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MEMORANDUM

TO: Jeremy Holm
Manager, Current Planning

DATE: November 5, 2013

FROM: Lainya Rowett
Senior Planner

FILE: PL2012-096 / PL2012-097

SUBJECT: Zoning Amendment Applications No. PL2012-096 & PL2012-097
Lakes District & Schooner Cove
Electoral Area 'E'
Amendment Bylaws 500.384, 500.385, 500.388

PURPOSE

To consider two Zoning Amendment Applications to rezone the subject properties in Lakes District from Residential 1 Zone to Comprehensive Development Zone (CD44) and to rezone the subject properties in Schooner Cove from Commercial 5 Zone, Residential 5 Zone, and Water 2 Zone to Comprehensive Development Zone (CD45), and to amend the subdivision servicing standards in Zoning Bylaw No. 500 in order to permit development in accordance with the Lakes District and Schooner Cove Neighbourhood Plans.

BACKGROUND

As outlined in Attachment 1 of this report, the Regional District of Nanaimo (RDN) received two zoning amendment applications in July 2012 for the rezoning of lands within the Lakes District and Schooner Cove Plan Neighbourhood Plan areas. A comprehensive technical review and agency referrals were completed by staff, and subsequently in July and August 2013, staff provided progress reports to the Board highlighting the key points of on-going discussion with the applicant. These included: the phasing of development; provision of community amenities; servicing requirements (water, wastewater, sidewalks, stormwater management); zoning regulations; the terms which would inform the draft Phased Development Agreement (PDA); and, a tentative timeline for the applications review.

A Public Information Meeting (PIM) was held on September 23, 2013 and members of the public had an opportunity to view and comment on the proposed developments, zoning regulations, and draft amendment bylaws for Lakes District and Schooner Cove (see Attachment 2 for a Summary of the Public Information Meeting). At the time of the PIM, it was anticipated that the PDA would be introduced in November 2013 and a Public Hearing scheduled to follow pending Board approval of first and second reading of the PDA Bylaw (see Attachment 1 for Tentative Timeline).

Staff have reviewed and provided detailed comment on the draft PDA submitted by the applicant in October 2013. However, given the complexity of the PDA and the timing of submission of the document, the PDA is not ready for Board consideration at this time. Staff and the developer are continuing to work towards resolution of the remaining PDA issues as outlined in the Applications Review and PDA Implications Section of this report. With the progress made to date, it is anticipated that the PDA could be introduced for Board consideration on November 26, 2013.

The following report discusses the proposed land use and servicing amendment bylaws, which are being introduced, and provides commentary on the draft Phased Development Agreement and the next steps in the applications review process. Introduction of the zoning amendment bylaws represents a significant milestone in the on-going development approvals process.

ALTERNATIVES

1. To proceed with Zoning Amendment Applications No. PL2012-096 & PL2012-097 in consideration of first and second reading of Amendment Bylaws 500.384, 500.385 and 500.388.
2. To not proceed with the Bylaw readings.

LAND USE IMPLICATIONS

Lakes District Comprehensive Development Zone (Amendment Bylaw 500.384)

In accordance with the neighbourhood plan, the intent of proposed Amendment Bylaw 500.384 is to rezone the subject properties from Residential 1 Zone (RS1), Subdivision District 'P' to Lakes District Comprehensive Development Zone (CD44) in order to allow the development of a diversity of land uses including residential, in a range of densities and housing types, waterfront boardwalk and trails, locally serving commercial uses, and infrastructure improvements in accordance with Schedule 'B' – Lakes District Neighbourhood Plan in the Nanoose Bay Official Community Plan Bylaw No. 1400, 2005 (see Attachment 3 - Amendment Bylaw No. 500.384).

The site specific zoning in the proposed CD44 Zone is consistent with Schedule A1 Land Use Designations Plan and policies in the neighbourhood plan and would regulate new development within eight sub-zoning areas as summarized in Table 1 below:

Table 1: Lakes District Comprehensive Development Zone (CD44) Sub-Zoning Areas

CD44 Sub-Zoning Area	Zone Abbreviation
Regional Park	CD44 – PR1
Community Park	CD44 – PR2
Residential Single Dwelling	CD44 – RS
Residential Single Dwelling & Duplex	CD44 – RSD
Residential Multiple Dwelling	CD44 – RMD
Neighbourhood Mixed Use	CD44 – MU
Lakehouse Centre	CD44 – LC
Civic Infrastructure	CD44 – CI

Schooner Cove Comprehensive Development Zone (Amendment Bylaw 500.385)

In accordance with the neighbourhood plan, the intent of proposed Amendment Bylaw 500.385 is to rezone the subject properties from Commercial 5 (CM5) Zone, Subdivision District 'J', Residential 5 (RS5) Zone, Subdivision District 'J', and Water 2 (WA2) Zone, Subdivision District 'Z' to Schooner Cove Comprehensive Development Zone (CD45) in order to allow the development of a mixed-use waterfront village with neighbourhood-oriented commercial shops and services, a marina, a range of multiple dwelling housing types, and a publicly accessible network of waterfront boardwalks, plazas, and pathways in accordance with Schedule 'C' – Schooner Cove Neighbourhood Plan in the Nanoose Bay Official Community Plan Bylaw No. 1400, 2005 (see Attachment 4 - Amendment Bylaw No. 500.385).

The site specific zoning in the proposed CD45 Zone is consistent with Schedule A1 Land Use Designations Plan and policies in the neighbourhood plan and would regulate new development within three sub-zoning areas as summarized in Table 2 below:

Table 2: Schooner Cove Comprehensive Development Zone (CD45) Sub-Zoning Areas

CD45 Sub-Zoning Area	Zone Abbreviation
Village Mixed Use	CD45 – MU
Marina	CD45 – MA
Residential Multiple Dwelling	CD45 –RMD

Servicing Standards (Amendment Bylaw 500.388)

In addition to the land use amendments, the applicant also proposes to amend the community servicing standards for water and sewer for the subject properties, which would apply to new development within the plan areas. These amendments are intended to reflect current day best practices for infrastructure design as well as the site specific constraints (e.g., topography) which will dictate the most efficient designs for community water and sewer systems in this part of the Region (see Attachment 5 - Amendment Bylaw No. 500.388).

Development Implications

The regulations of the proposed amendment bylaws 500.384, 500.385 and 500.388 would apply to the subject properties in addition to all other regulations contained in "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". Where there is a conflict between the site-specific zoning and servicing standards and the regulations contained elsewhere in Bylaw 500, the site-specific zoning and servicing standards would apply to the subject properties.

As part of the requirements for rezoning, and in accordance with the neighbourhood plan water servicing policies (Sections 4.3.1 and 4.3.2) and Board Policy B1.21, the applicant has addressed the following policies:

- The proposed development has identified adequate potable water supply (initially through groundwater supply via Wallbrook well field with future considerations through the Englishman River Water Service system);

- At the time of subdivision, the development must provide a proof of a proven and sustainable potable water supply in accordance with “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”;
- The proposed development has demonstrated how water supply will be provided in a phased manner and may include groundwater sources and Englishman River Water Service supply.

Additional information concerning the phasing of development will be provided at the time of introducing the Phased Development Agreement Bylaw.

Applications Review & PDA Implications

It was anticipated that the amendment bylaws and the Phased Development Agreement would be introduced concurrently in November of 2013, pending the submission and review of the PDA and related legal instruments. At this time, there remain some critical items under discussion with regard to the PDA terms as drafted. The following highlights some of the key issues to be resolved:

- The timing of dedication of regional park;
- Securing amenity contributions as contemplated in the neighbourhood plans; and,
- Legal mechanisms for amendments to the PDA, expiry of the PDA, and transfer of title.

Further negotiations and review of the PDA are required to resolve these matters and ensure the PDA includes clear and certain milestones for the provision of amenities and the advancement of development phasing. Staff are actively working with the applicant to negotiate these terms and finalize the PDA for public consumption and Ministerial consideration in accordance with the neighbourhood plan policies and statutory requirements. Since the draft PDA was submitted staff have met three times with the applicant and provided detailed comments on the PDA and have made significant progress towards resolution on the PDA. We anticipate these items will be resolved shortly which would facilitate the Board’s consideration in December 2013.

Public Consultation Implications

A Public Information Meeting was held on September 23, 2013 at Nanoose Place Community Centre and approximately 230 members of the public were in attendance. The applicant provided an overview presentation of the proposed developments and the public had an opportunity to view display materials, read the draft amendment bylaws and ask questions about the proposals (see Attachment 2 - for a Summary of the Public Information Meeting). The majority of comments were supportive of the proposed development.

At the PIM, staff informed the public of correspondence received by the Board at its August 27, 2013 from the Ministry of Transportation and Infrastructure (MOTI) confirming its commitment to maintain, repair and rehabilitate constructed sidewalks that are situated, with MOTI approvals, in the road rights-of-way within existing Fairwinds and the proposed Lakes District and Schooner Cove neighbourhoods.

A public hearing for the proposed amendment bylaws will be scheduled concurrently with the Public Hearing for the Phased Development Agreement which is also proposed in relation to these developments. Staff will continue to work with the applicant to resolve the remaining issues to be negotiated in order to finalize the PDA and proceed with scheduling the statutory hearing.

Sustainability Implications

The proposed land use and servicing standards amendments reflect the vision of the Lakes District and Schooner Cove neighbourhood plans and address many sustainability objectives of these plans including:

- Directing new development to an existing urban growth centre;
- Providing a range of housing types and densities;
- Providing opportunities for locally-serving commercial services and places of employment;
- Providing recreational, educational and community facilities;
- Establishing parks, trails and open space to meet the long term needs of the community;
- Planning for a compact neighbourhood (in Schooner Cove) where residential uses are located in close proximity to commercial services;
- Encouraging walking with an interconnected system of sidewalks, pathways, parks and trails;
- Protecting environmentally sensitive areas and features in the local landscape.

Inter-governmental Implications

Staff will continue to work with the Ministry of Transportation and Infrastructure to collaboratively review any matters in the PDA which pertain to both Regional District and MOTI jurisdictions, such as stormwater management, for which the RDN intends to establish a service area to reflect the rainwater management policies of the neighbourhood plan. The applicant is also proposing project specific street standards as envisioned in the neighbourhood plans. These standards are characteristic of a more urban type development and they reflect sustainable principles in road design such as minimizing the paved portions within road rights-of-ways and including sidewalks for safer pedestrian mobility. The street standards will be formally considered and approved through the subdivision process by the Ministry of Transportation and Infrastructure.

Once the PDA draft has been finalized it will require approval from the Inspector of Municipalities for the proposed twenty year term, which exceeds the term (ten years) for which the Regional Board may approve a Phased Development Agreement.

SUMMARY/CONCLUSIONS

In August 2013, staff provided an update to the Board on the progress of the zoning amendment application reviews for Lakes District and Schooner Cove. Following this update, a Public Information Meeting was held on September 23, 2013 and approximately 230 members of the public attended. The proposed zoning amendment bylaws for Lakes District and Schooner Cove (500.384 and 500.385) and the community servicing standards amendment bylaw (500.388) are being introduced for first and second reading in accordance with the tentative applications timeline provided to the Board in August 2013.

It was anticipated that the amendment bylaws and Phased Development Agreement would be introduced concurrently in November of 2013, pending the submission and review of the PDA and related legal instruments. Further negotiations and review of the PDA are required to resolve the remaining issues regarding the project phasing and the provision of community amenities such as regional park dedication. Staff have reviewed and provided detailed comments on the draft PDA and are actively working with the applicant to negotiate the terms of the Agreement in order to finalize the PDA Bylaw for public consumption and Ministerial consideration in accordance with the Neighbourhood

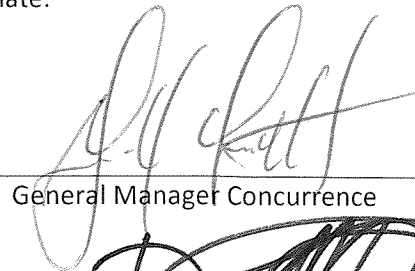
Plan policies and statutory requirements. It is anticipated that these items will be finalized shortly and the PDA is tentatively scheduled to be considered at the November 26, 2013 Board meeting. Should the Board give readings to the PDA bylaw, the public hearing for the zoning amendments and the PDA will be scheduled concurrently. It is anticipated the public hearing will be scheduled in December 2013.

RECOMMENDATION

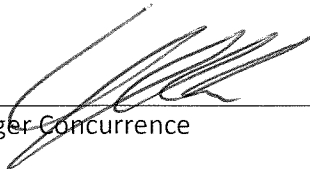
1. That the Summary of the Public Information Meeting held on September 23, 2013, be received.
2. That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.384, 2013" be introduced and read two times.
3. That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw 500.385, 2013" be introduced and read two times.
4. That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw 500.388, 2013", be introduced and read two times.
5. That the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaws No. 500.384, 500.385, and 500.388", be scheduled concurrently with the Public Hearing for the Regional District of Nanaimo/Fairwinds Phased Development Agreement, and that the Public Hearing be chaired by Director Holme or his alternate.



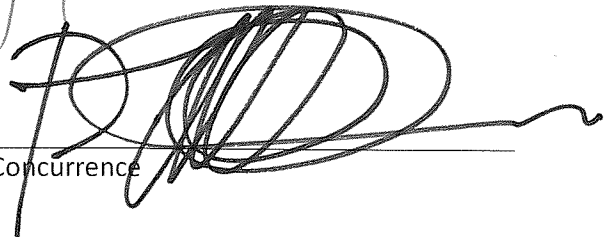
Report Writer



General Manager Concurrence



Manager Concurrence



CAO Concurrence

Attachment 1 - Tentative Timeline for Zoning Amendment Applications

Project Task	Tentative Timeframe	Resources
Initial Application Submission & Review	July – October 2012	Applicant/RDN
Revised Application Submission & Review	December 2012 – May 2013	Applicant/RDN
Agency Referrals	October 2012 – June 2013	RDN/External Agencies
First Nations Outreach	May – July 2013 (On-going in November 2013)	Applicant/RDN
Public Open House	June 26, 2013	Applicant-led
Progress Report to RDN Board	July 2013	RDN
Integrated Stormwater Management Plan and Service Area Implications Review	July – August 2013 (Completed Oct. 31, 2013)	Review by Independent Consultant
Progress Report to RDN Board	August 2013	RDN
Phased Development Agreement (PDA) Draft & Review	PDA submitted on Oct. 8, 2013	Applicant/RDN
Public Information Meeting	Meeting held on Sept. 23, 2013	RDN-led
Zoning Amendment Bylaws introduced for 1 st and 2 nd Reading	November 12, 2013	RDN
PDA Bylaw introduced for 1 st and 2 nd Reading	November 26, 2013	RDN
Public Hearing on Zoning Amendment Bylaws and PDAs	December 2013	RDN
Zoning Amendment Bylaw considered for 3 rd Reading	Subject to Board approval	RDN
Legal & Statutory Approvals by Provincial Ministries	Ministerial approval process 2014 (the proposed twenty year PDA term requires Provincial approval)	RDN/Provincial Ministries
Zoning Amendment Bylaw considered for 4 th Reading/Adoption & PDA signed	Subject to Board approval	RDN

Attachment 2 – Summary of the Public Information Meeting

Summary of the Public Information Meeting Held at Nanoose Place Community Centre 2925 Northwest Bay Road, Nanoose Bay on September 23, 2013 at 6:30 pm Zoning Amendment Applications No. PL2012-096 & PL2012-097 Lakes District & Schooner Cove

Note: this summary of the meeting is not a verbatim recording of the proceedings, but is intended to summarize the comments and questions of those in attendance at the Public Information Meeting.

There were approximately 230 members of the public in attendance at this meeting.

Present for the Regional District of Nanaimo:

Director George Holme, Electoral Area 'E' (the Chair)
Director Stanhope, Chairperson for the Regional District of Nanaimo
Geoff Garbutt, General Manager of Strategic & Community Development
Tom Osborne, General Manager of Recreation and Parks
Jeremy Holm, Manager of Current Planning
Mike Donnelly, Manager of Water Services
Lainya Rowett, Senior Planner
Tyler Brown, Planner
Robert Stover, Planning Technician
Nicole Hewitt, Recording Secretary

Present for the Applicant:

Paul Fenske, Agent, Ekistics Town Planning
Jeanette Elmore, Ekistics Town Planning
Russell Tibbles, Bentall Kennedy, representing the property owner
Rob Warren, Kerr Wood Leidel Consulting Engineers

The Chair opened the meeting at 6:42 pm, outlined the evening's agenda, and introduced the RDN staff and the applicant's agents in attendance.

The Chair stated the purpose of the Public Information Meeting and asked the Senior Planner to provide background information concerning the development applications.

The Senior Planner, Lainya Rowett, provided a brief summary of the proposed zoning amendments, supporting documents provided by the applicant, and the application process. She noted that a tentative Public Hearing date had been set for November 25, 2013.

The Chair invited the applicant to give a presentation of the development proposal.

The applicant's agent, Paul Fenske of Ekistics Town Planning, provided an overview of the proposals for the phased development of Lakes District and Schooner Cove.

Following the presentation, the Chair invited questions and comments from the audience.

Peter Law, 3370 Redden Road, asked where the water supply will be coming from and who will be paying for it.

Mike Donnelly, Manager of Water Services stated that the first phase of water supply will come from property owner's well field, and the subsequent phases of development will be supplied by the Englishman River Watershed System (ERWS). The first phase of water supply will be paid for by the developer, and in subsequent phases the developer will pay for their portion through development cost charges (DCCs).

Mr. Law also asked what the RDN will do to monitor environmental concerns.

Geoff Garbutt, General Manager of Strategic & Community Development explained that environmental monitoring will be addressed in accordance with the policies in Section 6.4 of the Neighbourhood Plan.

Douglas Babcock, 3439 Simmons Place, expressed his frustration that the project is taking too long. He supports the development and feels that it will stimulate the economy and should be allowed to proceed.

Bruce McKnight, 3820 Amberwood Lane, supports the plan and wants the application process completed.

Gerry Thompson, 3265 Huntington Place, President of Fairwinds Community Association, said the FCA has reviewed the proposed zoning regulations and supports them. He acknowledged the efforts of the Regional District and the applicant, and expressed the FCA's desire to conclude the public process and obtain approvals in 2013. He provided a written submission in support of the application.

Bill Crarer, 2107 Scottvale Place, expressed frustration with the length of the application process and said he supports the proposed development.

Jean Candey, 3548 Goodrich Road, said she supports the proposed development and would like to see the application process expedited.

Mary Ellen Campbell, 3568 Goodrich Road, said she supports the proposed development and is pleased to see progress with the applications review.

Diane Michelin, 2511 Andover Road, expressed her support for the proposed development.

Sharon Seibt, 2230 Foxrun Place, expressed her support for the development proposal and applauded the applicant's efforts to keep the community informed about their development plans. She is concerned that older people are leaving the Fairwinds community because they are worried that there are no amenities to help them 'age in place'.

Ted Hornick, 2612 Andover Place, said he supports the development and wants to see the application process move quicker.

Patrick Murray, 3362 Rockhampton Road, asked for clarification on two items: 1) why there is an unpleasant odour around Dolphin Lake in relation to sewage treatment; and 2) how the existing sewage treatment plant will manage with additional development as proposed.

Mike Donnelly, Manager of Water Services, explained that the existing plant is underutilized and is therefore not operating efficiently which results in the odour problems. When the capacity will be utilized more, the odours will be more effectively handled. Also, the plant is currently operating at a primary treatment level but will be upgraded to secondary treatment which will result in improvements.

Mr. Murray also expressed interest in golf cart access from the Fairwinds Clubhouse, as it is not currently legal to drive golf carts on the road. He said he would like to see golf cart lanes in the new development.

Barb Giese, 3484 Simmons Place, said she has resided in Fairwinds for twenty-one years and would like to stay in the community rather than move to Nanaimo or Victoria. She supports the proposed development.

Ken Carey, 2394 Green Isle Place, said he moved to the community three years ago and supports the proposed development. He submitted a letter of support.

Cathy Carey, 2394 Green Isle Place, said she supports the proposed development and requests the application process be expedited.

Ian Maxwell, 3442 Sinclair Place, said he has enjoyed living in Fairwinds for thirteen years and supports the proposed development.

Pam Straka, 2064 Radford Place, said the community has been in limbo for five years since the neighbourhood planning process began. She supports the proposed development and wants to see it move forward to create a complete community in Fairwinds.

Shirley Vaux, 3230 Huntington Place, said she is a Board member of the Fairwinds Community Association, and she encourages the Regional District to move forward with these applications.

Wayne Newhouse, 2252 Chelsea Place, said he completely supports the applications.

Clifford Hinton, 2524 Andover Road, said he moved to Fairwinds to 'age in place' and he supports the proposed development. He is pleased the project is moving forward but worries it will take too long.

Tony Ransom, 2460 Ainsley Place, said he has lived in the community for thirteen years and he supports the development plans. He is concerned about implementation of the neighbourhood plan objectives and how the Phased Development Agreement (PDA) will enforce implementation.

Geoff Garbutt, General Manager of Strategic & Community Development, explained that the PDA will include specific information and reflect negotiations with the applicant. The Regional District is in discussions with the applicant to address enforcement and resolution in the PDA, which is proposed to be a twenty-year agreement. The specific details of the PDA will be finalized prior to a Public Hearing.

Mel Spotswood, 3240 Huntington Place, explained that he owns two properties in Fairwinds and feels that the Fairwinds community has been negatively impacted by changes in the economy and the slow pace of the application process. He indicated his support for the proposed development. He also asked why the water supply in Englishman River gets shorter this time of year and what the Regional District's contingency plan is for water supply.

Mike Donnelly, Manager of Water Services, explained that the long term water supply is built to store water during the dry times, it also supports the fisheries. Climate change may affect water supply, so this has been factored into storage capacity. He explained how the RDN's aquifer storage and recovery test project is the 2nd one in Canada; treated water is injected into the aquifer in winter months to enhance water supply in the summer.

Randy Dunville, 3361 Rockhampton Road, expressed his support for the proposed development. He asked what issues remained to be resolved.

Geoff Garbutt, General Manager of Strategic & Community Development, explained that the main issues have been addressed and the remaining issues such as servicing standards and park phasing are being discussed and the details are yet to be finalized in the PDA. One item that has been resolved, the RDN Board has received correspondence from the Ministry of Transportation and Infrastructure confirming that the Ministry will take on maintenance of sidewalks within existing Fairwinds community and within the new development. At UBCM, RDN Directors met with Ministry staff to confirm responsibility of sidewalks within Fairwinds.

David Hall, 3061 Anchor Way, said he is a new resident in Fairwinds, and to new Canada. He is asked why the Lakes District land use plan shows mixed use development to be zoned adjacent to a residential area. He lives across the street from the mixed use site and is concerned about the height of the buildings and the types of commercial uses that will be permitted.

Paul Fenske, Ekistics Town Planning, explained how the previous community plan, OCP, identified the site for town centre development but it was never developed, and Red Gap is now the commercial centre in Nanoose. The majority of the proposed commercial development is located in Schooner Cove and the Lakes District site has been scaled back to locally-serving commercial services and mixed use. The mixed use site is also located within Phase 4 which likely won't be developed for ten to fifteen years. The maximum permitted height is five storeys, and there may be opportunity for public notification at the development stage.

Geoff Garbutt, General Manager of Strategic & Community Development, clarified that if no variances are proposed at the time of Development Permit then there should not be public notification at that time.

Peter Law, 3417 Carmichael Road, commented on the neighbourhood plan policy concerning the transfer of stormwater authority to local government, and asked what impact this would have on taxpayers.

Geoff Garbutt, General Manager of Strategic & Community Development, explained that a stormwater management service area would be established for Lakes District and Schooner Cove and funded by the owners of the new development who benefit from the service, not the existing Fairwinds owners.

Mr. Law also asked about the implementation of the plan policies concerning the protection of hydrology in Lakes District, in particular, if there will be monitoring objectives established for Enos Basin.

Rob Warren, Kerr Wood Leidel Consulting Engineers, explained that a monitoring program, an adaptive management system, will be outlined in the Integrated Stormwater Management Plan (ISMP) with the intent that if monitoring shows the system is not working it will be adapted. The final document of the ISMP has not yet been provided to the RDN or made publicly available.

Bob Rogers, 1578 Arbutus Lane, said he is not a resident of Fairwinds but lives in Nanoose and fully supports the proposed development.

John Logan, 3324 Rockhampton Road, explained that he previously lived within a phased development which did not succeed or complete, and he doesn't want to see the same result here. He supports the proposed development and wants to see it move forward.

Parker Hedges, 3483 Tyee Crescent, expressed his support for the proposed development and he asked if it would be possible for existing properties (Tyee/Blueback residents) on septic systems to connect to the community sewer system which will be extended for the proposed development.

Geoff Garbutt, General Manager of Strategic & Community Development, said he would have to refer his question to Sean DePol, Manager of Wastewater Services, who was not in attendance, and that staff could provide his contact information.

The Chair asked if there were any further questions or comments.

There being no further submissions, the Chair thanked those in attendance and announced that the

Public Information Meeting was closed.

The meeting was concluded at 8:00 pm.

Certified true and accurate this 22nd day of October, 2013.

Nicole Hewitt
Recording Secretary

Attachment 3 - Amendment Bylaw 500.384

(Provided as a Separate Attachment)

Attachment 4 – Amendment Bylaw 500.385

(Provided as a Separate Attachment)

Attachment 5 – Amendment Bylaw 500.388

(Provided as a Separate Attachment)