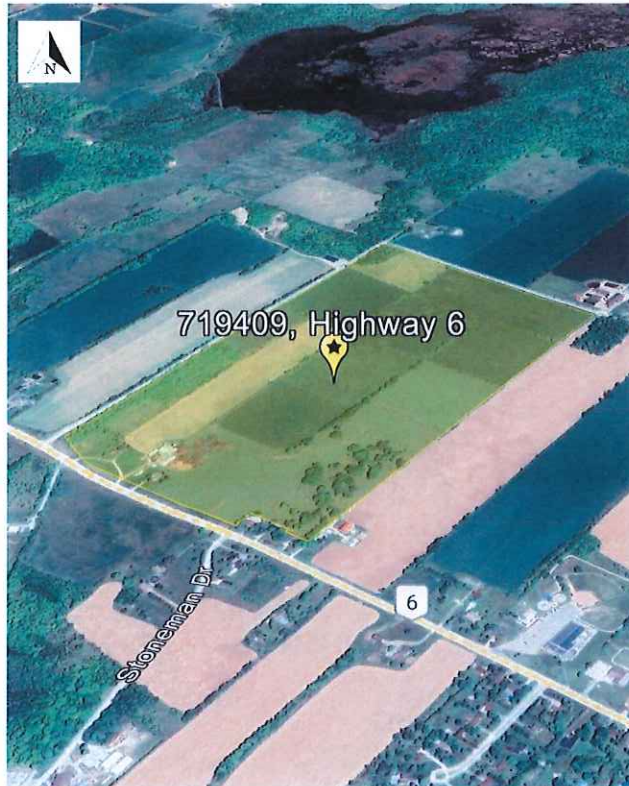


# PLANNING JUSTIFICATION REPORT

## APPLICATIONS FOR CONSENT TO SEVER & ZONING BY-LAW AMENDMENT

### SUBJECT PROPERTY:

CON 2 SCD LOT 25 W PT LOT 24, Township of Georgian Bluffs  
(Formerly Keppel Township), County of Grey



NOVEMBER 2023

### Prepared by:



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### Prepared for:

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File No. 22180

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Appendix B: Completed Zoning By-law Amendment Application form.

Appendix C: Agent Authorization form



## 2.0 BACKGROUND AND CONTEXT

### 1.1 Purpose of Report

Cuesta Planning Consultants Inc. (CPC) has been retained by the landowners, Judith & Thomas Nagel, to prepare, submit and facilitate the processing of applications for Consent to Sever and Zoning By-law Amendment, on their behalf. The said applications are focussed on the following land unit:

- ❖ CON 2 SCD LOT 25 W PT LOT 24, GEORGIAN BLUFFS

This justification is based on the motivational pillars of a surplus farm dwelling severance, seeing as the landowners own an adjacent property and they plan on eventually selling the Retained Area to their son, which will continue to utilise it for bona-fide farming practices (as is presently done).

This report provides a complete description of the relevant land parcel, the utilisation of the land, as well as surrounding land uses, all as the status quo baseline to the proposal. The said proposal will be evaluated in relation to the relevant land use policies, including:

- ❖ The Provincial Policy Statement (PPS)
- ❖ The County of Grey Official Plan (Recolour Grey)
- ❖ The Township of Georgian Bluffs Official Plan (TGBOP); and
- ❖ The Township of Georgian Bluffs Zoning By-Law, 2020-020

This report and related materials are intended to satisfy the requirements of Sections 34 (10.1) & (10.2) & 53 (1) & (1.1) of the Planning Act, regarding the submission of a complete applications and delegation of decision-making authority.

### 1.2 Background and Description of the Proposal

The relevant property, CON 2 SCD LOT 25 W PT LOT 24, GEORGIAN BLUFFS, is presently zoned as Agricultural. The existing land uses found on the property consist of agricultural land uses, in the form of crop production, along with a residential section, where two existing houses are situated. There are furthermore farm related structures also located in the residential section of the property, including barns and a silo.

It is important to bring it to the attention of the Municipality that one of the existing residences, the more southern house, will be demolished and rebuilt, per the indications of the attached Site Plan (Figure 1). The new house will not be built on the location of the to-be demolished house, due to the proximity of the existing house to the existing well, as well as the proximity of the existing house to Highway 6.

The intention of the landowner is twofold, namely, to obtain:

I. CONSENT TO SEVER

**A. Severed Area –**

- Will cover approximately 2.84 hectares (1.16 acres).
- The lot will have a frontage on Highway 6 of approximately 277.9 metres.
- The lot is furthermore to be in the south-western property corner, which contains two existing farm residences, of which the more southern residence is to be demolished and rebuilt. There are also farming related structures, such as barns, sheds and a silo, located thereon. These structures are near the existing residences and as required in such cases by the CGOP, these structures will be severed along with the residences, to address MDS requirements.
- See Section II., below, for details in relation to the proposed Zoning by-law amendment applicable to the Severance Area.

**B. Retained Area –**

- Will cover approximately 53.33 hectares (131.7813 acres).
- The retained lot area will have a frontage on Highway 6 of approximately 195 metres.
- The sections of the farm on which farm production practices takes place will remain part of the retained area.
- See Section II., below, for details in relation to the proposed Zoning by-law amendment applicable to the Severance Area.
- See Section II., below, for details in relation to the proposed Zoning by-law amendment applicable to the Retained Area.

II. ZONING BY-LAW AMENDMENT

**A. Severance Area -**

- A By-law amendment is needed to recognise the prescribed rear and interior side yard provisions of the proposed Severance Area, as well as the required coverage. In this regard relief is requested in terms of the following:

- Relief from the prescribed Rear Yard of AG Residential and Non-Agricultural Uses, from 10m to 1m.
- Relief from the prescribed Interior Side Yard of AG Residential and Non-Agricultural Uses, from 10m to 1m.
- Relief is required from the prescribed 5% area coverage of the Severance Area, from 5 % to approximately 7.2%.

**B. Retained Area –**

- To prohibit any further residential development on the proposed Retained Area of the subject property and to recognise the required lot frontage of the Proposed Retained area. In this regard relief is requested in terms of the following:
  - Relief from the prescribed Lot Frontage for AG Agricultural Uses, from 200m to 187.7m.

The **Proposed Site Plan** portrays the proposed severance configuration and is, included in this submission as **Figure 1** on the next page.

Note that no changes to the land use rights of the property are proposed as part of this submission.





Figure 1: Proposed Site Plan

### 1.3 Location, Access, Description of Subject Lands and Surrounding Uses

The subject property is described as CON 2 SCD LOT 25 W PT LOT 24, GEORGIAN BLUFFS. The property address is 719409, Highway 6 and it receives access from Highway 6.

There are presently 3 access points to Highway 6 that are in use along the section of the highway that will form part of the proposed Severance Area. As a result, after approval and implementation of this severance, there will be no access to the Retained Area and an access will therefore need to be obtained for that section

The property covers an approximate area of 138.79 acres (56.17 hectares) and is located approximately 2.5 km south-west of Hepworth and approximately 2 km north-west of Shallow Lake. As previously mentioned, the property contains two existing residences, one of which will be demolished and rebuilt, as well as farming related outbuildings such as barns, sheds and a silo.

The land surrounding the subject property has varying characters/ uses in addition to the farming practices that are found thereon. The surrounding character includes woodland, hazard lands and aggregate lands. As far as the actual adjacent land uses, in relation to the subject property, are concerned, the following summary applies:

- ❖ **North:** Directly to the north of the subject property there is used for farming purposes.
- ❖ **South:** Directly to the south of the subject property there is used for farming purposes.
- ❖ **East:** Directly to the south of the subject property there is used for farming purposes and the Shallow Lake Settlement area is found further away towards the south-east.
- ❖ **West:** Directly to the south of the subject property there is used for farming purposes and the Hepworth Settlement area is found further away towards the north-west.

The impact of the proposed Severance and Zoning By-law Amendment are not anticipated to have any detrimental effect on surrounding land uses seeing as the existing land use practices will remain unchanged.

See **Figure 2** on the following pages for the **Location Map** of the subject property.





Figure 2: Location Map



DIMENSION	MEASUREMENT (m)
719409, Highway 6	
AB	455
BC	55
CD	894.5
DE	600
EF	863
FG	54.2
GH	4.5
HI	82
IA	46.5
3200091, Side Rd 25	
JK	995
KL	369
LM	990.5
MJ	388.5

Figure 3: Land Uses, Farms owned by Client &amp; Dimensions



## 1.4 Pre-Submission Consultation and Approvals Required

The client contacted our office in relation to this development proposal, at which time a preliminary assessment was completed. This assessment proved that there was merit to the proposal and thereafter the required pre-submission consultation process initiated with Township of Georgian Bluffs staff.

Our office had a pre-submission consultation meeting with the Town of Georgian Bluffs in relation to this application. During this meeting the approach of our office and information included in the application, based on the application scope, was discussed and to the understanding of this office all the needed information is included herein, which includes the following:

1. Planning Justification Report
2. Site plan (*see Figure 1*)
3. Consent application form and accompanying sketches, *see Appendix A.*
4. Zoning By-law Amendment application form and accompanying sketches, *see Appendix B.*
5. Payment of application fees (*provided upon submission*)

Based on the results of the consultation and a brief review of the applicable land use policy, the following approvals are required.

*Table 1: Approvals Required*

Application	Approval Authority
1. <b>Consent to sever</b> is required to separate the existing residential cluster and farm related buildings from the rest of the farm, and to transfer it to a separate title.	Township of Georgian Bluffs
<ul style="list-style-type: none"> <li>• <b>Zoning By-law amendments are required to:</b></li> <li>• Prohibit future residential development on the proposed Retained Area.</li> <li>• Recognise the lot frontage of the proposed Retained area, as well as the prescribed rear yard, interior side yard and coverage that is applicable to the proposed Severance area, regarding which the following relief is required:</li> </ul>	Township of Georgian Bluffs

- |  |  |
|--|--|
| <ul style="list-style-type: none"><li>• Relief from the prescribed Lot Frontage for AG Agricultural Uses, from 200m to 187.7m.</li><li>• Relief from the prescribed Rear Yard of AG Residential and Non-Agricultural Uses, from 10m to 1m.</li><li>• Relief from the prescribed Interior Side Yard of AG Residential and Non-Agricultural Uses, from 10m to 1m.</li><li>• Relief is required from the prescribed 5% area coverage of the Severance Area, from 5 % to approximately 7.2%.</li></ul> |  |
|--|--|



### 3.0 LAND USE POLICY CONSIDERATIONS

As stated under Section 3 of the Planning Act, all decisions by any authority that affects a land use planning matter, shall be consistent with the Provincial Policy Statement (PPS). On May 1, 2020, the Province of Ontario implemented an updated Provincial Policy Statement. Any decisions made, on or after this date, are to be consistent with the 2020 PPS.

The following analysis will evaluate the proposal against applicable PPS policy. In addition to the Provincial Policy Statement (PPS), the County of Grey Official Plan (Recolour Grey), Georgian Bluffs Official Plan (TGBOP) and the Township of Georgian Bluffs Zoning By-law 2020-020, provide land use policy applicable to the proposal.

#### 2.1 Provincial Policy Statement, 2020

Any land use decision must be assessed against the applicable provisions of the PPS. Although the PPS is to be read in its entirety, the following provisions are the most applicable to the consideration of the proposal. The evaluation of the land use policy is shown in italics.

*Table 2: Provincial Policy Statement Evaluation*

POLICY EVALUATION
<p><b>1.0 Building Strong Healthy Communities</b></p> <p><b>1.6 Sewage, Water and Stormwater</b></p> <p><b>1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.</b></p> <p><b>At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.</b></p>



## 2.0 Wise Use and Management of Resources

### 2.3.4 Lot Creation and Lot Adjustments

2.3.4.1 Lot creation in prime agricultural areas is discouraged and may only be permitted for:

c) a residence surplus to a farming operation as a result of farm consolidation, provided that:

1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective;

### 1.1.5 Rural Lands in Municipalities

1.1.5.2 On rural lands located in municipalities, permitted uses are:

c) residential development, including lot creation, that is locally appropriate;

1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

1.1.5.8 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

- The proposed Severance and Zoning Bylaw Amendments are supported by the PPS, per the indications above and the PPS permitted uses on rural lands.
- Per the PPS requirements, the proposed Severance Area was kept to a minimal size, whilst still including the existing livestock facilities that are proximal to the existing residences on the property. It should be noted that the northern section of the proposed Severance Area is not utilised for farming, nor can it be utilised in this regard, to due to the physical characteristics and topography of this area. The southern section of the proposed Severance Area takes up about 0.2ha of farmland, to provide adequate space for the proposed building envelope of the house that will be demolished and rebuilt at a safe distance from the existing well.
- The Retained Area will be restricted through Zoning Bylaw Amendment, from any further residential development in the future.
- The applications contained herein does not embody proposals for construction outside of what is already permitted, per the existing property land use rights and on-site services are already in place for the existing land uses (2 residences). Use will continue to be made of existing on-site infrastructure services, as indicated in the relevant application forms.



The provincial policy statement furthermore emphasises the importance of municipal official plans and zoning by-laws as vehicles for the implementation of the PPS. In the following sections of this report a break-down will be provided as to how these plans and by-laws link to the PPS.

## 2.2 County of Grey Official Plan (Recolour Grey)

The indicated land use of the subject property is shown to be agriculture, per the land use mapping of the County of Grey, see Figure 4 on the following pages in this regard. The current property uses, residential and agriculture are therefore, to the understanding of this office, both considered to be aligned with the land use indications of the county. Our office is furthermore aware of the OPA 11 Modifications, where applicable these modifications have been included in the table below.

*Table 3: County of Grey Official Plan Evaluation (Recolour Grey)*

<b>POLICY EVALUATION</b>
<p><b>5 CULTIVATE GREY</b></p> <p><b>5.2 Agricultural Land Use Type</b></p> <p><b>5.2.2 Agricultural Development Policies</b></p> <p>2) In the Agricultural land use type, newly created farm lots should generally be 40 hectares (100 acres) in size, in order to reduce the breakup of farmland. New lot creation shall be in accordance with section 5.2.3 of the Plan.</p> <p>3) The minimum lot size within the Agricultural land use type for non-agricultural permitted uses is restricted to the minimum size required, with as little acreage as possible taken out of productive agricultural land.</p> <p>5) On areas within 300 metres of Mineral Resource Extraction land use type on Schedule B, new non-agricultural uses that require a zoning by-law amendment on existing lots of record, or new non-farm sized lot creation, may only be permitted where it has been demonstrated that the proposed land use or development would not significantly prevent or hinder future aggregate extraction, or which would be incompatible for reasons of public health, public safety, or environmental impact.</p> <p><b>5.2.3 Consent Policies</b></p> <p>2) "The lot proposed for the surplus farmhouse (and accessory buildings if applicable) will be limited in area and shall only be of sufficient size to accommodate the surplus farmhouse to the farming operation, accessory buildings (including any unused livestock facility, if this does not</p>



make the lot excessively large), a well, and a sewage treatment and disposal system, while ensuring that as little land as possible is removed from the agricultural lands."

#### 5.2.3(1)(b)

7) "If an existing livestock facility is located within close vicinity of the surplus farmhouse, it is recommended that it be included in the severed parcel and be converted to a decommissioned livestock facility.

8) If a livestock barn is located on the retained parcel and fails to meet MDS requirements relating to a severed surplus farmhouse, it is recommended that it be converted to a decommissioned livestock barn.

9) "Policies 5.6.2(8) and 5.6.6(2) shall not constrain a surplus farmhouse severance. Non-farm size lot creation (i.e., the surplus farmhouse and accessory buildings if applicable) may be considered under this policy section where an Aggregate Resource Area, Bedrock Resource Area and/or Shale Resource Area has been identified."

Lot creation in the Agricultural land use type is generally discouraged and may only be permitted for agricultural uses, agricultural-related uses, surplus farmhouse.

3) Unless added onto an abutting farm parcel that already contains a dwelling, the remnant farm parcel shall be rezoned to prohibit the future construction of a new residential dwelling of any type.

## MOVE GREY

### 8.9 Services, Utilities, Broadband and Other Technology Considerations

Access to affordable utilities such as water, sewers, natural gas, and hydro is crucial to the health and financial wellbeing of our residents and businesses. The movement of data and information within and beyond the County is another important consideration for the future of Grey County. There have also been a number of technological advances in transportation over the years that we need to be aware of and plan for including drones, driverless cars, and alternative energy vehicles such as electric cars.

#### 8.9.1 Services

Managing our sewage and human waste is important to our health and the health of our environment. The Provincial Policy Statement includes a number of policy considerations for servicing growth and development. This includes policies that support the use of municipal water and sewer systems and to identify situations when development can be considered using private wells and septic systems. The following are policies regarding servicing:



**d) Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.**

**9) In any part of the County to be serviced by individual on-site private systems, new development by way of subdivision or condominium will be subject to a Servicing Options Study in accordance with the MECP's D-5-3 Guideline or any future updates to this Guideline. Local municipalities will need to be satisfied that any new development by way of consent can be adequately serviced by individual on-site private systems if that is the proposed form of servicing.**

**INDIVIDUAL ON-SITE SEWAGE SERVICES** means individual, autonomous sewage disposal systems within the meaning of s.8.1.2, O.Reg. 350/06, under the Building Code Act, 2006 that are owned, operated, and managed by the owner of the property upon which the system is located.

**INDIVIDUAL ON-SITE WATER SERVICES** means individual, autonomous water supply systems that are owned, operated, and managed by the owner of the property upon which the system is located.

- *The surplus farmhouse severance as being applied for in this submission is provided for in the GCOP and further expanded upon in the OPA 11 modifications, on the basis as it is proposed herein.*
- *Retained Area will be approximately 53.33 hectares in area, whilst the Severed Area will cover approximately 2.84 hectares.*
- *The size of the Severed Area was kept to a minimum and includes the existing residences, as well as the existing livestock facilities. It is again noted that the northern section of the proposed Severance Area is not utilised for farming, nor can it be utilised in this regard, to due to the physical characteristics and topography of this area. The southern section of the proposed Severance Area takes up about 0.2ha of farmland, to provide adequate space for the proposed building envelope of the house that will be demolished and rebuilt at a safe distance from the existing well.*
- *In addition to the proposed severance, a Zoning by-law amendment is also included in this submission, to restrict any further residential development on the Retained Area.*
- *Furthermore, the fact that the proposed and CGOP & OPA 11 supported severance area, is proximal to existing bedrock is also covered in the OPA 11 modifications and is therefor not matter of concern.*
- *The subject property already makes use of individual on-site services and seeing as the proposed severance and by-law amendment will not result in the Severed or Retained*

*areas undergoing physical development, other than what can already be achieved per the existing property land use rights, no issues are anticipated in terms of on-site services.*

From the indications above, the objective of surplus farmhouse severance is supported, given the specific circumstances of this proposal, along with adherence to the more detailed requirements that such lot creations are subject to. The CGOP is used, in many instances, as a guiding plan that is used by townships in the County of Grey, to guide planning practice. The importance of this link will become clearer in the following sections.



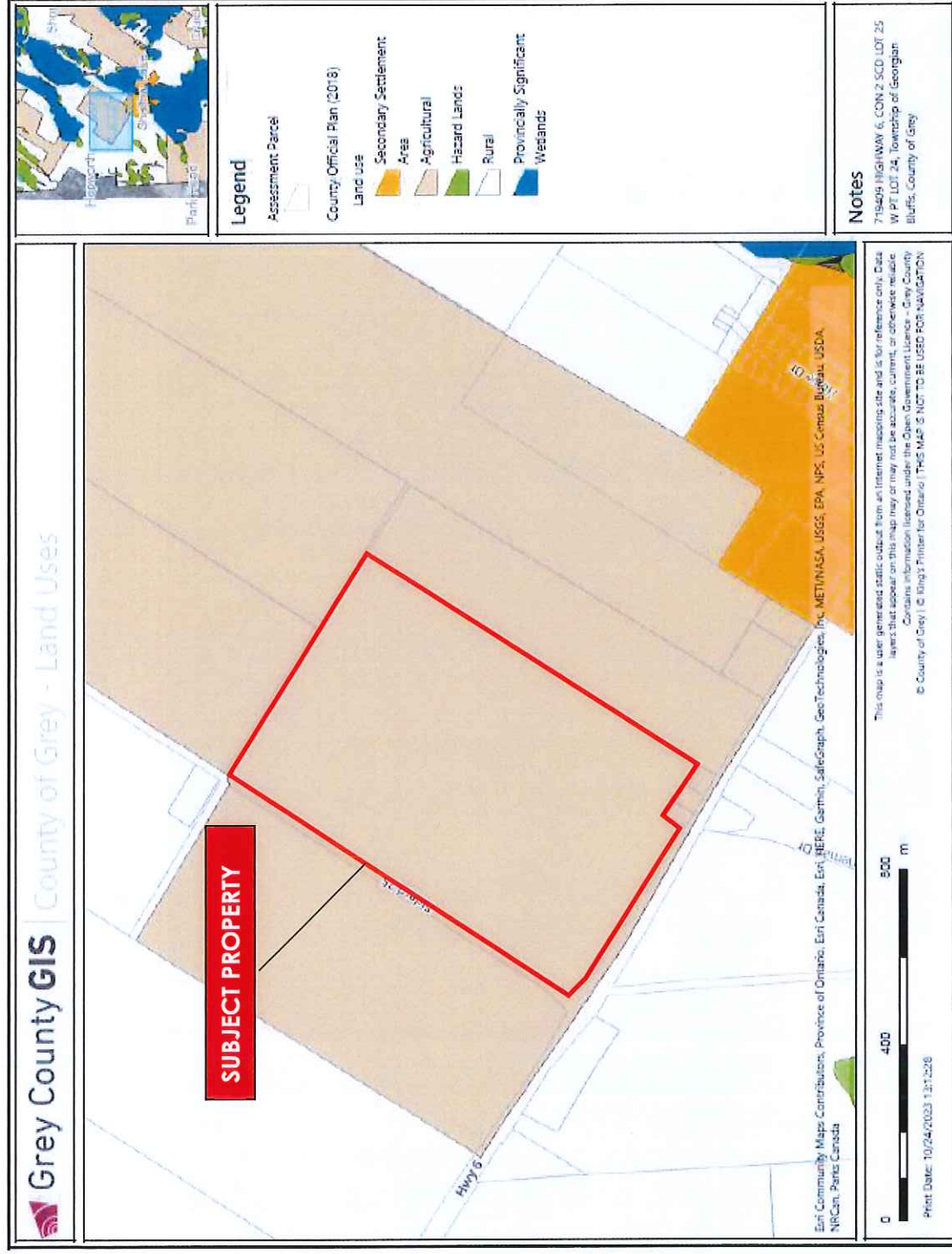


Figure 4: County of Grey Official Plan (Land Use Excerpt)



Figure 5: County of Grey Official Plan - Bedrock



## 2.3 The Township of Georgian Bluffs Official Plan (TGBOP)

The table below provides a break-down of the TGBOP indications in relation to aspects applicable to this proposal.

Table 4: Georgian Bluffs Official Plan Evaluation (TGBOP)

Policy Evaluation
<p><b>5. DEVELOPMENT REVIEW</b></p> <p><b>5.3 COMPLETE APPLICATION SUBMISSION REQUIREMENTS</b></p> <p>1. The Township will not accept a development application unless it is considered to be a "complete application" in accordance with the Planning Act. Any supporting information or materials required to constitute a complete application intends to best enable Council and its delegated authorities to make well informed decisions in the best interest of the proposed development within the context of the greater public interest. To be deemed a "complete", an application must:</p> <ol style="list-style-type: none"> <li>include all applicable statutory requirements, including the submission of the prescribed information in accordance with the Planning Act and fulfillment of the requirements as listed on the application forms;</li> <li>include the submission of the prescribed application fee; and</li> <li>include any other information and materials that are necessary to support the application that are specified in this Plan.</li> </ol> <p>2. The specific scope of the reports and studies to be submitted in support of an application may be identified through a pre-submission consultation meeting in accordance with this Plan.</p> <p><b>6. IMPLEMENTATION</b></p> <p><b>6.10 SOURCE WATER PROTECTION</b></p> <p>The Township shall, in conjunction with the approved authority, integrate the provisions of the Source Water Protection Plan, when available, as provided for in the Clean Water Act, 2006. These measures may include, but are not limited to, the protection of Wellhead Protection Areas, Intake Protection Zones, and Significant Groundwater Recharge Areas.</p> <ul style="list-style-type: none"> <li>The required pre-submission consultation was held with the staff of Georgian Bluffs Municipality on 1 November 2023, and it is the understanding of our office that per the discussion that took place during this meeting, this application includes the required</li> </ul>

information that will enable informed consideration and decision-making in relation to these applications.

- The subject property is partially covered by Wellhead Protection area (WHPA-D). It is however not anticipated that the actions proposed as part of this submission will have a significant impact on this protection area, as the land use rights will not change as a result of this submission.
- It is noted that lot creation policies and servicing policies are not provided for rural or agricultural lands, in this specific township policy document.

From the indications above the proposed actions of this submission is aligned with the indications and requirements of the TGBOP.

## 2.4 The Township of Georgian Bluffs Zoning By-law Number 2020-020

The zoning designation of the subject property, per the CGOP and indicated municipal zoning annotations, are Residential One and Agricultural. These zonings are a true reflection of the existing property land uses, which includes a residential cluster and farmed land. These uses and zonings will be separated as part of this process.

*Table 5: The Township of Georgian Bluffs Zoning By-law Evaluation (TGBZB)*

Policy Evaluation
<p><b>Section 8 - Agricultural &amp; Rural Zones</b></p> <p><b><u>8.1 Introduction</u></b></p> <p>The Agricultural and Rural Zones apply to the agricultural and rural areas in the Township in conformity with the County of Grey Official Plan land use designations. These zones are found outside of Settlement Areas and shoreline areas where agricultural and rural land uses predominate.</p> <p><b><u>8.2 General Prohibition</u></b></p> <p>No person shall, within the Agricultural or Rural Zones, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.</p> <p><b><u>8.3 Permitted Uses</u></b></p> <p>The Agricultural and Rural Zones established by this By-law are:</p> <p><b>AG Agricultural Zone &amp; RU Rural Zone</b></p>



**Table 8.2 - AG and RU Provisions:**

<b>Zone Requirements</b>	<b>AG Agricultural Uses</b>	<b>AG Residential and Non-Agricultural Uses</b>
Lot Area (minimum)	40ha	-
Lot Frontage (minimum)	<b>200m</b>	-
Lot Coverage	5%	<b>5%</b>
Required Yards (minimum):		
Front yard	20m	10m
Exterior yard	20m	15m
Rear yard	15m	<b>10m</b>
Interior side yard	15m	<b>10m</b>
Building Height	N/A	10m

The specific provisions marked in red is the provisions with regards to which relief is required. The details of the required relief are as follow:

- Relief from the prescribed required Lot Frontage for AG Agricultural Uses, from 200m to 187.7m.
- Relief from the prescribed Rear Yard of AG Residential and Non-Agricultural Uses, from 10m to 1m.
- Relief from the prescribed Interior Side Yard of AG Residential and Non-Agricultural Uses, from 10m to 1m.
- Relief is required from the prescribed 5% area coverage of the Severance Area, from 5 % to approximately 7.2%.

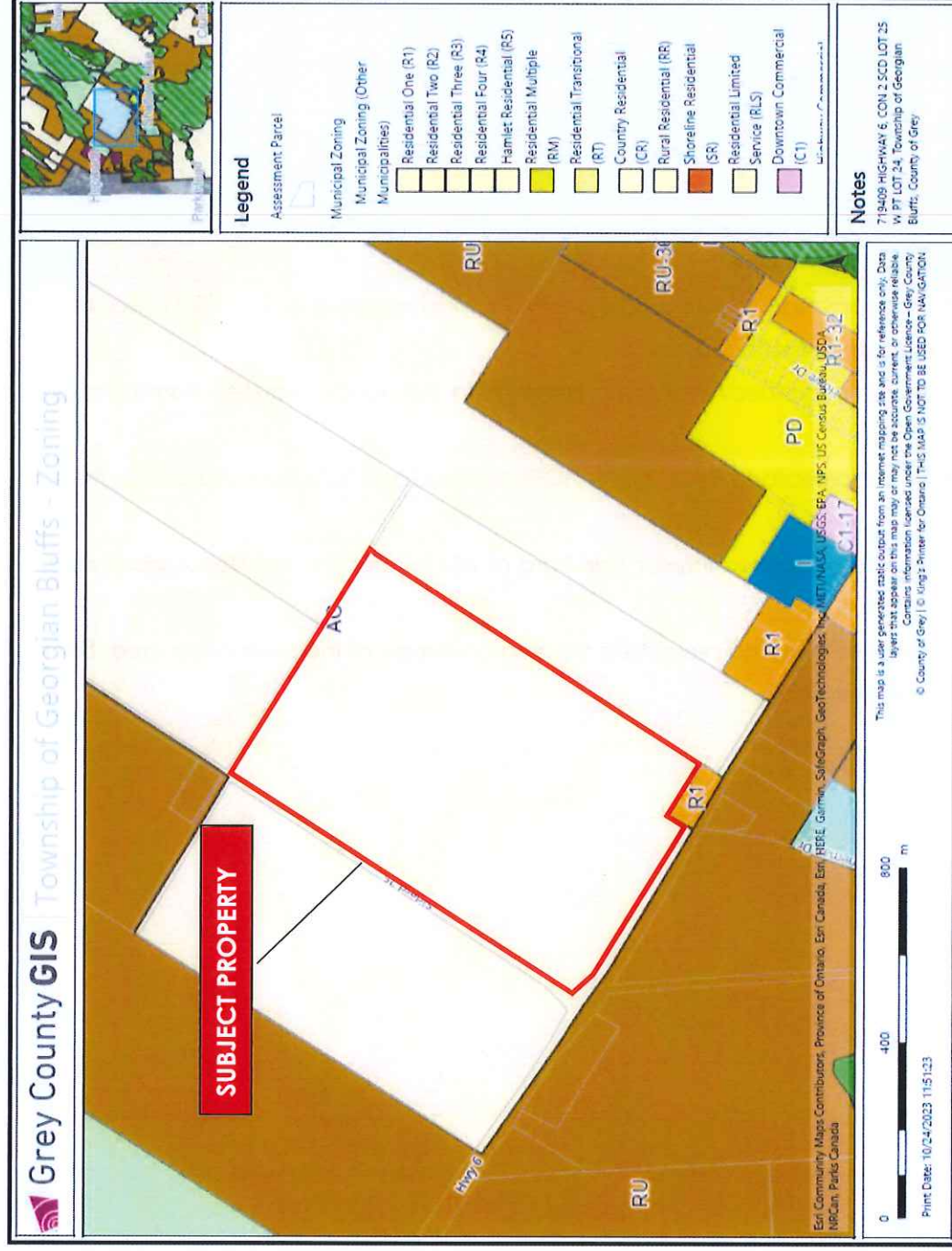


Figure 6: Township of Georgian Bluffs Zoning (Excerpt)



## 4.0 SUMMARY AND CONCLUSIONS

Overall, the proposed **1)** Consent to sever in order in order to separate the residential cluster of the subject property (Severance area, approx. 2.83ha) from the agricultural land (Retained area, approx. 53.33ha), as well as **2)** the proposed Zoning by-law amendment in order to prohibit future residential development on the Retained area is supported by the Provincial Policy Statement and is in conformity with the County and Township Official Plans.

In consideration of the forgoing analysis, the following can be concluded:


1. The proposal is consistent with the Provincial Policy Statement as the required lot area and requirements for applications of this nature in rural settings are met.
2. The proposal meets the intent of the County of Grey Official Plan and Georgian Bluffs Official Plan, per the provisions for lot creation, development in aggregate areas, servicing in agricultural land use types and the requirements for Wellhead Protection Areas (WHPD-D) are met.
3. An amendment to the Township of Georgian Bluffs Zoning By-law Number 2020-020 is needed to rezone the Retained area, to prohibit future residential development thereon and to recognise the required lot frontage of the proposed Retained area, as well as the prescribed rear yard, interior side yard and coverage that is applicable to the proposed Severance area (in terms of which relief has been requested).
4. The proposal reflects appropriate rural planning for this area of the County and Township.

Respectfully submitted,



Prepared by Jani Bruwer

B.A.Sc., Junior Planner



Approved by Genevieve Scott

Hons. B.A., Senior Associate