

Authority: Ontario Municipal Board Order issued on September 12, 2013, in Board File No. PL120904

CITY OF TORONTO

BY-LAW No. 1231-2013(OMB)

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 3083 - 3095 and 3101 Dufferin Street and 770 Lawrence Avenue West.

Whereas the owner of the lands known municipally in the year 2013 as 3083 - 3095 and 3101 Dufferin Street and 770 Lawrence Avenue West has appealed a proposed zoning by-law amendment to the Ontario Municipal Board; and

Whereas the Ontario Municipal Board by its Order issued on December 16, 2011 in Board File No. PL090556 had amended the former City of North York Zoning By-law No. 7625, with respect to these lands, which amending by-law is now identified as City of Toronto By-law No. 617-2012(OMB); and

Whereas the Ontario Municipal Board, by its Order issued September 12, 2013, in Board File No. PL120904, approved further amendments to City of Toronto By-law No. 617-2012(OMB); and

Therefore By-law No. 7625 of the former City of North York, as amended, is further amended 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 attached to this By-law.
2. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding the following Section:

64.20-A (188) RM6(188)

DEFINITIONS

- (a) For the purpose of this exception the following definitions will apply:
 - (i) "Apartment House Dwelling" shall mean a building containing more than four (4) dwelling units, each having access either from an internal corridor system or direct access at grade, or any combination thereof;
 - (ii) "Bicycle Parking" shall mean an area below established grade or at the first floor that is equipped with bicycle racks or lockers for the purpose of parking and securing bicycles, but is not intended for general storage use;
 - (iii) "Established Grade" shall mean the average grade at the sidewalk in front of the building;
 - (iv) "Gross Floor Area" shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any areas used as enclosed balconies, but excluding:

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- (1) any space used exclusively for motor vehicle parking, including ancillary areas, ramps and driveways;
 - (2) any space used exclusively for bicycle parking;
 - (3) any space used exclusively for loading; and
 - (4) the floor area of unenclosed residential balconies.
- (v) "Main Entrance" shall mean the entrance to a building located on a public right-of-way;
 - (vi) "Recreational Amenity Area" shall mean an area that is communal and available to all occupants of a building or a group of buildings within a zone for social and recreational purposes including indoor or outdoor space, playgrounds, tennis courts, lawn bowling greens, indoor or outdoor swimming pools, exercise or entertainment rooms, and other similar uses; and
 - (vii) "Storey" shall be as defined in By-law No. 7625 except that it shall not include the mechanical penthouse level of a building and it shall not include a mezzanine level located between the first storey and the second full storey of a building provided that the gross floor area of the mezzanine level shall not exceed 50% of the gross floor area of the first storey in the building.

PERMITTED USES

- (b) The following uses shall be permitted:

Apartment House Dwelling;
 Business and Professional Office;
 Day Nursery;
 Dry Cleaning and Laundry Collecting Establishment;
 Financial Institution;
 Fitness Centre;
 Outdoor Café in conjunction with a Restaurant or Take-out Restaurant on the same lot;
 Personal Service Shop;
 Professional Medical Office;
 Restaurant;
 Retail Store;
 Take-out Restaurant; and
 A temporary rental and/or sales office.

USE QUALIFICATIONS

- (c) A Restaurant or Take-out Restaurant shall not have a drive-through facility.

- (d) Outdoor Residential Recreational Amenity Areas may be located on balconies or roof top terraces.
- (e) Non-residential uses shall only be located below grade or in the first three storeys of the buildings.

EXCEPTION REGULATIONS

LOT COVERAGE

- (f) The provisions of Section 20-A.2.2 (Lot Coverage) shall not apply.

LANDSCAPING

- (g) The provisions of Section 15.8 (Landscaping) shall not apply.

DWELLING UNITS

- (h) A maximum of 1305 dwelling units shall be permitted, which amount may be increased by up to 10% provided that the total number of dwelling units on the lands shown on Schedules RM6(188) and RM6(189) shall not exceed 1488.

YARD SETBACKS

- (i) The provisions of Sections 20-A.2.4 (Yard Setbacks) and 20-A.2.4.1 (Distance Between Buildings) of By-law No. 7625 shall not apply.
- (j) The minimum yard setbacks for buildings and structures above established grade shall be as shown on Schedule RM6(188).
- (k) The minimum yard setback for parking structures and structures associated thereto below established grade shall be 0.0 metres from any lot line.

PERMITTED PROJECTIONS INTO MINIMUM YARD SETBACKS

- (l) The permitted projections into required yard setbacks shall be as set out in Section 6(9) of By-law No. 7625 except that bay windows shall not be permitted to project into the 3 metre yard setback of any portion of a building facing Dufferin Street or Lawrence Avenue West, and open balconies may project a maximum of 1.8 metres into any yard setback provided that open balconies shall not be permitted to project into the 3 metre yard setback of any portion of a building facing Dufferin Street or Lawrence Avenue West above a height of 8 storeys.

GROSS FLOOR AREA

- (m) Notwithstanding Section 20-A.2.5 (Gross Floor Area) of By-law No. 7625, the maximum residential gross floor area shall be 99,500 square metres the maximum non-residential gross floor area shall be 8,000 square metres and the maximum total gross floor area shall be 106,707 square metres.

- (n) Increases of up to 10% of the maximum permitted residential gross floor area shall be permitted provided the total gross floor area on the lands shown on Schedules RM6(188) and RM6(189) shall not exceed 120,667 square metres.

BUILDING HEIGHT

- (o) Notwithstanding Sections 6(13) (Schedule D Height Limit), 20-A.2.6 (Building Height) and Schedule 'D' of By-law No. 7625, the maximum height shall be the number of metres above established grade for all buildings and structures as shown on Schedule RM6(188) and the maximum number of storeys for all buildings and structures shall be as shown on Schedule RM6(188).

RESIDENTIAL RECREATIONAL AMENITY AREA

- (p) A minimum of 1.5 square metres per dwelling unit of indoor recreational amenity area shall be provided.
- (q) A minimum of 1.5 square metres per dwelling unit of outdoor recreational amenity area shall be provided.
- (r) The indoor and outdoor recreational amenity area for each building on the lands shown on Schedule RM6(188) may be provided anywhere on the lands shown on Schedule RM6(188).

PARKING

- (s) Notwithstanding Section 6A(4)(a) (Location of Parking Spaces) of By-law No. 7625, all required parking shall be provided within the lands shown on Schedule RM6(188).
- (t) All required parking shall be provided below-grade with the exception of surface parking spaces intended for short term parking and delivery.
- (u) No at-grade parking spaces are permitted within 3 metres of any property line of a public street.
- (v) Notwithstanding Section 6A(2) (Parking Requirements) of By-law No. 7625, non-residential parking shall be provided at a rate of a minimum of 1.0 parking space per 28 square metres of gross floor area.
- (w) Notwithstanding Section 6A(2) (Parking Requirements) of By-law No. 7625, residential parking shall be provided as follows:

Type of Apartment House Dwelling Unit	Minimum Required Parking Spaces per Dwelling Unit for Residents	Minimum Required Parking Spaces per Dwelling Unit for Visitors
Bachelor	0.7	0.15
One-bedroom	0.8	0.15
Two-bedroom	0.9	0.15
Three-bedroom	1.1	0.15

- (x) Sections 6A(6)(g) (Non-residential Parking Regulations) and 6A(8)(e) (Parking Regulations for RM Zones) of By-law No. 7625 shall not apply.

BICYCLE PARKING

- (y) A minimum of 400 bicycle parking spaces shall be provided on the lands shown on Schedule RM6(188). Notwithstanding the foregoing, for the first 510 dwelling units, bicycle parking shall be provided at a minimum rate of 0.75 spaces per dwelling unit. The bicycle parking required for each building on the lands shown on Schedule RM6(188) may be provided anywhere on the lands shown on Schedule RM6(188).

FLOOR PLATES

- (z) For the towers located with the height limits of 63 metres, 75 metres and 49 metres respectively on Schedule RM6(188), each floor located above a height of 27 metres shall contain no more than 750 square metres of residential gross floor area.

OTHER PROVISIONS

- (aa) Notwithstanding Section 6(7) (Frontage on a Street) of By-law No. 7625, buildings may be located on lands that front on a private right-of-way having a minimum width of 6.0 metres.
- (bb) A minimum of 6% of the total number of dwelling units constructed on the lands shown on Schedules RM6(188) and RM6(189) shall contain three or more bedrooms, provided that 6% need not be provided in each individual building.
- (cc) No regulations shall apply to a temporary rental and/or sales office.
- (dd) No person shall use any land or erect or use any building or structure above grade (excluding a temporary rental and/or sales office) unless the following municipal services are provided to the lot line:
- (i) all new public roads required to serve said building have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (ii) all water mains and sanitary sewers, and appropriate appurtenances, required to serve said building, have been installed and are operational.
- (ee) The owner shall be responsible to complete the upgrades in the sections of the existing sanitary sewer system which are identified in Section 4 of the Functional Servicing Report Revised January 19, 2010 by Riaboy Engineering Ltd. to the levels of predevelopment flows to the satisfaction of the Executive Director of Technical Services, prior to issuance of a building permit for the phase which triggers the need for the said upgrades. Letters of Credit to secure the installation of any necessary upgrades for a particular building phase shall be provided by the

owner prior to the construction of the upgrades of the phase which triggers the need for the upgrades, to the satisfaction of the Executive Director of Technical Services.

- (ff) The main entrance to each building or unit which faces a public right-of-way shall be at an elevation no greater than 0.9 metres above or below the grade of the public right-of-way at the property line.

LAND DIVISION

- (gg) Notwithstanding any severance, partition or division of the lands shown on Schedule RM6(188), the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

SECTION 37 AGREEMENT

- (hh) Pursuant to Section 37 of the *Planning Act*, the heights and density of development permitted by this exception are permitted subject to compliance with the conditions set out in this exception and in return for the provision by the owner of the lands shown on Schedule RM6(188) and RM6(189) of the facilities, services and matters set out below, the provisions of which shall be secured by an agreement or agreements pursuant to Section 37(3) of the *Planning Act* and in a form satisfactory to the City, with conditions providing for indexed escalation of financial contributions, no credit for development charges, indemnity, insurance, GST, termination and unwinding, and registration and priority of agreement.
- (ii) Upon execution and registration of the said agreement or agreement(s), the said lands are subject to the provisions of this exception, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, the owner may not erect or use such building until the owner has satisfied the said requirements.
- (jj) The owner, at the owner's expense and in accordance with and subject to the said agreement(s), shall provide or fund the following facilities, services and/or matters:
- (A) The owner shall make a contribution to the City having a total value of \$2,000.00 per unit, indexed, to be allocated at the discretion of the Chief Planner in consultation with the local Councillor among park improvements for the new public park, public art and the construction of a day-care centre/seniors centre on the western side of Dane Parkette, or such other community facility as may be determined by the City;
- (B) At the City's discretion, the City can require the owner to construct the above-referenced community facility on Dane Parkette and turn it over to the City upon completion, provided the total cost to the owner shall not exceed the value of the contribution described in (a) above;

- (C) (i) The owner shall submit drawings showing the layout of the retail store on the lands shown on Schedule RM6(189), including landscape details, elevation drawings, architectural treatments, street edge details, lighting details, and a loading area detail, to the satisfaction of the Chief Planner and Executive Director, City Planning; and
- (ii) The owner shall satisfy such other conditions relating to the ongoing technical review of the retail store proposal as may be deemed appropriate by the Chief Planner and Executive Director, City Planning;
- (D) As a condition of site plan approval for the first phase of construction of the lands shown on Schedules RM6(188) and RM6(189), the owner shall prepare and submit a master concept plan for all of the lands shown on Schedules RM6(188) and RM6(189), to the satisfaction of the Chief Planner;
- (E) Following completion of construction on the lands shown on Schedules RM6(188) and RM6(189), the owner shall conduct a Transportation Monitoring Program to investigate possible traffic infiltration into the neighbourhood to the north to monitor, evaluate and report on traffic volumes on the new public street, Dane Avenue and Mulholland Avenue, and at key intersections along Dane Avenue and Mulholland Avenue;
- (F) The owner shall agree that prior to the issuance of an above grade building permit for the 511th dwelling unit to be constructed within the lands shown on Schedules RM6(188) and RM6(189) the owner shall have registered a plan of subdivision for the said lands;
- (G) The owner shall be responsible to complete the upgrades in the sections of the existing sanitary sewer system which are identified in Section 4 of the Functional Servicing Report Revised January 19, 2010 by Riaboy Engineering Ltd. to the levels of predevelopment flows to the satisfaction of the Executive Director of Technical Services, prior to issuance of a building permit for the phase which triggers the need for said upgrades. Letters of Credit to secure the installation of any necessary upgrades for a particular building phase shall be provided by the owner prior to the construction of the upgrades for the phase which triggers the need for said upgrades, to the satisfaction of the Executive Director of Technical Services; and
- (H) Notwithstanding the foregoing, the owner and the City may modify or amend the said agreement(s), from time to time and upon the consent of the City and the owner, without further amendment to those provisions of this By-law which identify the facilities, services and matters to be secured.

3. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding Schedule RM6(188) attached to this By-law.
4. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding the following Section:

64.20-A(189) RM6(189)

DEFINITIONS

- (a) For the purpose of this exception the following definitions will apply:
 - (i) "Apartment House Dwelling" shall mean a building containing more than four (4) dwelling units, each having access either from an internal corridor system or direct access at grade, or any combination thereof.
 - (ii) "Bicycle Parking" shall mean an area below established grade or at the first floor that is equipped with bicycle racks or lockers for the purpose of parking and securing bicycles, but is not intended for general storage use.
 - (iii) "Established Grade" shall mean the average grade at the sidewalk in front of the building.
 - (iv) "Gross Floor Area" shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any areas used as enclosed balconies, but excluding:
 - (I) any space used exclusively for motor vehicle parking, including ancillary areas, ramps and driveways;
 - (II) any space used exclusively for bicycle parking; any space used exclusively for loading; and
 - (III) the floor area of unenclosed residential balconies.
 - (v) "Main Entrance" shall mean the entrance to a building located on a public right-of-way.
 - (vi) "Recreational Amenity Area" shall mean an area that is communal and available to all occupants of a building within a zone for social and recreational purposes including indoor or outdoor space, playgrounds, tennis courts, lawn bowling greens, indoor or outdoor swimming pools, exercise or entertainment rooms, and other similar uses.
 - (vii) "Storey" shall be as defined in By-law No. 7625 except that it shall not include the mechanical penthouse level of a building.

PERMITTED USES

- (b) The following uses shall be permitted:

Apartment House Dwelling;
A temporary rental and/or sales office; and
A retail store including accessory medical professional offices.

USE QUALIFICATIONS

- (c) Outdoor Residential Recreational Amenity Areas may be located on balconies or roof top terraces.

EXCEPTION REGULATIONS**LOT COVERAGE**

- (d) The provisions of Section 20-A.2.2 (Lot Coverage) shall not apply.

LANDSCAPING

- (e) The provisions of Section 15.8 (Landscaping) shall not apply.

DWELLING UNITS

- (f) A maximum of 183 dwelling units shall be permitted, which amount may be increased by up to 10% provided that the total number of dwelling units on the lands shown on Schedules RM6(188) and RM6(189) shall not exceed 1488.

YARD SETBACKS

- (g) The provisions of Section 20-A.2.4 (Yard Setbacks) of By-law No. 7625 shall not apply.
- (h) The minimum yard setbacks for buildings and structures above Established Grade shall be as shown on Schedule RM6(189).
- (i) The minimum yard setback for parking structures and structures associated thereto below established grade shall be 0.0 metres from any lot line.

PERMITTED PROJECTIONS INTO MINIMUM YARD SETBACKS

- (j) The permitted projections into required yard setbacks shall be as set out in Section 6(9) of By-law No. 7625 except that bay windows shall not be permitted to project into the 3 metre yard setback of any portion of a building facing Lawrence Avenue West and balconies may project a maximum of 1.8 metres into any yard setback.

GROSS FLOOR AREA

- (k) Notwithstanding Section 20-A.2.5 of By-law No. 7625, the maximum residential gross floor area shall be 13,960 square metres , which amount can be increased by up to 10% provided the total gross floor area on the lands shown on Schedules RM6(188) and RM6(189) shall not exceed 120,667 square metres.

BUILDING HEIGHT

- (l) Notwithstanding Sections 6(13) (Schedule D Height Limit), 20-A.2.6 (Building Height) and Schedule D of By-law No. 7625, the maximum height shall be the number of metres above established grade for all buildings and structures as shown on Schedule RM6(189) and the maximum number of storeys for all buildings and structures shall be as shown on Schedule RM6(189).

RESIDENTIAL RECREATIONAL AMENITY AREA

- (m) A minimum of 1.5 square metres per dwelling unit of indoor recreational amenity area shall be provided.
- (n) A minimum of 1.5 square metres per dwelling unit of outdoor recreational amenity area shall be provided.

PARKING

- (o) All required parking shall be provided within the lands shown on Schedule RM6(189).
- (p) All required parking shall be provided below-grade with the exception of surface parking spaces intended for short term parking and delivery which may be permitted on the lands shown on Schedule RM6(189).
- (q) No at-grade parking spaces are permitted within 3 metres of any property line of a public street.
- (r) Notwithstanding Section 6A(2) (Parking Requirements) of By-law No. 7625, residential parking shall be provided as follows:

Type of apartment House Dwelling Unit	Minimum Required Parking Spaces per Dwelling Unit for Residents	Minimum Required Parking Spaces per Dwelling Unit for Visitors
Bachelor	0.7	0.15
One-bedroom	0.8	0.15
Two-bedroom	0.9	0.15
Three-bedroom	1.1	0.15

BICYCLE PARKING

- (s) Bicycle parking shall be provided at a minimum rate of 0.75 spaces per apartment house dwelling unit.

OTHER PROVISIONS

- (t) Notwithstanding Section 6(7) (Frontage on a Street) of By-law No. 7625, buildings may be located on lands that front on a private right-of-way having a minimum width of 6.0 metres.
- (u) A minimum of 6% of the total number of dwelling units constructed on the lands shown on Schedules RM6(188) and RM6(189) shall contain three or more bedrooms, provided that 6% need not be provided in each individual building.
- (v)
 - (i) No regulations shall apply to a temporary rental and/or sales office; and
 - (ii) no regulations shall apply to prevent a retail store including accessory medical professional offices, having a maximum non-residential gross floor area of 1,600 square metres and a minimum east sideyard setback of 3.0 metres. Notwithstanding Section 6A(2) (Parking Requirements) of By-law No. 7625, a maximum of 45 parking spaces shall be permitted for said retail store.
- (w) No person shall use any land or erect or use any building or structure above grade (excluding a temporary rental and/or sales office) unless the following municipal services are provided to the lot line:
 - (i) all new public roads required to serve said building have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (ii) all water mains and sanitary sewers, and appropriate appurtenances, required to serve said building, have been installed and are operational.
- (x) The owner shall be responsible to complete the upgrades in the sections of the existing sanitary sewer system which are identified in Section 4 of the Functional Servicing Report Revised January 19, 2010 by Riaboy Engineering Ltd. to the levels of predevelopment flows to the satisfaction of the Executive Director of Technical Services, prior to issuance of a building permit for the phase which triggers the need for the said upgrades. Letters of Credit to secure the installation of any necessary upgrades for a particular building phase shall be provided by the owner prior to the construction of the upgrades of the phase which triggers the need for the upgrades, to the satisfaction of the Executive Director of Technical Services.
- (y) The main entrance to each building or unit which faces a public right-of-way shall be at an elevation no greater than 0.9 metres above or below the grade of the public right-of-way at the property line.

LAND DIVISION

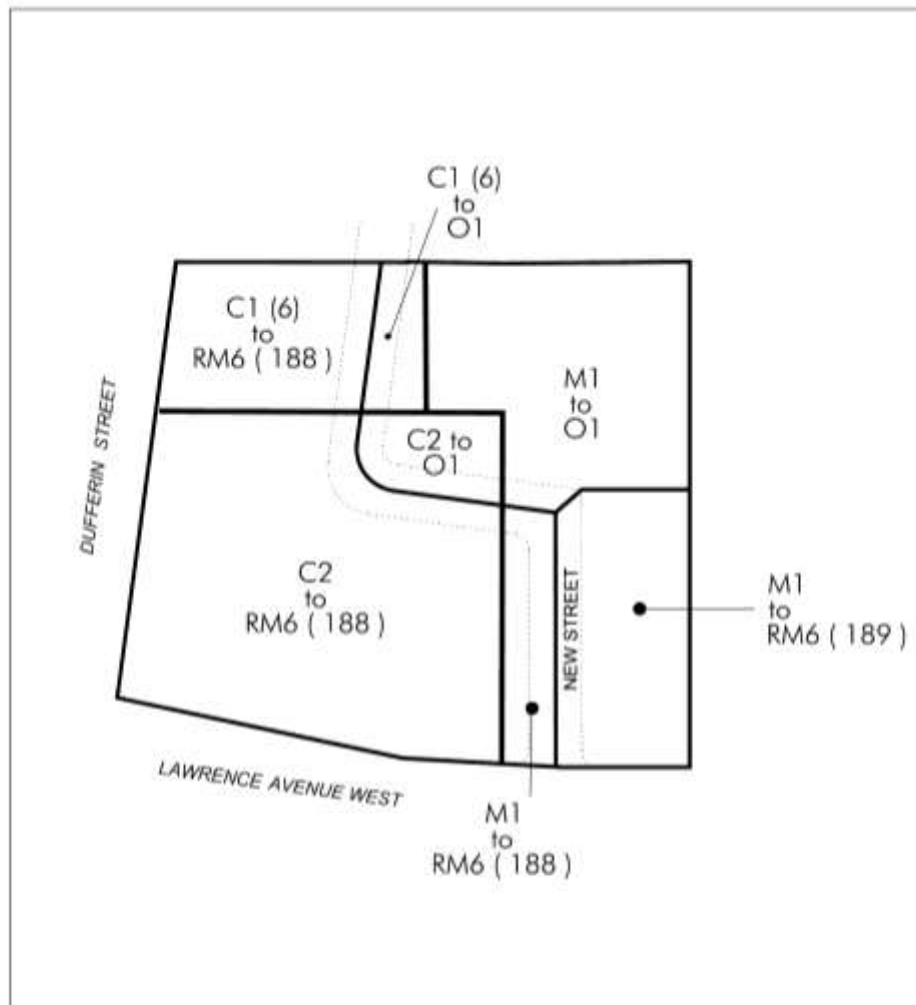
- (z) Notwithstanding any severance, partition or division of the lands shown on Schedule RM6(189), the provisions of this by-law shall apply to the whole of the lands as if no severance, partition or division occurred.

SECTION 37 AGREEMENT

- (aa) Pursuant to Section 37 of the *Planning Act*, the heights and density of development permitted by this exception are permitted subject to compliance with the conditions set out in this exception and in return for the provision by the owner of the lands shown on Schedule RM6(188) and RM6(189) of the facilities, services and matters set out below, the provisions of which shall be secured by an agreement or agreements pursuant to Section 37(3) of the *Planning Act* and in a form satisfactory to the City, with conditions providing for indexed escalation of financial contributions, no credit for development charges, indemnity, insurance, GST, termination and unwinding, and registration and priority of agreement.
- (bb) Upon execution and registration of the said agreement or agreement(s), the said lands are subject to the provisions of this exception, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, the owner may not erect or use such building until the owner has satisfied the said requirements.
- (cc) The owner, at the owner's expense and in accordance with and subject to the said agreement(s), shall provide or fund the following facilities, services and/or matters:
- (A) The owner shall make a contribution to the City having a total value of \$2,000.00 per unit, indexed, to be allocated at the discretion of the Chief Planner in consultation with the local Councillor among park improvements for the new public park, public art and the construction of a day-care centre/seniors centre on the western side of Dane Parkette, or such other community facility as may be determined by the City;
- (B) At the City's discretion, the City can require the owner to construct the above-referenced community facility on Dane Parkette and turn it over to the City upon completion, provided the total cost to the owner shall not exceed the value of the contribution described in (a) above;
- (C) (i) The owner shall submit drawings showing the layout of the retail store on the lands shown on Schedule RM6(189), including landscape details, elevation drawings, architectural treatments, street edge details, lighting details, and a loading area detail, to the satisfaction of the Chief Planner and Executive Director, City Planning; and
- (ii) The owner shall satisfy such other conditions relating to the ongoing technical review of the retail store proposal as may be deemed appropriate by the Chief Planner and Executive Director, City Planning;
- (D) As a condition of site plan approval for the first phase of construction of the lands shown on Schedules RM6(188) and RM6(189), the owner shall prepare and submit a master concept plan for all of the lands shown on

Schedules RM6(188) and RM6(189), to the satisfaction of the Chief Planner;

- (E) Following completion of construction on the lands shown on Schedules RM6(188) and RM6(189), the owner shall conduct a Transportation Monitoring Program to investigate possible traffic infiltration into the neighbourhood to the north to monitor, evaluate and report on traffic volumes on the new public street, Dane Avenue and Mulholland Avenue, and at key intersections along Dane Avenue and Mulholland Avenue;
 - (F) The owner shall agree that prior to the issuance of an above grade building permit for the 511th dwelling unit to be constructed within the lands shown on Schedules RM6(188) and RM6(189) the owner shall have registered a plan of subdivision for the said lands;
 - (G) The owner shall be responsible to complete the upgrades in the sections of the existing sanitary sewer system which are identified in Section 4 of the Functional Servicing Report Revised January 19, 2010 by Riaboy Engineering Ltd. to the levels of predevelopment flows to the satisfaction of the Executive Director of Technical Services, prior to issuance of a building permit for the phase which triggers the need for said upgrades. Letters of Credit to secure the installation of any necessary upgrades for a particular building phase shall be provided by the owner prior to the construction of the upgrades for the phase which triggers the need for said upgrades, to the satisfaction of the Executive Director of Technical Services; and
 - (H) Notwithstanding the foregoing, the owner and the City may modify or amend the said agreement(s), from time to time and upon the consent of the City and the owner, without further amendment to those provisions of this By-law which identify the facilities, services and matters to be secured.
5. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding Schedule RM6(189) attached to this By-law.
 6. Section 64.23(6)C1(6) of By-law No. 7625 of the former City of North York is repealed as it applies to the lands subject to this By-law as shown on the attached Schedules.
 7. By-law Nos. 16448 and 16449 of the former City of North York are each repealed.
 8. By-law No. 617-2012(OMB) of the City of Toronto, being the amendment to By-law No. 7625 of the former City of North York approved by Ontario Municipal Board Order issued on December 16, 2011 in Board File No. PL090556, is repealed.





Schedule RM6(188)

From Applicant's Drawings.

File # 12 140740 NNY 15 02

Date: 01/07/2013
Approved by: Cathie Ferguson



