

**251 Ranee Avenue – Official Plan Amendment, Rezoning and Draft Plan of Common Elements Condominium – Final Report**

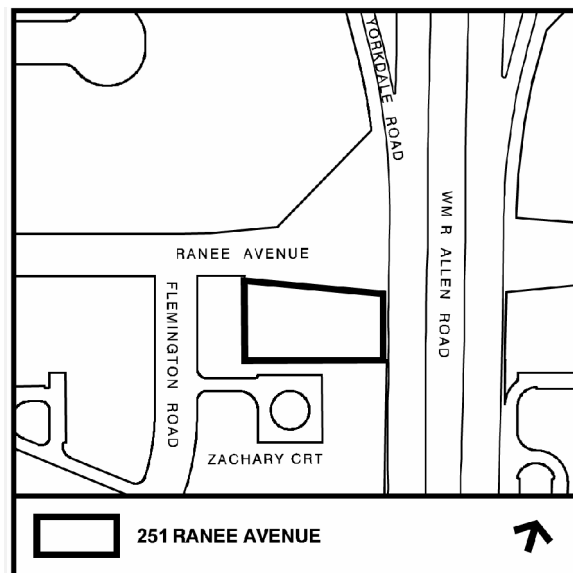
<b>Date:</b>	April 11, 2008
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 15 – Eglinton-Lawrence
<b>Reference Number:</b>	05 162514 NNY 15 OZ and 08 102611 NNY 15 CD

**SUMMARY**

The applications to amend the Official Plan and Zoning By-law were made in July, 2005 and are not subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*. The application for Draft Plan of Common Elements Condominium was submitted after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The application proposes a seven unit, 3-storey lane-based townhouse development with an overall density of approximately 0.6 FSI (30 units per hectare). Each townhouse is provided with rear-yard amenity space and accessory 2-car garages accessed by an L-shaped private driveway running parallel to the rear property line and connecting to Ranee Avenue.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law. The proposal is consistent with the Provincial Policy Statement and Provincial Plans, as well as the Growth Plan for the Greater Golden Horseshoe. The Official Plan Amendment redesignating the lands from *Parks and Open Space – Parks* to



*Neighbourhoods* is appropriate for this site. City Council declared the site as surplus in 2002 and the lands are now privately owned. The proposed development is in keeping with the policies of the Official Plan and applicable guidelines.

This report also advises that the Chief Planner may approve the Draft Plan of Common Elements Condominium. The new *Planning Act* provisions for Draft Plan of Common Elements Condominium in the *Planning Act* now require that a public meeting be held.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7.
2. City Council amend the Zoning By-law for 251 Ranee Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. In accordance with the delegated approval under By-law 229-2000, City Council be advised that the Chief Planner may approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 2, subject to:
  - a. the appropriate conditions, which must be fulfilled prior to the release of the plan of condominium for registration; and
  - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

In 1962, the Municipality of Metropolitan Toronto acquired, through expropriation, the subject lands for the proposed Spadina Expressway. In 1966, the lands were conveyed to the former City of North York. A covenant was imposed on the lands which restricted the use of the lands to park purposes. At its October 29, 30 and 31, 2002 meeting, City Council declared the lands at 251 Ranee Avenue as surplus to the City's requirements. City Council also released the restrictive covenant at that meeting. The lands were purchased by 1304362 Ontario Ltd. on December 8, 2004.

The report that recommended the declaration of 251 Ranee Avenue as surplus is available at:

<http://www.toronto.ca/legdocs/2002/agendas/committees/adm/adm021008/it025.pdf>.

A preliminary report for this application was approved by City Council at its October 26, 27, 28, and 31, 2005 meeting. The report recommended that a community consultation meeting be held and that notice be given according to the regulations of the *Planning Act*. The report indicated that the address for the application was 247 Ranee Avenue. The actual municipal address for the property is 251 Ranee Avenue.

The Preliminary report is available at:

<http://www.toronto.ca/legdocs/2005/agendas/committees/ny/ny051018/it024.pdf>.

The Lawrence Heights community is located to the south of the site. At its July 16, 17 and 18, 2007 meeting, City Council authorized the City Planning Division to begin the development of a vision and planning framework for the revitalization of the area bounded by Highway 401, Bathurst Street, Lawrence Avenue West and Dufferin Street. The study is focused on the redevelopment of the Lawrence Heights community, including those lands owned by the Toronto Community Housing Corporation.

The staff report seeking to initiate the planning work for the Lawrence Heights revitalization is available at:

<http://www.toronto.ca/legdocs/mmis/2007/ah/bgrd/backgroundfile-4347.pdf>.

## **ISSUE BACKGROUND**

### **Proposal**

This is an application to amend the Official Plan and Zoning By-law to permit a seven unit, 3-storey lane-based townhouse development with an overall density of approximately 0.6 FSI (30 units per hectare).

The fronts of the townhouses are oriented towards Ranee Avenue. Each townhouse is provided with rear-yard amenity space and accessory 2-car garages accessed by an L-shaped private driveway running parallel to the rear property line and connecting to Ranee Avenue.

### **Site and Surrounding Area**

The 0.23-hectare site is located on the south side of Ranee Avenue between Flemington Road and William R. Allen Road and is currently vacant. There are sewer, noise barrier and retaining wall easements located along the northern and eastern portions of the site. These easements are registered on title in favour of the City. The sewer easement and sanitary sewer is proposed to be relocated further north to allow for the proposed townhouses.

The property slopes from south to north. The site also slopes from east to west to accommodate a bridge underpass located immediately east that supports William R. Allen Road and the University-Spadina Subway line above and a pedestrian entrance to

the Yorkdale Subway Station underneath. A retaining wall to accommodate this bridge is located along the eastern portion of the south property line. An acoustical fence is located along the east property line, while a chain link fence is located along the south property line.

An informal path crosses the site from southwest to northeast, currently providing the townhouses to the south with informal pedestrian access to Ranee Avenue.

Abutting uses are as follows:

**North:** Yorkdale Park;

**South:** 2-storey townhouses that are part of the Lawrence Heights community;

**East:** William R. Allen Road and the University-Spadina Subway line immediately east. Beyond, a pedestrian entrance to the Yorkdale Subway Station is located on the north side of Ranee Avenue under the bridge supporting William R. Allen Road and the subway tracks; and

**West:** vacant land immediately west. Single detached dwellings are located further west along both the north and south sides of Ranee Avenue.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The Official Plan designates the subject site *Parks and Open Space Areas – Parks*. *Parks and Open Space Areas* are areas intended for active and passive recreation uses, conservation projects, cemetery facilities, public transit and essential public works and utilities. Development is generally prohibited in *Parks and Open Space Areas*. However, policy 4.3.7 identifies that lands designated as *Parks and Open Space Areas* that are privately owned and not intended to be purchased by the City to extend the public open space system can be redesignated provided the application is consistent with the policies of the Official Plan.

The land use policies of the Official Plan that would apply in this instance are the *Neighbourhoods* policies. The *Neighbourhoods* designation is one of four land use designations intended to protect and reinforce the existing physical character of, in this case, the surrounding low-scale residential area. *Neighbourhoods* contain a full range of residential uses within lower-scale buildings, as well as parks, schools, local institutions

and small-scale stores and shops serving the needs of area residents. Lower-scale buildings consist of detached houses, semi-detached houses, duplexes, triplexes and townhouses as well as interspersed walk-up apartments that are four storeys or less.

Policy 4.1.5 directs that new development in *Neighbourhoods* respect and reinforce the existing physical character of the neighbourhood with regard to a number of elements such as the size and configuration of lots, the heights, massing, scale and dwelling type of nearby residential properties, prevailing building types and setbacks of buildings. These are reviewed in greater detail later in this report.

### **Infill Townhouse Design Guidelines**

The City has developed Infill Townhouse Design Guidelines which are used when evaluating new townhouse developments with the objective of providing appropriate scale and patterns of development, minimizing impacts such as shadows, overlook and lost views and enhancing the relationship between new housing and adjacent streets and open spaces.

### **Zoning**

The site is zoned One Family Detached Dwelling – Third Density Zone (R3). This zone permits detached dwellings, selected home occupations and institutional uses such as schools and places of worship. The minimum required lot frontage is 15 metres and the minimum required lot area is 550 square metres.

### **Site Plan Control**

The development is subject to Site Plan Control and the applicant made an application in this respect. The review of the application is underway. The majority of issues with respect to the siting, massing, design and landscaping of the site have been resolved. Minor issues with respect to stormwater management and site serving are being addressed in discussions with the applicant. These do not impact the proposed Official Plan and Zoning By-law Amendments.

### **Draft Plan of Condominium**

A Draft Plan of Condominium Application for the creation of a common elements condominium has been submitted. The application proposes a common driveway and landscape strip on the lands for the seven townhouse units (see Attachment 2). The common elements condominium is required to provide legal access to the individual units and to ensure shared ownership and maintenance of the driveway and landscaping by the condominium corporation.

### **Reasons for Application**

An amendment to the Official Plan is required as the *Parks and Open Space – Parks* designation does not provide for residential uses. An amendment to the Zoning By-law is required as the R3 zoning does not permit townhouses.

### **Community Consultation**

A community consultation meeting was held on July 12, 2006. Six people attended the meeting. Issues raised at the meeting included:

- concerns with the number of units being provided;
- preference for single detached dwellings; and
- improving the quality of the front façade.

The current proposal has been revised from the initial proposal presented to the community on July 12, 2006 to improve the quality of the front façades of the units. Additional windows have been provided.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The 2005 Provincial Policy Statement (PPS) issued under Section 3 of the *Planning Act* came into effect March 1, 2005. The Provincial Policy Statement requires that land use be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns.

Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns support strong liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.

The proposal is consistent with the PPS. The PPS requires that planning authorities provide for an appropriate range of housing types and densities to meet the projected requirements of current and future residents. This development would provide for a compatible housing form with the surrounding area. The development promotes suitable intensification through a compact building form utilizing existing infrastructure.

The proposal conforms, and does not conflict, with the Growth Plan for the Greater Golden Horseshoe.

### **Official Plan**

The Official Plan is the most important vehicle for implementation of the long-term vision for the City. Land use designations are among the Official Plan's key implementation tools for achieving the vision established in the Plan. The development criteria for the various land use designations are critical considerations that apply when development proposals are evaluated but they do not constitute the only considerations. All of the policies of the Plan apply when evaluating development proposals.

The Official Plan designates the subject site *Parks and Open Space Areas – Parks*. *Parks and Open Space Areas* are areas intended for active and passive recreation uses and nature conserves. Development is generally prohibited in *Parks and Open Space Areas*.

However, policy 4.3.7 identifies that lands designated as *Parks and Open Space Areas* that are privately owned and not intended to be purchased by the City to extend the public open space system can be redesignated provided the application is consistent with the policies of the Official Plan.

Redesignating the lands from *Parks and Open Space Areas – Parks* to *Neighbourhoods* is suitable in this instance. The lands were previously owned by the City and declared surplus in 2002. The lands were sold to the current owner in December, 2004. This application has been reviewed in the context of the *Neighbourhoods* policies of the Official Plan. The *Neighbourhoods* designation is one of four land use designations intended to protect and reinforce the existing physical character of, in this case, the surrounding low-scale residential area.

When proposals for intensification of land in *Neighbourhoods* are proposed, the application is reviewed in accordance with Policy 4.1.5. This policy directs that new development in *Neighbourhoods* respect and reinforce the existing physical character of the neighbourhood with regard to a number of elements such as the size and configuration of lots, the heights, massing, scale and dwelling type of nearby residential properties, prevailing building types and setbacks of buildings.

### **Land Use**

*Neighbourhoods* contain a full range of residential uses within lower-scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. Lower-scale buildings consist of detached houses, semi-detached houses, duplexes, triplexes and townhouses as well as interspersed walk-up apartments that are four storeys or less. This proposal is for seven townhouses which is consistent with the uses provided for in the *Neighbourhoods*' designation.

### **Prevailing Building Types**

The Official Plan provides that if within a *Neighbourhood* there is a dominant building type, such as single-detached dwellings then the Plan's policies are to be interpreted to allow only single-detached dwellings in order to respect and reinforce the established physical character of the neighbourhood. In some instances, a neighbourhood may have more than one prevailing building type.

There is more than one prevailing building type within the area surrounding the subject site. Townhouses are located immediately south of the site. Immediately to the west is vacant land. Further west of the site, on both the north and south sides of Ranee Avenue, are single-detached dwellings. Townhouses, therefore, represent an appropriate building type in this neighbourhood.

### **Height, Scale, Massing and Setbacks**

New residential developments within *Neighbourhoods* must provide an appropriate transition in height, and the height, scale and built form of the new development should not create a significant adverse impact in terms of overview, shadowing or loss of privacy on adjacent properties. The height, massing and siting of the proposed 3-storey townhouses is appropriate for this site. There is vacant land immediately to the west. To the east, the site abuts the William R. Allen Road and the University-Spadina Subway

line. Directly to the north is a municipal park and to the south are townhouses provided in a court like setting. Adequate rear, front and side yard setbacks are provided.

## **Noise Study**

As the site abuts the William R. Allen Road and the University-Spadina Subway line, a noise impact study was submitted. The study recommended changes to the original site plan and floor plans in order to meet Ministry of Environment criteria. Recommended changes included providing central air-conditioning and certain improvements to building materials. These recommendations have been incorporated into the revised proposal and will be secured through the Site Plan Control process.

## **Traffic and Parking**

Parking for the proposed development is accessed by an L-shaped private driveway running parallel to the rear property line and connecting to Ranee Avenue. Each townhouse is provided with an accessory two-car garage. This meets the parking requirements of the Zoning By-law for low-density residential uses such as townhouses. The Transportation Services Division reviewed the application and advises it is acceptable.

## **Infill Townhouse Design Guidelines**

The proposal is consistent with the criteria contained within the Infill Townhouse Design Guidelines. The site plan has been revised from the initial plan to accommodate the proposed relocation of the sewer easement and sanitary sewer. The new site configuration provides a better overall site design, providing rear yard amenity space and an enhanced street presence for the townhouses.

The townhouses use the existing street to provide address to the units with the front entrances facing the street and a walkway connecting the entrances to the street. The guidelines encourage parking to be located at the rear of the units to ensure that parking does not dominate the streetscape. The parking for this proposal is provided to the rear of the units, accessed by an L-shaped private-shared driveway.

The impact of servicing functions has been minimized with servicing such as air conditioning units provided to the rear of the units. The applicant is providing a 1.6 metre chain link fence around the perimeter of the site. A 1 metre high precast concrete wall is provided on the west side of the property, screening the driveway entrance. Landscaping is also provided around the perimeter of the site to screen and buffer the site. This fencing and landscaping will assist in buffering the development.

To illuminate the driveway and parking area after dark, the applicant has proposed light fixtures along the outside of the proposed private laneway. The location of the lighting will not have any negative impact as the lighting will be directed away from the adjacent properties.



## **Open Space/Parkland**

The Parks, Forestry and Recreation Division has recommended that this development be subject to a 5 percent cash-in-lieu of parkland dedication payment. This payment would be payable at the time of building permit issuance.

## **Development Charges**

It is estimated that the development charges for this project will be \$61,733.00. This is an estimate. The actual charge is assessed and collected upon issuance of building permits.

## **CONTACT**

Cassidy Ritz, Planner  
Tel. No. (416) 395-7053  
Fax No. (416) 395-7155  
E-mail: critz@toronto.ca

## **SIGNATURE**

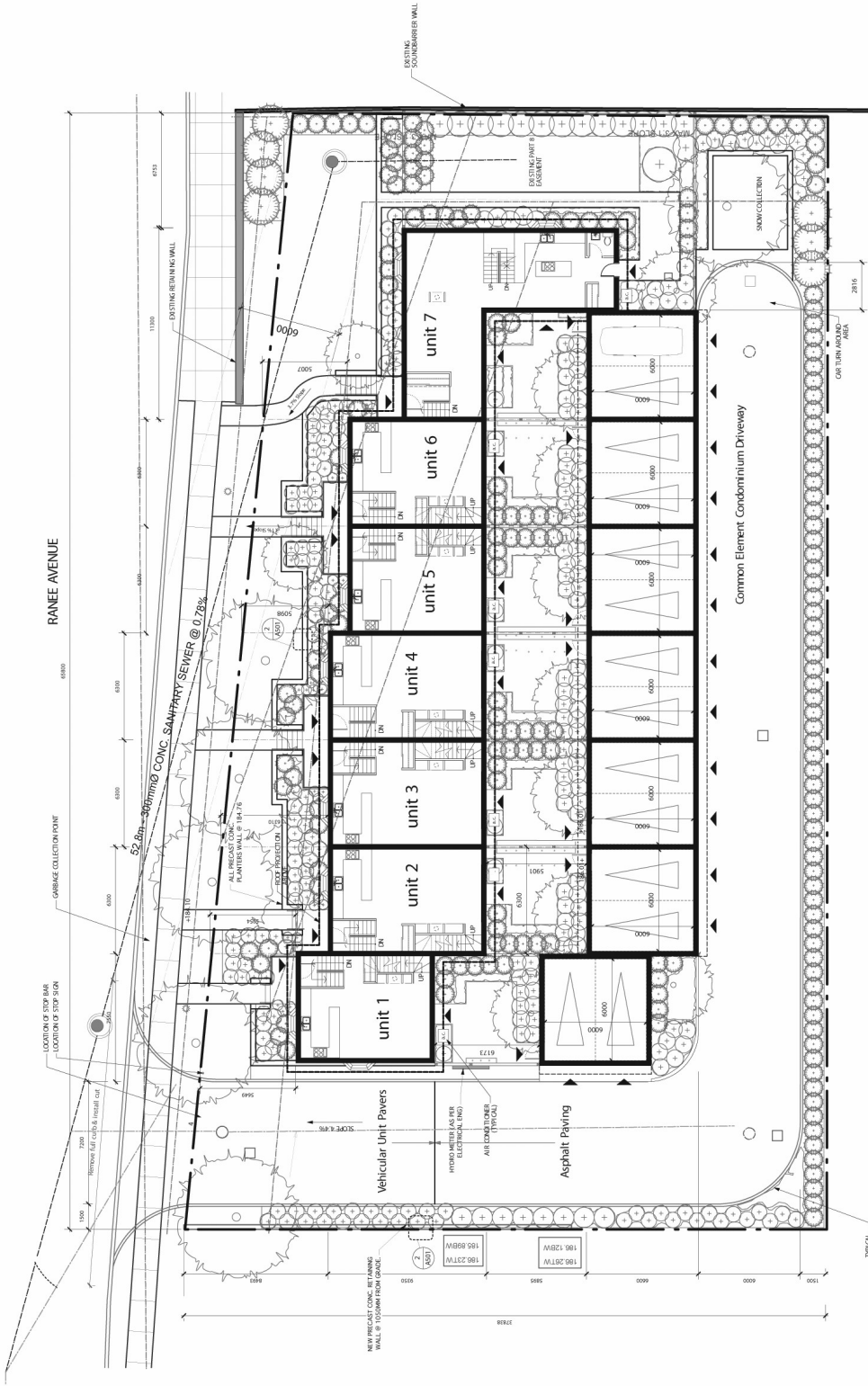
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Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Draft Plan of Common Elements Condominium  
Attachment 3: Elevations  
Attachment 4: Official Plan  
Attachment 5: Zoning  
Attachment 6: Application Data Sheet  
Attachment 7: Draft Official Plan Amendment  
Attachment 8: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



251 Rane Avenue

File # 05\_162514

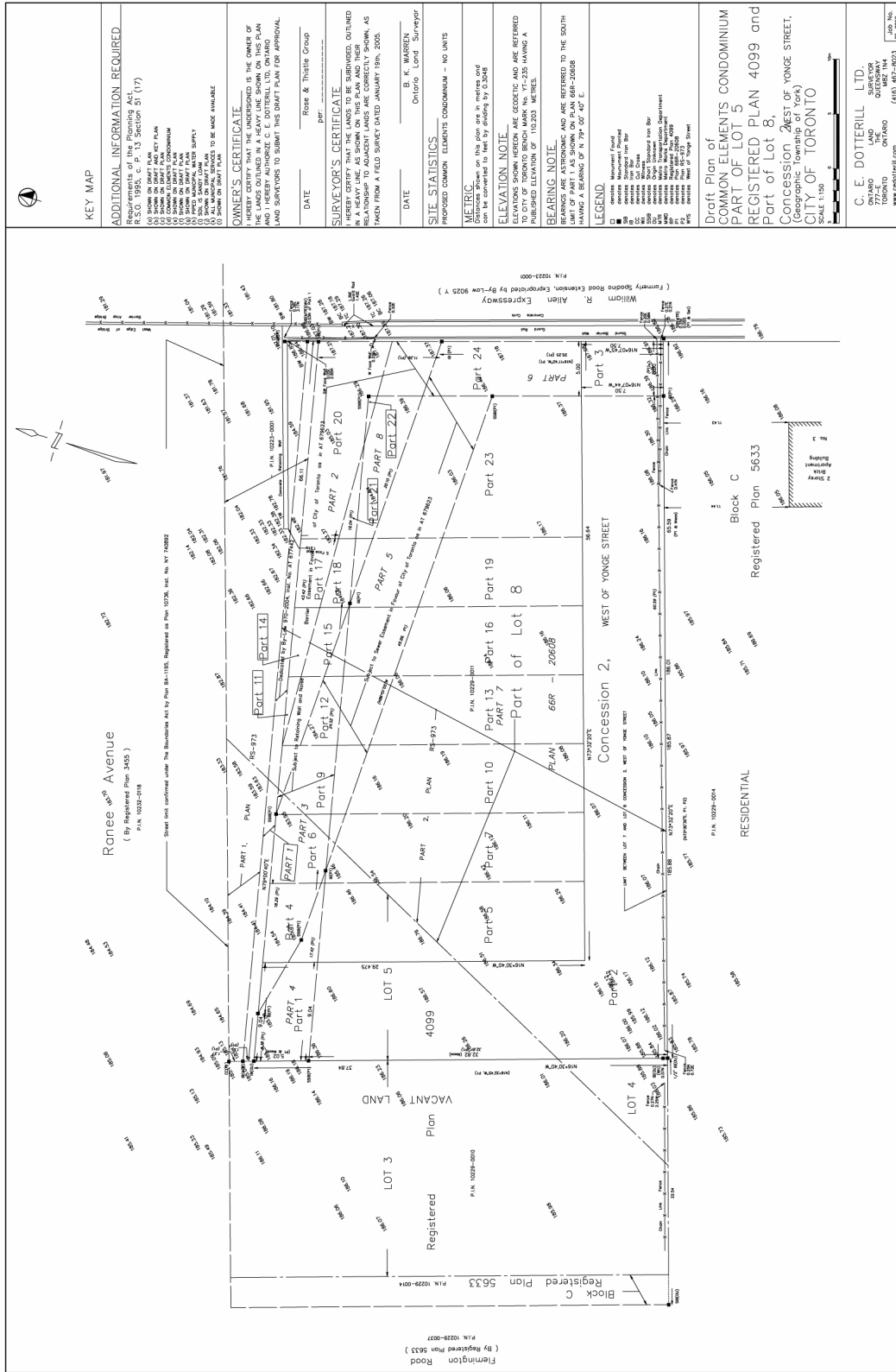
Site Plan

Applicant's Submitted Drawing

Not to Scale  
03/26/2008



# Attachment 2: Draft Plan of Common Elements Condominium



## 251 Ranees Avenue

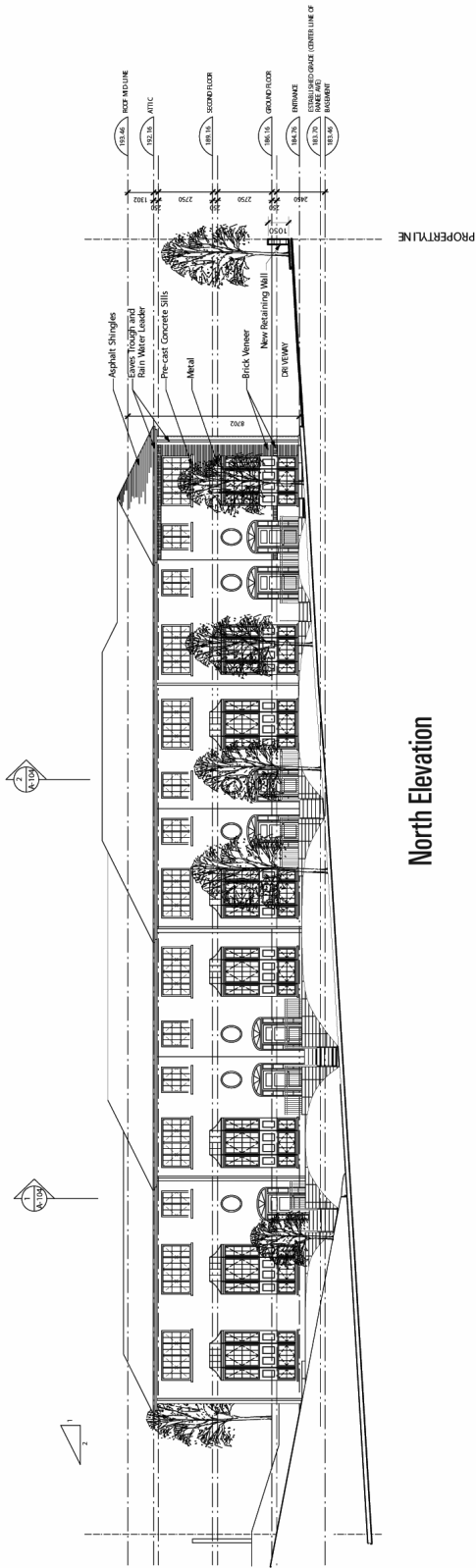
## Draft Plan of Common Elements Condominium

Applicant's Submitted Drawing

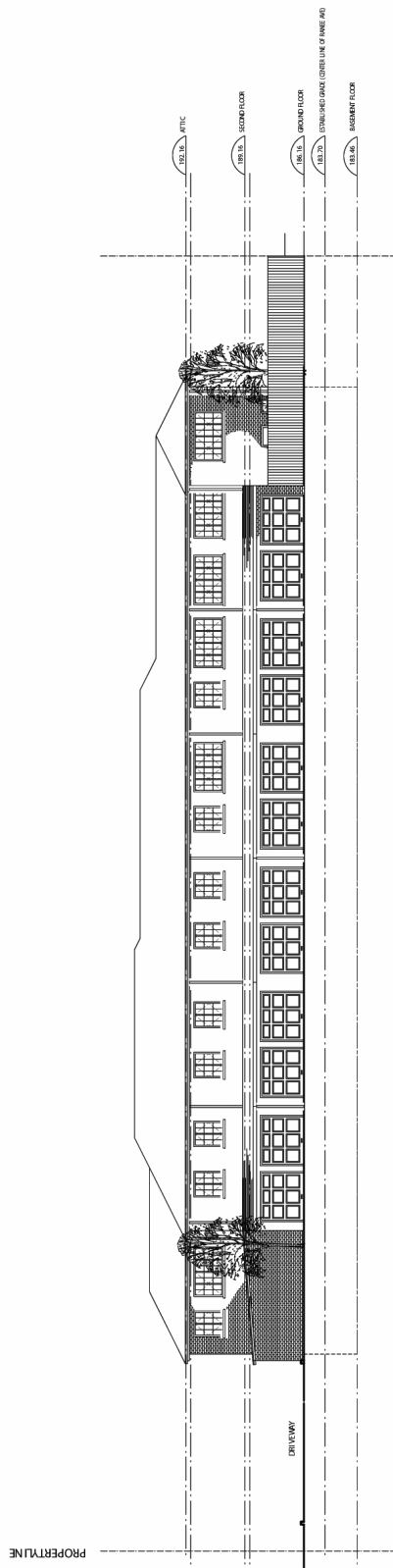
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03/28/2008

File # 05\_162514

# Attachment 3: Elevations



North Elevation



South Elevation

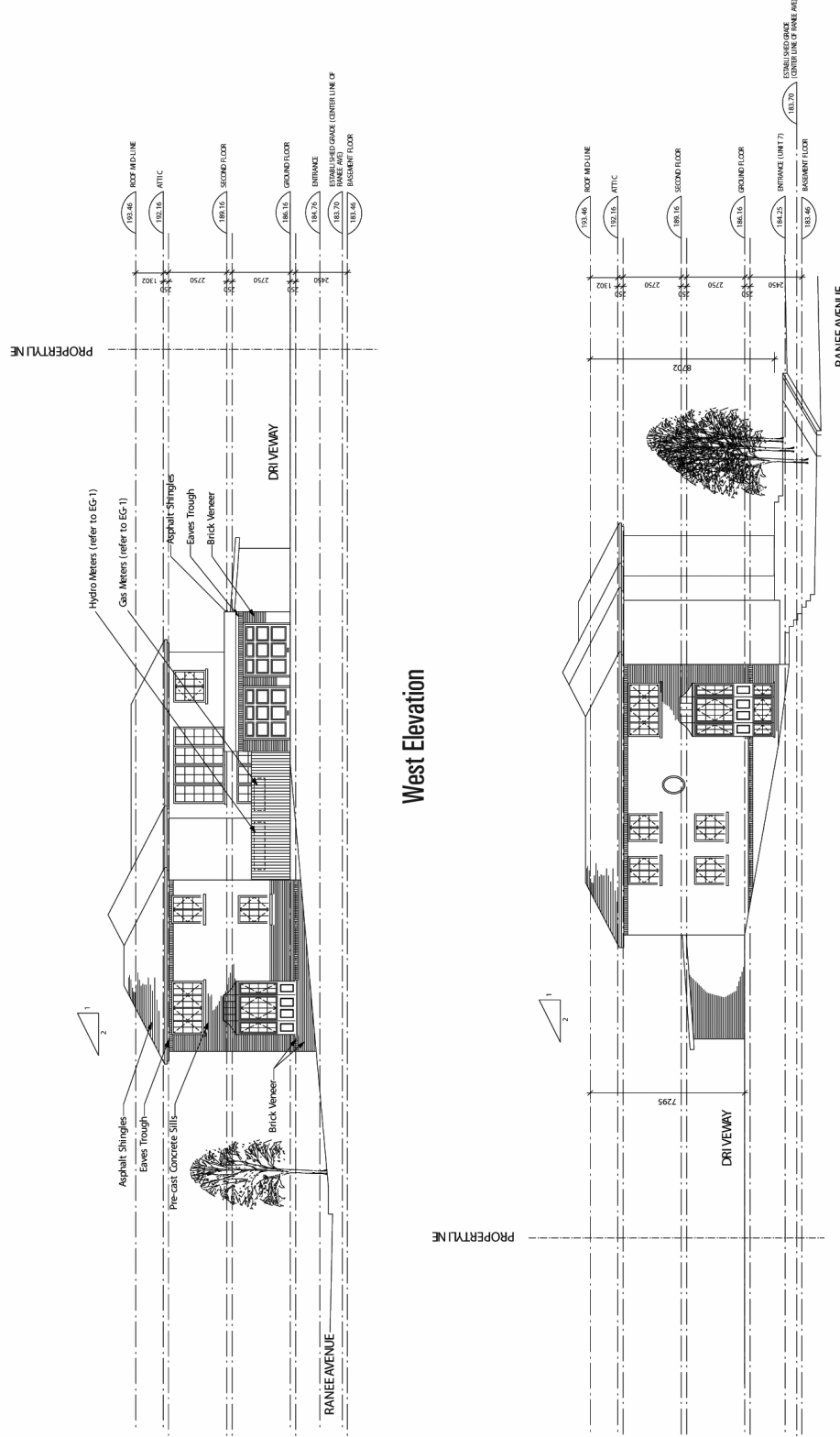
## Elevations

Applicant's Submitted Drawing

Not to Scale  
03/29/2008

## 251 Ranee Avenue

File # 05\_162514



251 Rane Avenue

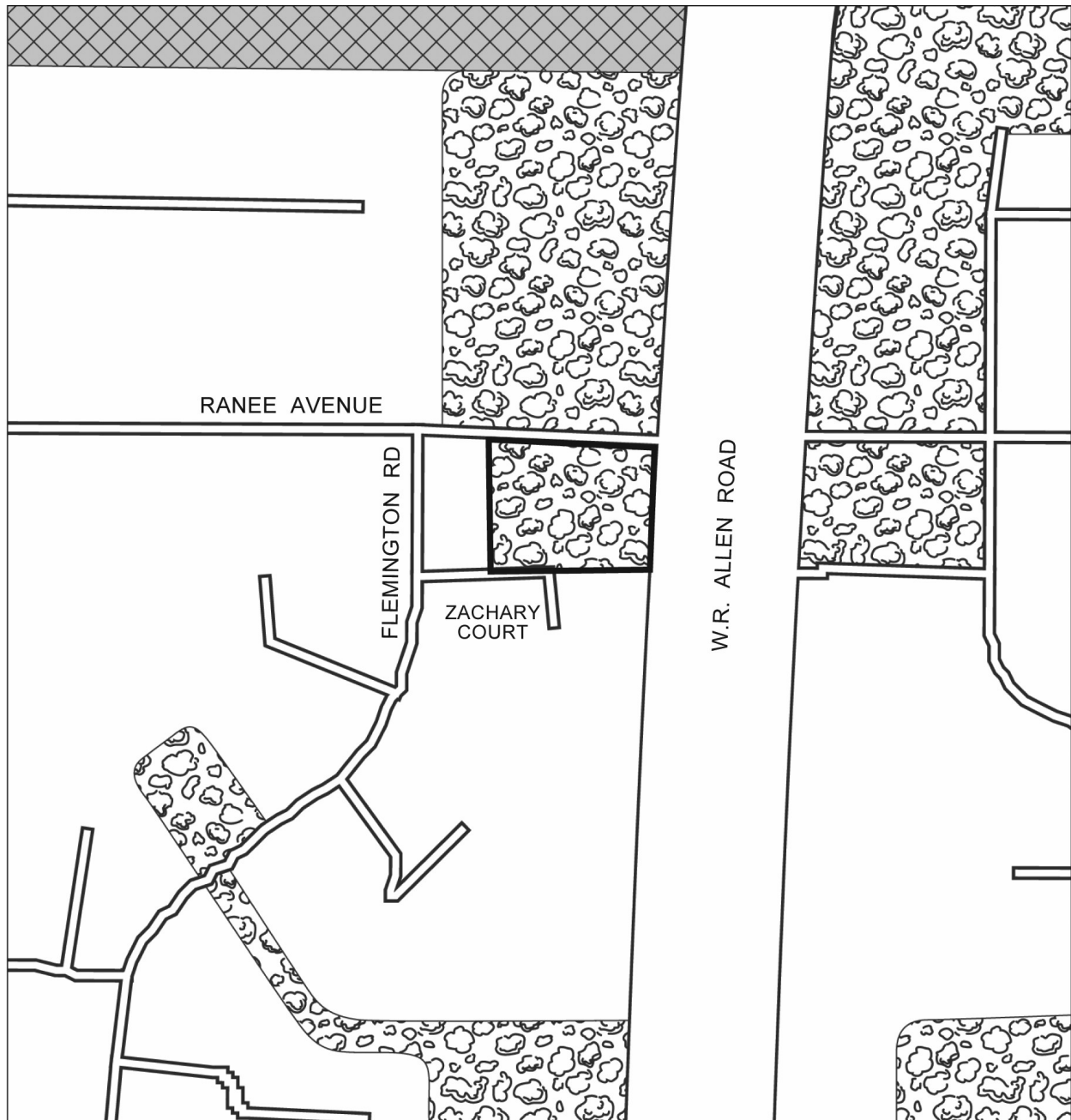
Elevations

Applicant's Submitted Drawing

Not to Scale  
03/28/2008

File # 05\_162514

Attachment 4: Official Plan



**TORONTO** City Planning  
**Official Plan**

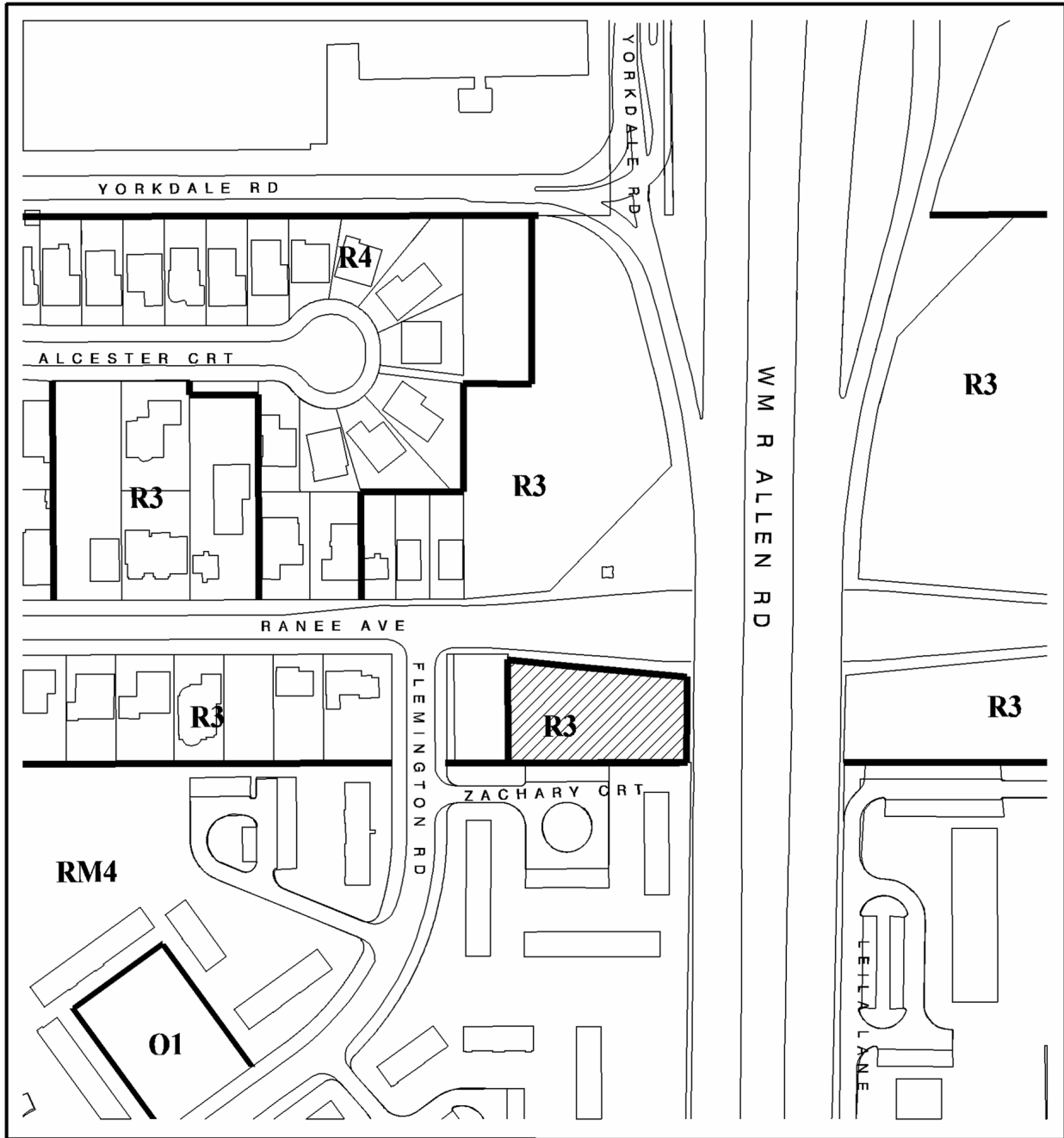
251 Ranee Avenue

File # 05\_162514

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space areas - Parks

  
 Not to Scale  
 August 2007

**Attachment 5: Zoning**



**Toronto** City Planning  
**Zoning**

**251 Ranee Avenue**

File # 05\_162514

R3 One-Family Detached Dwelling Third Density Zone  
 R4 One-Family Detached Dwelling Fourth Density Zone

RM4 Multiple-Family Dwellings Fourth Density Zone  
 O1 Open Space Zone



Not to Scale  
 Zoning By-law 7625  
 Extracted 08/11/05

## Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	05 162514 NNY 15 OZ
Details	OPA & Rezoning, Standard	Application Date:	July 21, 2005
Municipal Address:	251 RANEE AVE S/S, TORONTO ON		
Location Description:	CON 2 WYS PT LOT 8 PLAN 4099 PT LOT 5 RP 66R20608 PARTS 2 TO 8 **GRID N1502		
Project Description:	construct 7 townhouses		

### PLANNING CONTROLS

Official Plan Designation:	Parks and Open Space Areas	Site Specific Provision:
Zoning:	R3	Historical Status:
Height Limit (m):	8.8	Site Plan Control Area: N

### PROJECT INFORMATION

Site Area (sq. m):	2347.26	Height:	Storeys:	3	
Frontage (m):	66		Metres:	10	
Depth (m):	38.84				
Total Ground Floor Area (sq. m):	751				<b>Total</b>
Total Residential GFA (sq. m):	1289.53		Parking Spaces:	14	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	1289.53				
Lot Coverage Ratio (%):	33				
Floor Space Index:	0.57				

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	7
Total Units:	7

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	1289.53	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT:      PLANNER NAME:      Cassidy Ritz, Planner**  
**TELEPHONE:      (416) 395-7053**



**Attachment 7: Draft Official Plan Amendment**

Authority: North York Community Council Item ~ [or Report No. ~, Clause No. ~]  
as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To adopt an amendment to the Official Plan  
respecting the lands municipally known as  
251 Ranee Avenue**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13,  
as amended, to pass this By-law;

WHEREAS the Council for the City of Toronto, at its meeting of ~ 20~, determined to  
amend the Official Plan for the City of Toronto adopted by By-law No. 1082-2002; and

WHEREAS Council of the City of Toronto has provided adequate information to the  
public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The Official Plan of the City of Toronto is amended as follows:

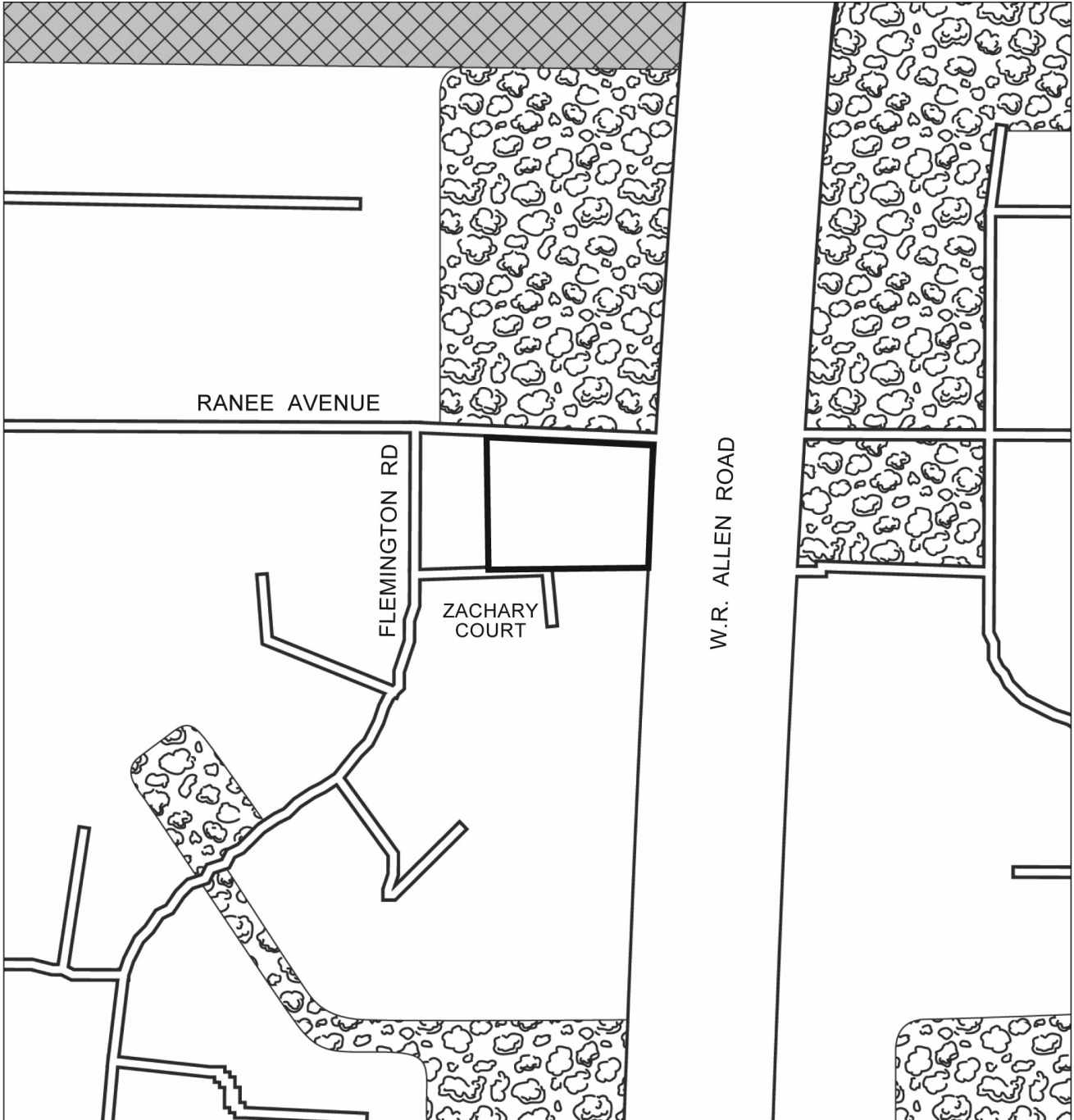
Map 17, Land Use Plan, is amended by re-designating the lands known  
municipally in 2008 as 251 Ranee Avenue from *Parks and Open Space Areas -  
Parks* to *Neighbourhoods* as shown on Schedule "1".

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



# Official Plan Amendment #52

Revisions to Land Use Map 17 to Redesignate lands from Parks and Open Space Areas - Parks to Neighbourhoods

251 Ranee Avenue

File # 05\_162514

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space areas - Parks



Not to Scale  
03/26/2008

**Attachment 8: Draft Zoning By-law Amendment**

Authority: North York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend the former City of North York Zoning By-law No. 7625, as amended,  
With respect to the lands municipally known as,  
251 Ranee Avenue**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this By-law.
2. Section 64.16 of By-law No. 7625 is amended by adding the following subsection:

**64.16(75) RM1(75)**

**PERMITTED USES:**

- (a) The only permitted use is street townhouses and accessory garages.
- (b) For the purpose of this exception, a street townhouse means a multiple attached dwelling, each dwelling unit which is located on a parcel of land which fronts on a street.

**EXCEPTION REGULATIONS:**

**Number of Dwelling Units:**

- (c) The maximum number of dwelling units shall be 7.

**Coverage:**

- (d) The maximum lot coverage shall not exceed 33%.

**Street Frontage:**

- (e) The minimum lot frontage for each dwelling unit shall be 6.3 metres.

**Setbacks:**

- (f) The minimum front, rear and side yard setbacks shall be as shown on Schedule RM1(75).

**Height:**

- (g) The maximum height of the street townhouses shall not exceed 10.0 metres or 3 storeys, whichever is the lesser.
- (h) The maximum height of the accessory garages shall not exceed 3.0 metres or 1 storey.

**Parking:**

- (i) Parking shall be provided at a rate of 2 parking spaces per dwelling unit.

**Amenity Area:**

- (j) A minimum of 36 m<sup>2</sup> of rear yard amenity space shall be provided for each dwelling unit.

**Division of Lands:**

- (k) Notwithstanding any existing or future severance or division of the lands subject to this exception, the regulations of the exception shall continue to apply to the whole of the lands.

3. Notwithstanding any defined terms to the extent modified by this By-law and the provisions noted herein, all other provisions and defined terms of the former City of North York By-law 7625, as amended, continue to apply.
4. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
  - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and

- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

