Subsection (ii) of this By-Law prohibiting parking within ten metres (10 m) of the street line and requiring a landscaped berm to screen parking located between the building and street line shall not apply; and
- (g) The provisions of Section 31B.2(l) of this By-Law requiring minimum landscaping areas shall not apply.”

1.4 By **Adding** section 496 in Part VIII – Exceptions To Various Zone Classifications as follows:

**“496. 1479 John Counter Boulevard**

Notwithstanding the provisions of Section 31B.1 hereof to the contrary, the lands designated ‘M9.496-H’ on Schedule ‘A’ hereto, the following regulations shall apply:

- (a) Permitted uses are limited to:
  - (i) Business park uses:
    - (a) offices for or in connection with businesses or professions;
    - (b) corporate administrative operations of an office nature;
    - (c) data processing and related service, including call centre;
    - (d) film or recording studio;
    - (e) laboratory or research and development facility;
    - (f) printing establishment;
    - (g) technologically advanced manufacturing, fabricating and assembling operations for the production high value products (non-noxious);
    - (h) commercial school;
    - (i) education centre; and
    - (j) public use.
  - (ii) Complementary / commercial uses:

- (a) bank or financial institution;
  - (b) clinic;
  - (c) retail store;
  - (d) pharmacy;
  - (e) restaurant;
  - (f) personal service shop; and
  - (g) day care.
- (b) Complementary / commercial uses shall be limited to a maximum of 25 percent of the total gross floor area of all buildings on the lot.
- (c) Accessory uses:
- (i) Accessory uses are permitted in accordance with the General Provisions;
  - (ii) A maximum of 25% of the total floor area for any single tenant or business may be used for the purposes of the display and retail sale of products manufactured, processed, fabricated or assembled on the premises.
- (d) Open storage is prohibited.
- (e) '-H' Holding Zone Provisions:
- (i) The '-H' Holding provision applies to a day care use.
  - (ii) The '-H' Holding provision shall not be removed until the following conditions have been satisfied:
    - (a) The submission of a Phase I Environmental Site Assessment and any subsequent assessment as necessary, including a Record of Site Condition, prepared by a qualified person as defined by the City of Kingston and completed to the satisfaction of the City of Kingston and which adheres to all applicable municipal and provincial requirements; and

- (b) The submission of a satisfactory noise impact study prepared by a qualified person as defined by the City of Kingston and completed to the satisfaction of the City of Kingston and which adheres to all applicable municipal and provincial requirements.”
2. This By-Law shall come into force and take effect on the day it is passed subject to and in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P. 13 as amended from time to time.

Given all Three Readings and Passed: Meeting date, 2016

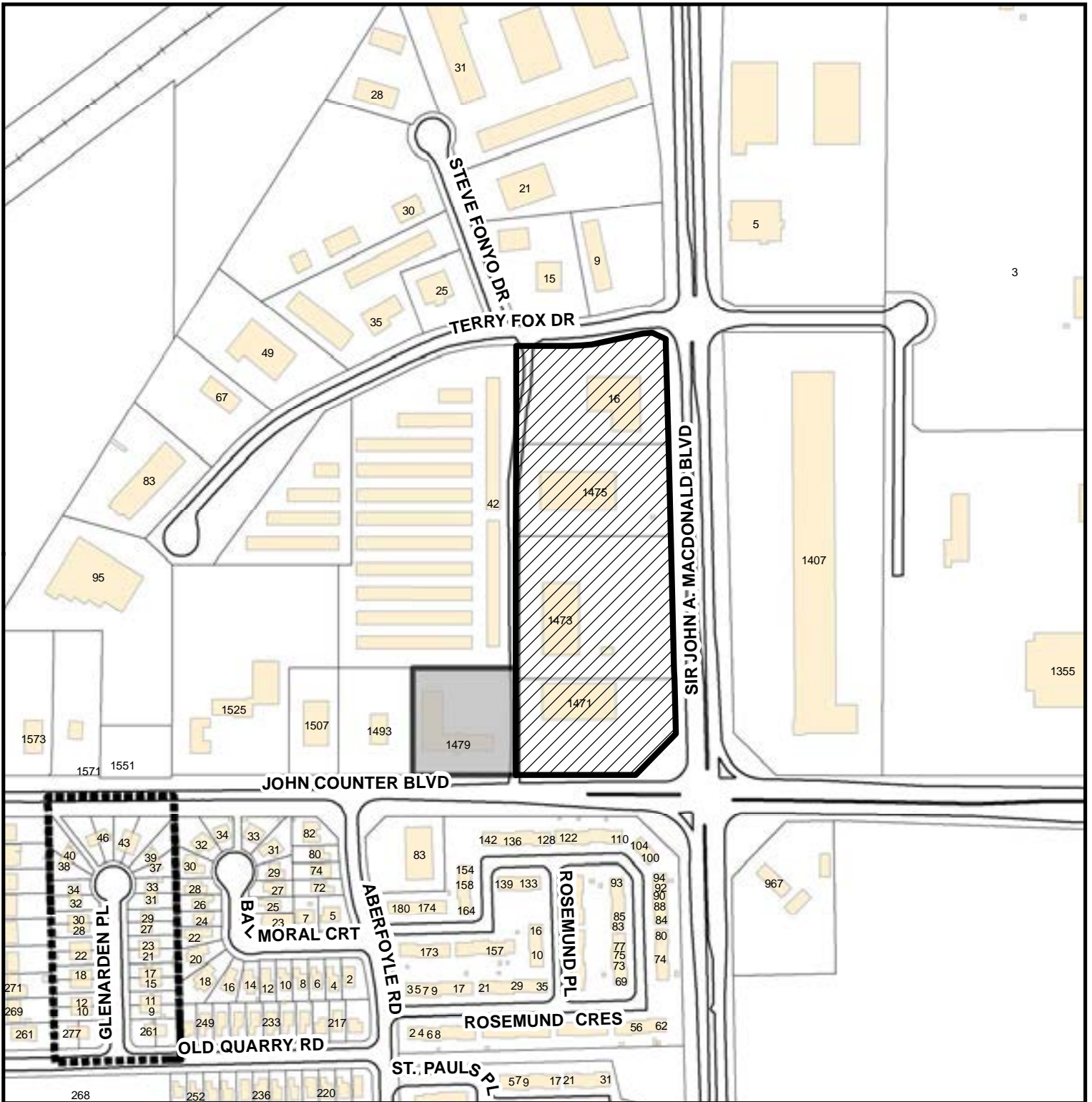
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**John Bolognone**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**







**SCHEDULE 'A'  
TO BY-LAW NUMBER**

Applicant: Martin Group of Companies  
 File Number: D14-012-2016  
 Address: 1471-1479 John Counter Boulevard  
 and 16 Terry Fox Drive  
 Legal Description: Various

**LEGEND**

**Reference By-Law 8499, Map 10**

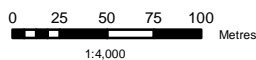
-  Rezoned from M9.296 to M9.296-H
-  Rezoned from M.177 to M9.496-H

**Certificate of Authentication**

This is Schedule 'A' to By-Law Number \_\_\_\_\_,  
 passed this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

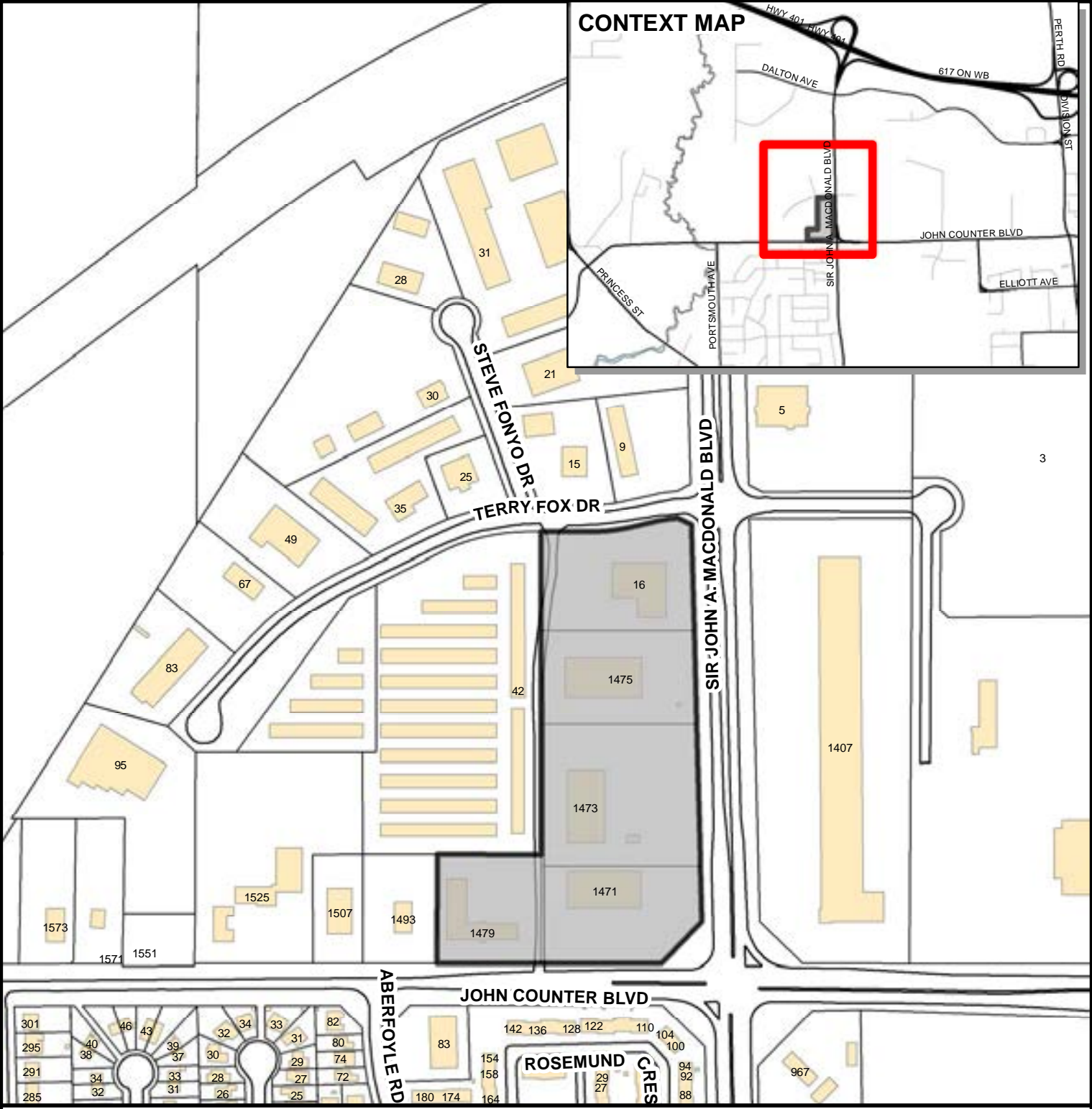
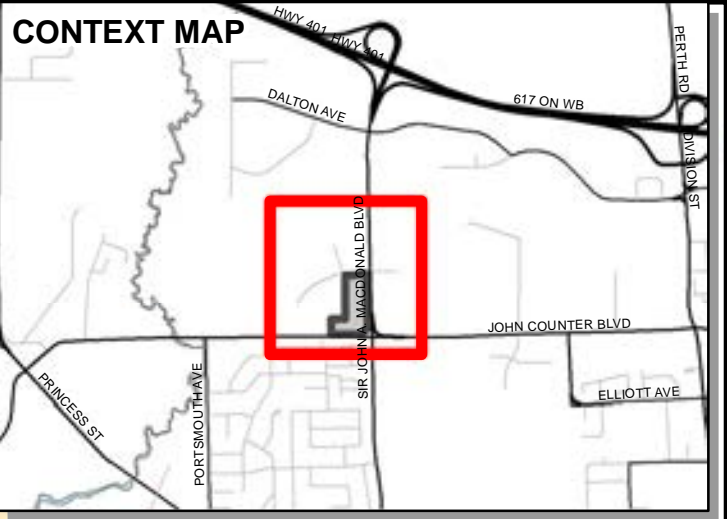


Planning, Building  
 & Licensing Services  
 a department of  
 Community  
 Services



\_\_\_\_\_  
 Mayor

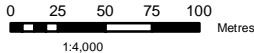
\_\_\_\_\_  
 Clerk



Planning, Building & Licensing Services  
 a department of  
 Community Services

PLANNING COMMITTEE  
**KEY MAP**

Applicant: Martin Group of Companies  
 File Number: D14-012-2016  
 Address: 1471-1479 John Counter Boulevard  
 and 16 Terry Fox Drive  
 Legal Description: Various



**LEGEND**

- Subject Property
- Property Boundaries

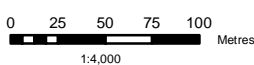




Planning, Building & Licensing Services  
a department of Community Services

PLANNING COMMITTEE  
**NEIGHBOURHOOD CONTEXT (2015)**

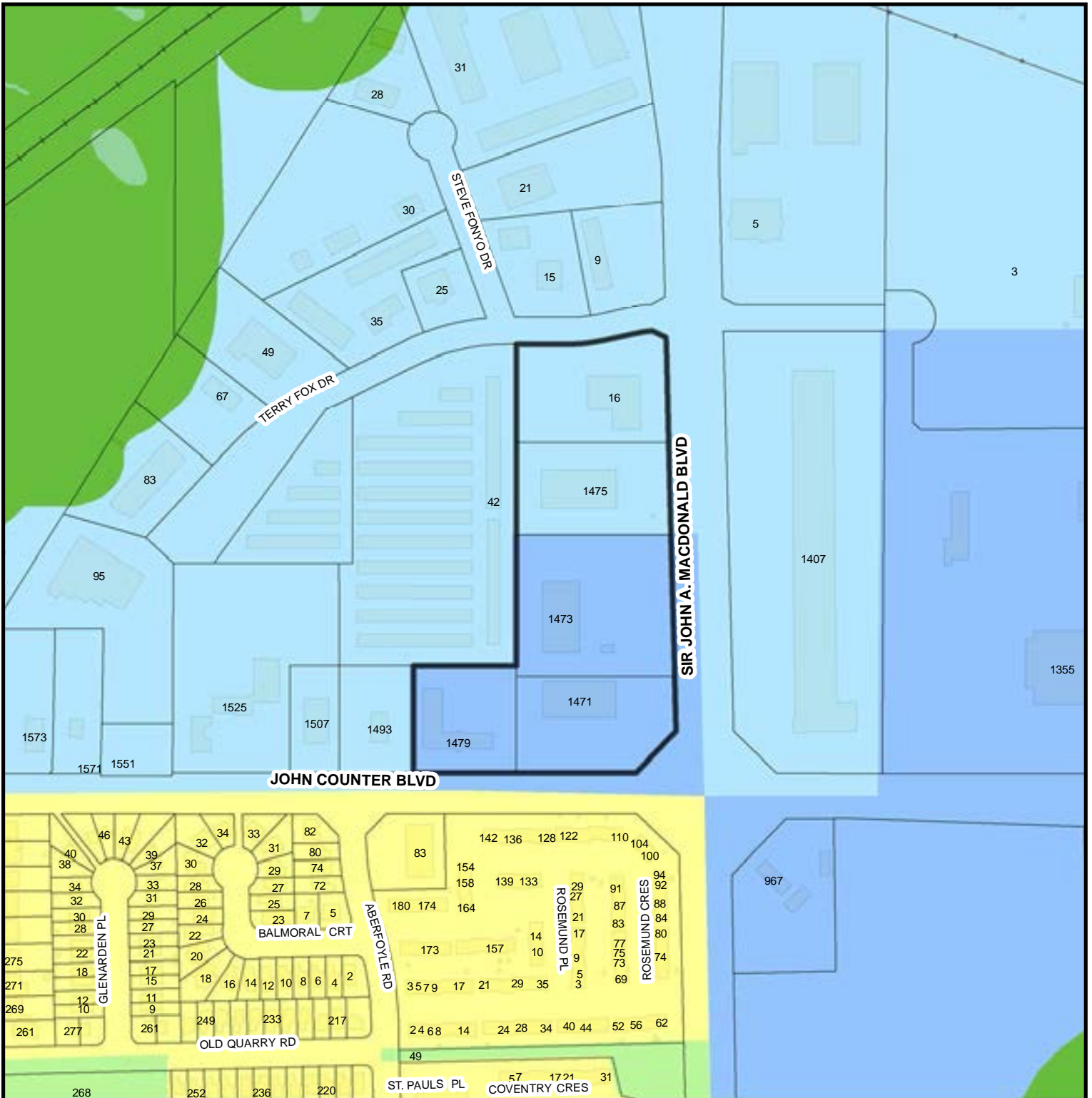
Applicant: Martin Group of Companies  
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and 16 Terry Fox Drive  
Legal Description: Various



**LEGEND**

- Subject Property
- Property Boundaries

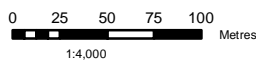




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a department of  
Community Services

PLANNING COMMITTEE  
**OFFICIAL PLAN, Land Use**

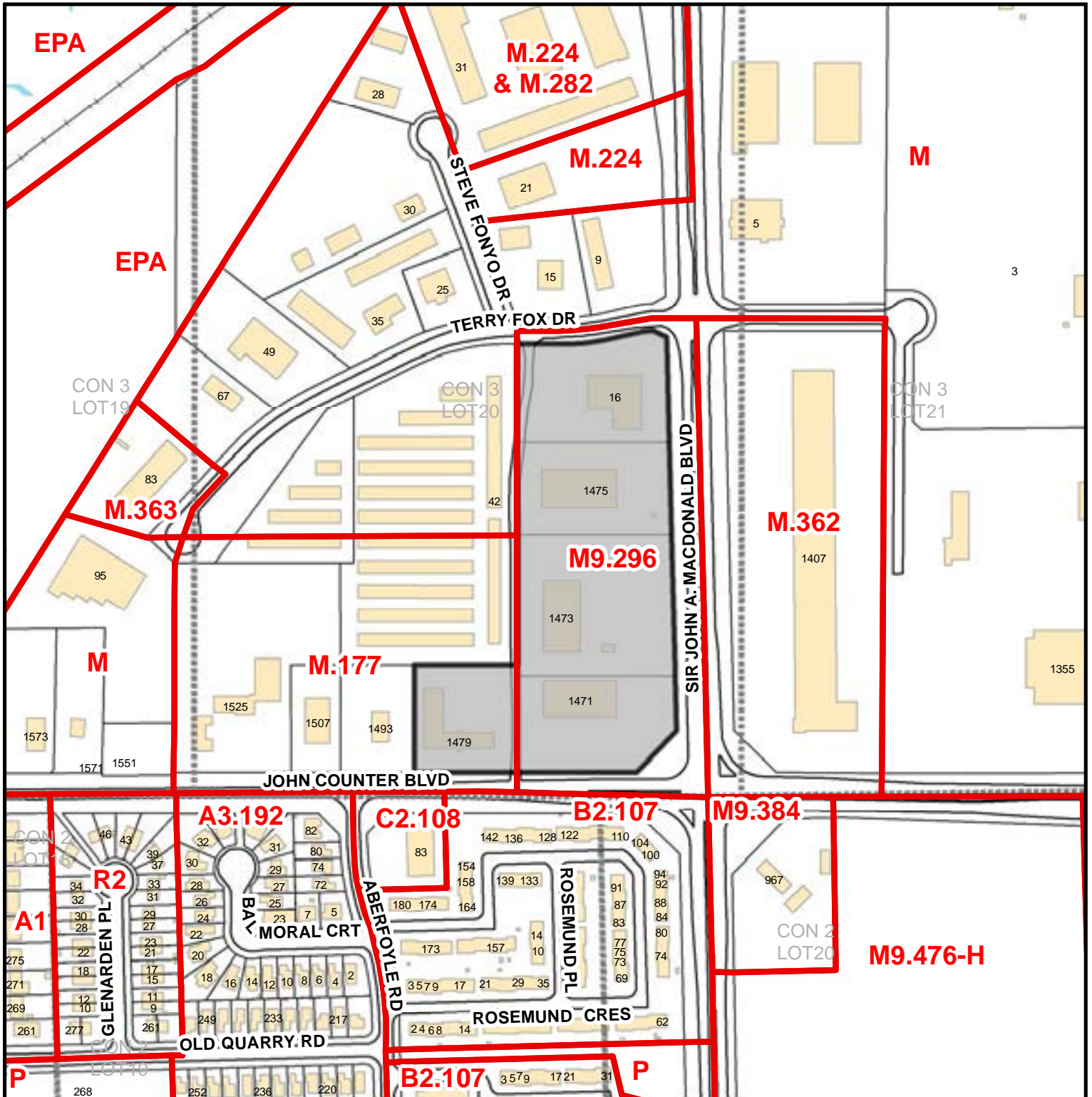
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Address: 1471-1479 John Counter Boulevard  
and 16 Terry Fox Drive  
Legal Description: Various



**LEGEND**

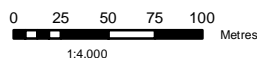
- Subject Property
- Residential
- Business Park Industrial
- General Industrial
- Open Space
- Environmental Protection Area








PLANNING COMMITTEE  
**ZONING BY-LAW 8499, Map 10**

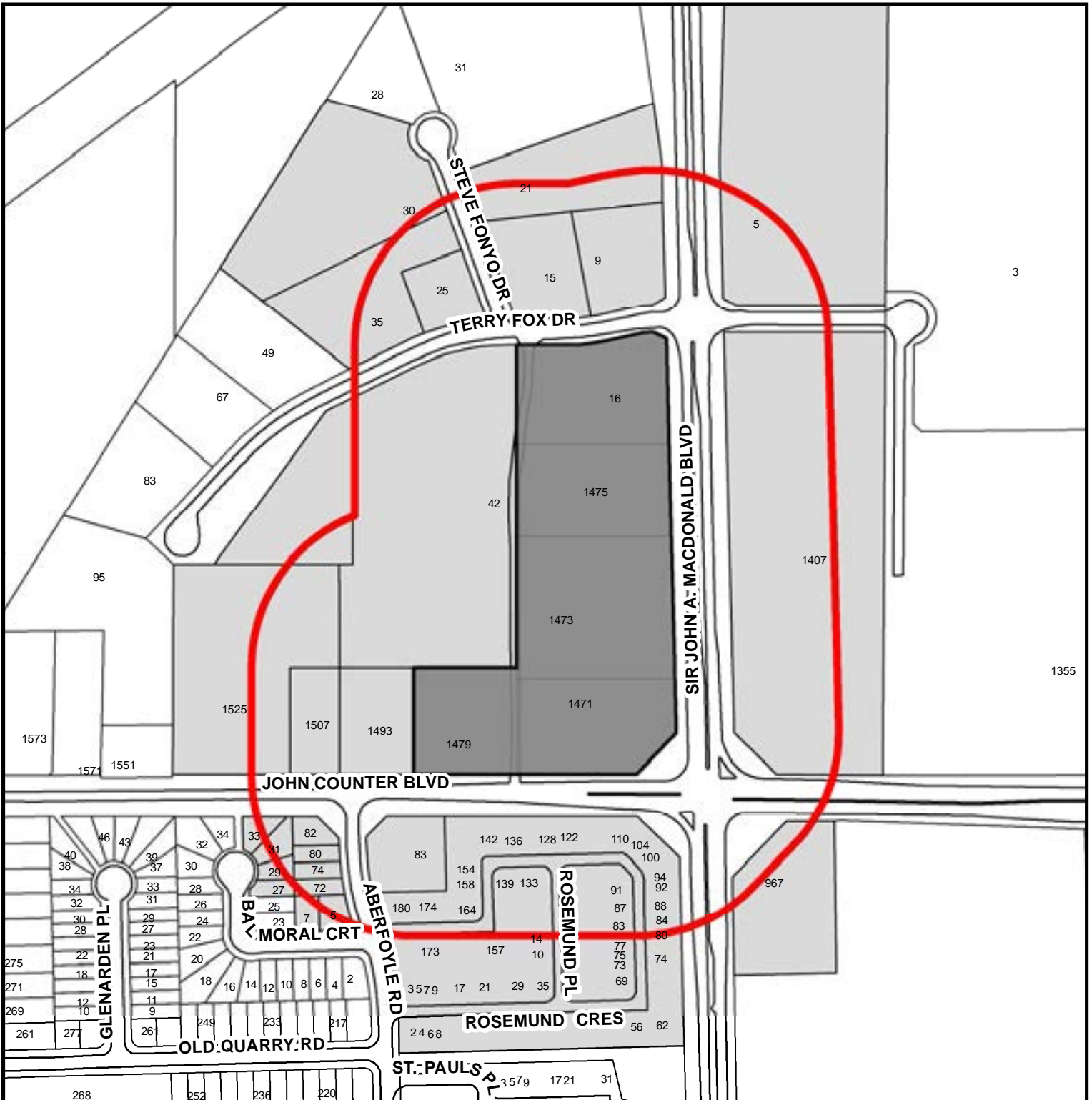
Applicant: Martin Group of Companies  
 File Number: D14-012-2016  
 Address: 1471-1479 John Counter Boulevard  
 and 16 Terry Fox Drive  
 Legal Description: Various



**LEGEND**

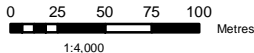
-  Subject Property
-  Consolidated Zoning
-  Property Boundaries





PLANNING COMMITTEE  
**PUBLIC NOTICE BOUNDARY**

Applicant: Martin Group of Companies  
 File Number: D14-012-2016  
 Address: 1471-1479 John Counter Boulevard  
 and 16 Terry Fox Drive  
 Legal Description: Various



**LEGEND**

- Subject Property
- 120m
- Property Boundaries
- Properties Received Public Notice

