

Committee of the Whole (2) Report

DATE: Tuesday, February 13, 2024

WARD(S): 2

**TITLE: KING HOME CONSTRUCTION INC.
DRAFT PLAN OF SUBDIVISION FILE 19T-22V003
ZONING BY-LAW AMENDMENT FILE Z.17.015
158 AND 166 WALLACE STREET
VICINITY OF WALLACE STREET AND HIGHWAY 7**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for an application for Draft Plan of Subdivision, and to bring forward approved site-specific Zoning By-law 1-88 permissions into Zoning By-law 001-2021 for the subject lands, to facilitate the development of seven (7) parcels of tied land (“POTLS”) contained within one block, as shown on Attachments 2 and 3.

Report Highlights

- The Owner proposes the development of seven (7) POTLS for townhouse dwelling units.
- A Draft Plan of Subdivision Application is required to facilitate the proposed development.
- An amendment to Zoning By-law 001-2021 is proposed to bring forward approved site-specific Zoning By-law 1-88 permissions into Zoning By-law 001-2021.
- Heritage Vaughan, on April 19, 2023, recommended approval of the development.
- The Development Planning Department supports the proposed development subject to conditions as outlined in this report.

Recommendations

1. THAT Draft Plan of Subdivision File 19T-22V003 (King Home Construction Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 4 to facilitate the draft plan of subdivision shown on Attachment 3;
2. THAT Council’s approval of Draft Plan of Subdivision File No. 19T-22V003 subject to the conditions set out in Attachment 4 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period; and
3. THAT Zoning By-law Amendment File Z.17.015 (King Home Construction Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands from “R3 Third Density Residential Zone” to “RT1(H) Townhouse Residential Zone” with the Holding Symbol “(H)” (‘RT1(H) Zone’) under Zoning By-law 001-2021 in the manner shown on Attachment 2 and to bring forward approved site-specific Zoning By-law 1-88 permissions into Zoning By-law 001-2021 as identified in Attachment 5.

Background

Location: 158 and 166 Wallace Street (the “Subject Lands”). The Subject Lands and the surrounding land uses are shown on Attachment 1.

The Ontario Land Tribunal (“OLT”) approved amendments to the Vaughan Official Plan 2010 (“VOP 2010”) and Zoning By-law 1-88.

On January 23, 2024, the OLT allowed appeals in part (OLT Case No. OLT-22-003307) to amend VOP 2010 and Zoning By-law 1-88 for the Subject Lands. The amendment to VOP 2010 redesignated a portion of the Subject Lands from “Low-Rise Residential (1)” to “Natural Areas”, with site-specific policies to permit an increased building height, floor space index and maximum lot coverage on the Subject Lands. The Subject Lands were also rezoned in Zoning By-law 1-88 to permit townhouses, with site-specific provisions.

A Draft Plan of Subdivision Application has been submitted to permit the proposed development.

The Owner has submitted an application for Draft Plan of Subdivision (the “Application”) for the Subject Lands to permit the proposed development of seven (7) POTLs to facilitate 7 townhouse dwelling units, as shown on Attachments 2 and 3, and consisting of the following (the “Development”):

Blocks	Land Use	Area (ha)
Block A	Residential and Natural Feature/Condominium Block	0.27
Block B	Road Widening	0.02
Total		0.29

On November 28, 2022, Bill 23 (*More Homes Built Faster Act, 2022*) received Royal Assent. Among other things, Bill 23 amended the *Planning Act* under subsection 41(1.2) such that Site Development Applications are no longer required for developments containing 10 residential units or less. Therefore, given that the Development proposes 7 townhouse dwelling units, a Site Development Application is not required for the Development.

The Owner is required to submit Draft Plan of Condominium and Exemption from Part Lot Control Applications to facilitate the Development.

On October 20, 2021, Council adopted the new Comprehensive Zoning By-law 001-2021. The OLT ordered Zoning By-law 001-2021 into force by its Order on December 28, 2022 and as corrected on March 28, 2023, with exceptions.

Zoning By-law 001-2021 affects all properties within the City of Vaughan, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue West. Zoning By-law 001-2021 replaces Zoning By-law 1-88 with the exception of matters of transition pursuant to section 1.6 of Zoning By-law 001-2021 and the Yonge-Steeles Corridor Secondary Plan Area.

Zoning By-law 001-2021 has been appealed to the OLT by a number of appellants. The Owner did not appeal Zoning By-law 001-2021.

The OLT issued an Order on December 28, 2022, which was subsequently corrected on March 28, 2023, bringing into effect sections of Zoning By-law 001-2021 that have not been appealed.

Zoning By-law 001-2021, as adopted, fails to recognize the previous approvals for the Subject Lands which were not carried forward from Zoning By-law 1-88 into Zoning By-law 001-2021.

An amendment to Zoning By-law 001-2021 is proposed to carry forward the approved Zoning By-law 1-88 permissions into Zoning By-law 001-2021 for the Subject Lands.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- *Date of Notice (Circulated 150 m from Subject Lands and to all properties fronting Wallace Street north of the Subject Lands as shown on Attachment 1): April 28, 2017, and July 6, 2022*
- *Location of Notice Signs: Wallace Street and Highway 7*
- *Date of Public Meetings for proposal by previous landowner: April 4, 2018, date ratified by Council: April 11, 2018; and April 7, 2021, date ratified by Council: April 20, 2021*
- *Date of Public Meeting for the Development: September 13, 2022, date ratified by Council: September 28, 2022*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: February 6, 2024*

Public Comments were received.

The following is a summary of the comments provided related to the Development and received to date. The comments are organized by theme as follows:

Housing

- the Development is supported for contributing additional housing in the area.

Parking

- the Development will increase on-street parking, and 'No Parking' signage should be installed along the turn circle, and in front of the development.

These comments are addressed throughout this report.

Previous Reports/Authority

Previous reports related to the Applications and Subject Lands can be found at the following links:

[Sunfield Homes \(Wallace\) II Inc. Public Meeting Report: April 4, 2018, Committee of the Whole Public Meeting \(Item 2, Report 15\)](#)

[Sunfield Homes \(Wallace\) II Inc. Public Meeting Report: April 7, 2021, Committee of the Whole Public Meeting \(Item 4, Report 15\)](#)

[King Home Construction Inc. Public Meeting Report: September 13, 2022, Committee of the Whole Public Meeting \(Item 2, Report 33\)](#)

[King Home Construction Inc. Heritage Vaughan Committee Report: April 19, 2023, Heritage Vaughan Committee Report \(Item 4, Report 4\)](#)

[King Home Construction Inc. Heritage Vaughan Committee Report: September 20, 2023, Heritage Vaughan Committee Report \(Item 1, Report 7\)](#)

Analysis and Options

An amendment to Zoning By-law 001-2021 is proposed to carry forward the approved Zoning By-law 1-88 permissions into Zoning By-law 001-2021 for the Subject Lands.

Carrying forward the Zoning By-law 1-88 approvals into Zoning By-law 001-2021 is intended to ensure that future residents are not adversely impacted by legal non-conforming status or discrepancies between Zoning By-law 1-88 and Zoning By-law 001-2021 with respect to the Subject Lands.

The approval sought in this report will rezone the Subject Lands to a commensurate zone category in Zoning By-law 001-2021 and carry forward the Zoning By-law 1-88 site-specific development standards and mapping into Zoning By-law 001-2021. This will accurately reflect the zoning applicable to the Subject Lands as previously approved

under Zoning By-law 1-88. Specifically, a new Section 14 Zone Exception will be added to Zoning By-law 001-2021, together with a new E-Figure and a consequential amendment to Map 46 in Schedule A of Zoning By-law 001-2021, as it relates to the Subject Lands. No new development or additional uses or changes to the Development are being sought by this amendment to Zoning By-law 001-2021.

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, York Region Official Plan, 2010 and York Region Official Plan, 2022, and VOP 2010.

Provincial Policy Statement, 2020 (“PPS”)

Policy 1.1.3 of the PPS sets out the policies for Settlement Areas, and states that they shall be the focus of growth and development (1.1.3.1). Policy 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing options and densities by: permitting and facilitating all housing options; all types of residential intensification including redevelopment; directing development to locations where appropriate infrastructure and public service facilities are available; and promoting densities for new housing which efficiently use lands and resources.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area. The proposed Draft Plan of Subdivision (the “Draft Plan”) will facilitate the provision of a range of housing options in the area through the intensification of lands in the City’s established Settlement Area where full municipal services exist. The ability to utilize existing municipal infrastructure, and the provision of an additional housing form at an increased density on the Subject Lands is consistent with the PPS. Staff are satisfied that the Development is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the “Growth Plan”)

Policy 2.2.1 of the Growth Plan sets out the policies for managing growth, and states that the vast majority of growth will be directed to Settlement Areas that: have a delineated built boundary; have existing or planning municipal water and wastewater systems; and can support the achievement of Complete Communities (2.2.1.2). The Development will support the achievement of complete communities by providing a diverse range and mix of housing options and a more compact built form and vibrant public realm.

The Subject Lands are within the Delineated Built Boundary of a Settlement Area, with access to municipal water and wastewater systems. The Draft Plan will facilitate the contribution of a diverse range and mix of housing options within the area, and is a more compact built form representing modest and appropriate intensification of the Subject Lands. The Development conforms to the Growth Plan.

York Region Official Plan 2010 (“YROP 2010”) and York Region Official Plan 2022 (“YROP 2022”)

The YROP 2010 designates the Subject Lands ‘Urban Area’, which permits a wide range of residential, commercial, industrial, and institutional uses. Policy 3.5 of YROP 2010 promotes an appropriate mix and range of acceptable housing to meet the needs of residents and workers. Policy 3.5.4 requires that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, functions and tenures and levels of affordability.

The YROP 2022 designates the Subject Lands “Urban Area” on Map 1 – “Regional Structure” and “Community Area” on Map 2 – “Land Use Designations”. Policy 4.2 indicates that the Community Area designation is where the majority of residents, personal services, retail, arts, culture, recreational facilities, and human services needs will be located, and shall contain a wide range and mix of housing types, sizes and tenures.

The YROP 2022 replaces the YROP 2010 with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP 2010 remains as the in-force Regional Official Plan against which conformity of the Applications is measured; Notwithstanding, the Development conforms to YROP 2022 as outlined below.

The Development conforms to the YROP 2010 and the YROP 2022 by providing for a denser development on the Subject Lands while diversifying the housing types within the area.

Vaughan Official Plan 2010 (“VOP 2010”)

VOP 2010 sets out the municipality’s general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- “Community Area” on Schedule 1 – “Urban Structure” of VOP 2010
- “Built-Up Valley Lands” on Schedule 2 – “Natural Heritage Network” of VOP 2010
- “Low Rise Residential (1)” on Schedule 2 – “Land Use Plan” of VOP 2010, Volume 2, Section 11.11 Woodbridge Centre Secondary Plan

The Low-Rise Residential designation consists of house-form buildings and community related functions in a low-rise form no greater than 5 storeys.

VOP 2010 was amended on a site-specific basis to permit the following on the Subject Lands:

- To redesignate a portion of the lands from “Low-Rise Residential (1)” to “Natural Areas”;
- To permit a maximum building height of 12.8 m (4 storeys);
- To permit a maximum floor space index of 1.75 times the area of the lot; and

- To permit a maximum lot coverage of 64% on the portion of the land designated “Low-Rise Residential (1)”.

The Development conforms to VOP 2010.

The Development was recommended for approval by the Heritage Vaughan Committee.

The Subject Lands are located within the “Wallace Street” Area of the Woodbridge Heritage Conservation District (“WHCD”) and are protected under Part V of the *Ontario Heritage Act*. The Heritage Vaughan Committee on April 19, 2023, recommended approval of the Development, subject to conditions. Council, on May 16, 2023, approved the recommendation from the Heritage Vaughan Committee to approve the Development.

The Development complies to Zoning By-law 1-88, as amended.

Zoning By-law 1-88:

- “RM1(H) Multiple Residential Zone” with the Holding Symbol “(H)” subject to site-specific exception 9(1574) and “OS1 Open Space Conservation Zone” by Zoning By-law 1-88
- These zones permit the Development.

Amendments to Zoning By-law 001-2021 are proposed to carry forward the approved site-specific Zoning By-law 1-88 amendment.

Zoning By-law 001-2021:

- “R3 Third Density Residential Zone” by Zoning By-law 001-2021
- This Zone does not permit the Development.
- The Subject Lands are proposed to be rezoned to “RT1(H) Townhouse Residential Zone” with the Holding Symbol “(H)” and “OS2 Private Open Space Zone” together with the site-specific exceptions in Attachment 5
- The amendment is proposed to carry forward the approved site-specific Zoning By-law 1-88 permissions into Zoning By-law 001-2021, and no new development or additional uses or changes to the Development are proposed.

The Development Planning Department recommends approval of the Draft Plan, subject to the Conditions of Approval.

Subdivision Design

The Draft Plan shown on Attachment 3 is to create one block, to be further subdivided through Draft Plan of Condominium (Common Element Condominium) and Part Lot Control (to create 7 POTLs) applications, for residential development and natural feature preservation, and one block for road widening. The Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 4 prior to the final Draft Plan (M-plan) being registered to legally establish the blocks.

Urban Design

The Urban Design Division has reviewed the Applications and requires updated Landscape Plans, Details and cost estimate, Pedestrian and Bike Circulation Plan and

Sustainability Performance Metrics to be submitted and approved through detailed design of the Development. Conditions to this effect are included in Attachment 4.

Cultural Heritage and Archaeology

The Cultural Heritage Division has reviewed the Applications and is satisfied that the Development conforms to the policies and guidelines within the WHCD. A Heritage Permit will be required prior to the issuance of Building Permits.

The Cultural Heritage Division has advised that the Subject Lands are not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included as Conditions of Approval in Attachment 4.

The Development Planning Department is satisfied with the Draft Plan, subject to the Conditions of Approval in Attachment 4 of this report.

Tree Protection Agreement

The Owner shall provide a detailed Tree Preservation Study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the report recommendations. The Owner shall enter into a tree protection agreement in accordance with Tree By-Law 052-2018. A Condition to this effect is included in Attachment 4.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

The Policy Planning and Special Programs Department, Environmental Sustainability Division, supports the Development, subject to Conditions of Approval.

The Environmental Sustainability Division defers to the Toronto and Region Conservation Authority ("TRCA") for the establishment of development limits and regulatory hazard matters and therefore has no further concerns with respect to the Applications. All applications regardless of their location are required to abide by the *Endangered Species Act, 2007* regulated by the Ministry of Environment, Conservation and Parks ("MECP"). The Owner is required to comply with MECP regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or provided by the City in respect of the Development, they must comply with the provisions of the Act. A condition to this effect is included in Attachment 4.

The Development Engineering ("DE") Department supports the Development, subject to the conditions in this report.

The DE Department has provided the following comments:

Municipal Servicing – Water

The Subject Lands are situated within Pressure District (PD) 4 of the York Water Supply System. As outlined in the Functional Servicing Report (the “FSR”) prepared by WSP dated February 2023, each townhouse unit will be serviced through a connection to the watermain on Wallace Street and the water distribution is adequate to service the Development.

The DE Department requires the Owner to satisfy the conditions in Attachment 4 to support a complete approval of the proposed water servicing strategy.

Municipal Servicing – Sanitary Servicing

The existing sanitary service connection to the Subject Lands will be disconnected and removed. The FSR specifies that each townhouse unit will connect to the existing sanitary sewer along Wallace Street and the current sanitary system is expected to have enough capacity to handle the needs of the Development.

The DE Department requires the Owner to satisfy the conditions in Attachment 4 to support a complete approval of the proposed sanitary servicing strategy.

Municipal Servicing – Stormwater

The Subject Lands are currently serviced by the storm infrastructure on Wallace Street. The FSR proposes the implementation of on-site stormwater control, specifically through rooftop infiltration, to manage the anticipated rise in runoff and to comply with TRCA and City requirements and regulations. The stormwater management design for the Development will need to be revised to account for adequate on-site water quantity controls and identify if upgrades to municipal infrastructure are required to accommodate the additional stormwater flow. A subdivision agreement will be required to secure any upgrades to the municipal stormwater infrastructure.

The DE Department requires the Owner to satisfy the conditions in Attachment 4 to support a complete approval of the proposed stormwater management strategy.

Lot Grading

Design drawings for grading, erosion, and sediment control have been submitted in support of the Subject Lands. Design drawings should encompass all the necessary special structures and property required for the Development. The grading for most of the Subject Lands will remain consistent with the existing grading conditions from the west property limits to the long-term stable toe of slope as approved by the TRCA. The Owner is responsible for any additional operation and maintenance obligations for future municipal or private infrastructure, including retaining walls, soil stability requirements, or other proposed structures necessary for the Development. The grading design will need to account for any changes to the stormwater management design to meet the City’s Design Criteria. A thorough evaluation of the grading design and erosion and sediment control measures will be conducted at the detailed design approval stage.

The DE Department requires the Owner to satisfy the conditions in Attachment 4 to support a complete approval of the proposed lot grading strategy.

Noise Impact Study

The Owner submitted an Environmental Noise Feasibility Study (the “Noise Study”) prepared by Valcoustics Canada Ltd. dated April 20, 2022, to investigate the potential environmental noise impact on the Subject Lands from road traffic and surrounding land uses. The Noise Study recommends a 4 m high sound barrier wall on the Common Element Block, being a part of Block A on Attachment 3, which will be maintained by the future Condominium Corporation. The Noise Study also recommends upgraded building exterior components, central air conditioning, and noise warning clauses to be included in all Offers of Purchase and Sale or Lease and registered on title to make future occupants aware of potential noise situations.

The DE Department requires the Owner to satisfy the conditions in Attachment 4, including that the final Noise Study be approved by the DE Department, to support a complete approval of the proposed noise mitigation strategy.

Sewage and Water Allocation

Vaughan Council on December 12, 2023, endorsed the City’s latest annual servicing capacity allocation strategy. The OLT decision includes a Holding Symbol “(H)” with removal contingent upon the City confirming allocation for the Development. The availability of servicing capacity will be assessed at the detailed design approval stage. A condition to this effect is included in Attachment 4, and a holding condition has also been carried forward into the Zoning By-law 001-2021 amendment for the Subject Lands.

Cash-in-Lieu of the dedication of parkland is required.

Prior to the issuance of a Building Permit, the owner shall dedicate land and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. The Owner shall submit an appraisal of the Subject Lands, in accordance with the *Planning Act* and the City’s Parkland Dedication By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the cash-in-lieu payment, as applicable.

The Infrastructure Planning and Corporate Asset Management Department has no objections to the Applications subject to conditions in Attachment 4.

The City has initiated a Servicing Master Plan Update, Integrated Urban Water Master Plan Class EA (IUW-MP). The study will assess the existing and planned municipal servicing systems (water, wastewater, stormwater) to support the City’s Official Plan review. A Functional Servicing Strategy Report (the “FSSR”) will be completed for the Woodbridge Centre Secondary Plan Area (the “WCSPA”) through this on-going Master Plan update. The expected completion date for the IUW-MP Class EA is Q2-2024, and specific infrastructure upgrades for the WCSPA will be identified in the FSSR. All

external related water distribution system and wastewater servicing improvements shall conform to the conclusions and recommendations of the City's ongoing Integrated Urban Water Master Plan.

The Owner shall implement and/or contribute to infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA as appropriate, to the satisfaction of the City. A condition to this effect is included in Attachment 4.

The Parks, Forestry and Horticulture Operations Department has no objections to the Applications subject to conditions in Attachment 4.

The Parks, Forestry and Horticulture Operations Department has reviewed the Development and identified a total of 22 replacement trees required to satisfy By-law 052-2018. Three (3) proposed trees qualify for replacement, therefore 19 replacement trees remain outstanding, and where replacement trees cannot reasonably be accommodated on the Subject Lands, a cash-in-lieu payment in accordance with the applicable fees and charges By-law is required to be made. A condition to this effect is included in Attachment 4.

Canadian Pacific Railway ("CP") requires conditions of approval.

CP's approach to development in the vicinity of rail operations is encapsulated by the 2013 Proximity Guidelines. The 2013 Proximity Guidelines recommend a building setback of 30 metres to principle and secondary main lines, and marginal reductions may be achieved through a reciprocal increase in height of a safety berm. The Development is setback 30 metres from the rail line and a crash wall is also proposed.

CP requires a warning clause be inserted in all property and tenancy agreements and offers of purchase and sale for all units in the Development. Conditions to this effect are included in Attachment 4.

Other internal City Departments, external agencies and various utilities have no objection to the Development.

The Development Finance Department, Environmental Services Department, Alectra, Bell, Canada Post, and Enbridge, have no objections to the Development, subject to the conditions included in Attachment 4.

The By-law & Compliance, Licensing & Permit Services Department, Emergency Planning Department, Parks Infrastructure Planning and Development Department, Rogers, York Catholic District School Board, and York Region District School Board have no objections to or conditions for the Development.

Broader Regional Impacts/Considerations

The Regional Municipality of York has provided conditions of approval.

The Subject Lands abut Highway 7 which is a Regional road. York Region has no objection to the approval of the Application. The Owner is required to satisfy all York

Region requirements, as set-out in the comments and Conditions of Approval in Attachment 4b.

The TRCA has provided conditions of approval.

The TRCA has identified that the Subject Lands are located within a historically built-up valley corridor associated with the Humber River. A TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration on the Subject Lands.

The TRCA has reviewed the Application and requires that the Owner satisfy all TRCA requirements, as set-out in the comments and Conditions of Approval in Attachment 4c.

Conclusion

The Development Planning Department is satisfied that the Application is consistent with the PPS, conforms with the Growth Plan, YROP 2010, YROP 2022, and VOP 2010, complies to Zoning By-law 1-88 and Zoning By-law 001-2021 as proposed to be amended, and is appropriate for the development of the Subject Lands. The Application is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Application, subject to the recommendations in this report and Conditions of Approval in Attachment 4.

The Development Planning Department also supports the site-specific amendment of Zoning By-law 001-2021 set out in Attachments 2 and 5, which is intended to carry forward the Zoning By-law 1-88 approvals for the Subject Lands.

For more information, please contact Casandra Krysko, Senior Planner, at extension 8003.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed 001-2021 Zoning
3. Draft Plan of Subdivision – File 19T-22V003
4. Conditions of Draft Plan of Subdivision (Attachments 4a-4h)
5. Proposed Zoning Exceptions to Zoning By-law 001-2021, File Z.17.015

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