
FOR THE **REGULAR MEETING** OF CITY COUNCIL
TO BE HELD ON **TUESDAY, APRIL 11, 2017 AT 6:00 P.M.**
IN THE **COUNCIL CHAMBER**, TOM DAVIES SQUARE

ADDENDUM (RESOLUTION PREPARED)

(Two-thirds Majority Required to Deal with the Addendum)

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

ROUTINE MANAGEMENT REPORTS

ADD-1 Report dated April 10, 2017 from the General Manager of Growth and Infrastructure regarding 1232252 Ontario Inc. – Application to amend a draft approved plan of subdivision, PIN 73580-0576, Lot 1, Concession 4, Township of McKim (Silver Hills Subdivision, Sudbury).

(RESOLUTION PREPARED)

(This application is for an amendment to the draft approved plan of subdivision – Silver Hills, Sudbury.)

Referred from the Planning Committee meeting of April 10, 2017.

(Next Agenda Item: **CIVIC PETITIONS**)


Request for Decision PLANNING COMMITTEE

| Type of Decision | | | | | |
|--------------------|---------------------------------------|-----|-----------------------------|----------------|--------------------------|
| Meeting Date | April 10, 2017 | | | Report Date | March 14, 2017 |
| Decision Requested | <input checked="" type="checkbox"/> x | Yes | <input type="checkbox"/> No | Direction Only | <input type="checkbox"/> |

| Report Title |
|--|
| 1232252 Ontario Inc. - Application to amend a draft approved plan of subdivision, PIN 73580-0576, Lot 1, Concession 4, Township of McKim (Silver Hills Subdivision, Sudbury) |

| Section Review | Division Review | Department Review |
|--|---|--|
|  Eric Taylor, Manager of Development Approvals |  Jason Ferrigan, Director of Planning Services |  Tony Cecutti, General Manager of Growth and Infrastructure |

| Budget Impact | |
|---------------------------------|---|
| <input type="checkbox"/> | This report has been reviewed by the Finance Division and the funding source has been identified. |
| | |
| <input type="checkbox"/> | Background Attached |
| Recommended by the Department | |
| Report Prepared By: | File # |
| Glen Ferguson Senior Planner | 780-6/11004 |

| Resolution | |
|--|----------------------|
| <p>THAT the City of Greater Sudbury's delegated official be directed to amend the conditions forming the draft approval on those lands described as PIN 73580-0576, Lot 1, Concession 4, Township of McKim, File # 780-6/11004, as follows:</p> <ol style="list-style-type: none"> That the first paragraph in Condition #1 be deleted and replaced with the following: "1. That this draft approval applies to the draft plan of subdivision of PIN 73580-0576, Lot 1, Concession 4, Township of McKim, as shown on a plan of subdivision prepared by R.V. Anderson Associates Ltd. and dated December 6, 2016 and redlined as follows:" | |
| <input checked="" type="checkbox"/> X | Resolution Continued |
| Recommended by the C.A.O. | |
|  Ed Archer Chief Administrative Officer | |

Date: March 14, 2017

Resolution Cont'd

2. That the reference in Condition to #1b. to "Block 112" be deleted and replaced with "Lot 118";
3. That the reference in Condition #1c. to "Block 112" be deleted and replaced with "Lot 115";
4. That Condition #1d. be amended to insert after "separate block" the following "for storm water management purposes and";
5. That Condition #15 be amended to insert after "maximum of 30 single" the following "or-semi-detached".
6. That a new Condition #1e. be added as follows:

"1e. That the plan be revised to include a pedestrian walkway block to be transferred to the City, extending from "Street C" to Lot 118 in a location and configuration to the satisfaction of the Director of Planning Services."

STAFF REPORT

Applicant:

1232252 Ontario Inc.

Location:

PIN 73580-0576, Lot 1, Concession 4, Township of McKim (Silver Hills Subdivision, Sudbury)

Application:

To amend the existing draft approved plan of subdivision and update where necessary those conditions forming the draft approval applicable to the subject lands.

Proposal:

The proposed amendment to the existing draft approved subdivision is being sought in order to create public road frontage for four lots onto a new "Street D" as depicted in the submitted plan.

Departmental & Agency Circulation:

Building Services, Development Engineering, Drainage, Environmental Planning Initiatives, the Nickel District Conservation Authority and Operations have each advised that they have no concerns from their respective areas of interest.

Roads have noted that there is a new "Street D" on the submitted sketch and a connection between the new "Street D" and "Street C" is recommended in order to prevent the creation of an additional municipally-owned cul-de-sac.

Date: March 14, 2017

Active Transportation has also indicated that a continuous sidewalk on the east and north side of "Street C" and "Street D" respectively should be provided in order to enable safe access for pedestrians and transit users between Silver Hills Drive and the future development. Planning staff note that Condition 20 currently includes that all streets be constructed with sidewalks. This will also apply to the new Street D. Active Transportation is also recommending an amendment to Condition #11 in order to incorporate transportation demand management best practices into the Traffic Impact Study.

Planning Considerations:

The City received a request from 1232252 Ontario Inc. on January 18, 2017, to amend the existing draft approved plan of subdivision on those lands described as PIN 73580-0576, Lot 1, Concession 4, Township of McKim. The amendment seeks to add a new "Street D" in the form of a cul-de-sac, which is intended to establish public road frontage for four lots which would then be accessed from Silver Hills Drive to the west. The plan of subdivision was draft approved initially on March 27, 2013 for a total of 45 single-detached residential lots, 63 semi-detached residential lots and two blocks of land for medium density residential development including 112 townhouse dwelling units and 480 multiple dwelling units. The owner also recently rezoned a north-easterly part of the subject lands to add a retirement home and long-term care facility as permitted uses on this portion of the lands (File # 751-6/15-25). Staff has circulated the application to relevant agencies and departments for comment and is bringing forward this report to amend the existing draft approved plan of subdivision.

Staff notes that the concept plan originally submitted and considered by Planning Committee and Council contemplated a private driveway access from Silver Hills Drive eastward into this portion of the development. The concept plan that was considered by Planning Committee at the public hearing on June 25, 2012 is attached to this report for reference purposes. The rezoning considered by Planning Committee on March 7, 2016 to add a retirement home and long-term care facility as permitted uses also remained in general keeping with the general concept plan. The concept plan that was considered when the lands were recently rezoned is also attached to this report for reference purposes.

The amendment would result in public road frontage being established along a new "Street D" with four individual lots of land having access to "Street D." Planning Staff is supportive of the requested change and note that the overall general concept for developing this portion of the subject lands remained intact. The current draft approved plan and proposed revised plan are also attached to this report for reference purposes.

Staff notes that the Official Plan does not contain policies preventing cul-de-sacs in this location. Section 14.2 of the Official Plan, respecting Community Design, provides that, to the extent possible, Living Area will be connected through the use of open space corridors, trails, sidewalks and streets so that neighbourhoods and schools are linked and interaction is facilitated. In order to facilitate connectivity, planning staff recommend that the plan be red-lined to include a pedestrian walkway block at the end of Street C extending to Lot 118. The design and location of a walkway on Lot 118 will be finalized at the site planning stage for Lot 118, providing a connection to Street D.

It is noted that Roads are requesting that the new "Street D" be connected to existing draft-approved "Street C." Should Planning Committee want to have a road connection made between the above noted streets it would be necessary to amend the recommendation set out in this report to account for the municipal street connection as opposed to a cul-de-sac and walkway block. The same approach would apply should Planning Committee want to amend Condition #11 in order to address the comments provided by Active Transportation.

Staff would finally also note for the information of the owner that the proposed revised plan continues to depict a 22 m (72.18 ft) right-of-way along Silver Hills Drive whereas Condition #18 requires a width of said right-of-way of 23 m (75.46 ft).

Date: March 14, 2017

Summary:

The Planning Services Division has reviewed the request to amend the existing draft approved subdivision in order to create public road frontage for four lots onto a new "Street D" as depicted in the submitted plan. The request was also circulated to relevant agencies and departments for comment and comments from each are summarized accordingly in this report. Appropriate changes where identified have been included in the resolution portion of this report and will now form part of the draft plan approval if approved by Council.

The Planning Services Division therefore recommends that the City's delegated official be directed to amend the plan of subdivision and amend the conditions forming the draft approval accordingly on those lands described as PIN 73580-0576, Lot 1, Concession 4, Township of McKim, File # 780-6/11004, subject to the changes noted in the resolution portion of this report.

Appendix 1

Departmental & Agency Comments

File: 780-6/11004

**RE: Application for Re-drafting of a Draft Approved Plan of Subdivision –
1232252 Ontario Inc. – PIN 73580-0576, Lot 1, Concession 4, Township of
McKim (Silver Hills Subdivision, Sudbury)**

Roads

We note that there is a new road on the supplied drawing identified as Street D. We will require a connection between Street D and Street C, so that no cul-de-sacs are created.

Active Transportation

Provide a continuous sidewalk on the east and north side of Streets C and D to enable safe access for pedestrians and transit users between Silver Hills Drive and the future development.

Provide a direct sidewalk connection from Lot 118 to Silver Hills Drive.

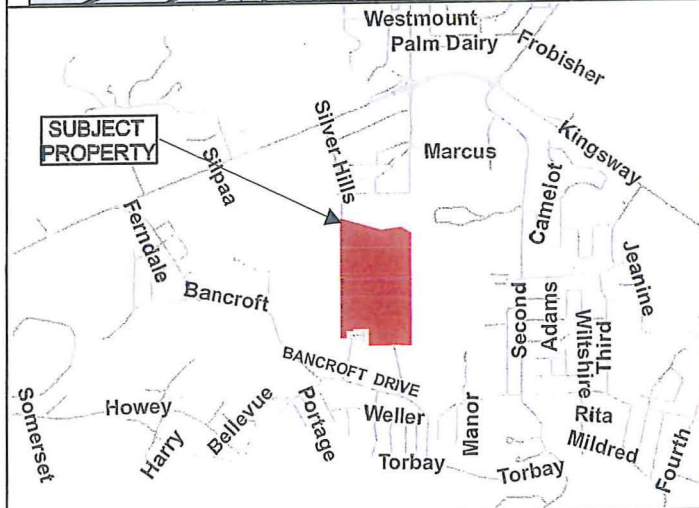
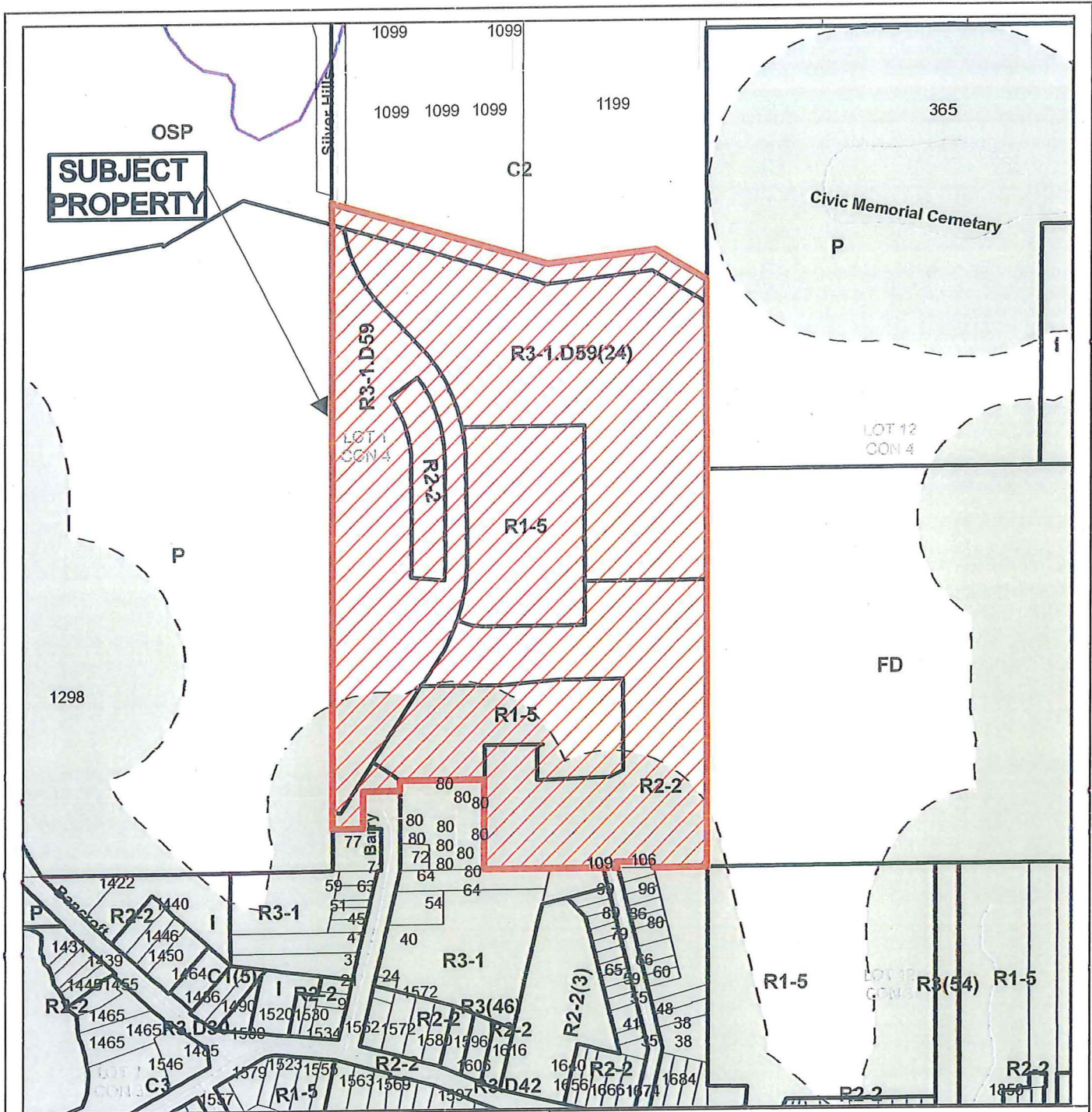
Modify Condition #11 to read as follows:

That the applicant incorporate Transportation Demand Management best practices into the Traffic Impact Study to illustrate how the site will consider and support alternative access for modes other than vehicular traffic and agree to undertake any improvements on upgrading the transportation network identified in the study to satisfaction of the General Manager of Growth and Infrastructure.

Development Engineering

With the addition of the new cul-de-sac, Street 'D' in proximity to the proposed cul-de-sac, Street 'C', and the proposed usage on Street 'D' as a senior's care facility, it may be prudent during the design phase of the subdivision for the owner to consider looping the watermain between these culs-de-sac. This would act to ensure supply of water in the case of any break that may occur in the main on Street 'D'.

Source Protection Plan Map



Growth and Development Department

Subject Property being PIN 73580-0576,
Lot 1, Con 4, Twp of McKim, Sudbury,
City of Greater Sudbury

SPP:
Ramsey IPZ3

Sketch 1
NTS

751-6/11-13 & 780-6/11004
Date: 2017 03 16

**COUNCIL'S CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL PLAN
FOR REGISTRATION OF THE SUBJECT SUBDIVISION ARE AS FOLLOWS:**

1. That this draft approval applies to the draft plan of subdivision of PIN 73580-0576, Lot 1, Concession 4, Township of McKim, as shown on a plan of subdivision prepared by R.V. Anderson Associates Ltd. and dated August 3, 2011 and redlined as follows:
 - a. That the location of Block 111 be finalized in a location and configuration to the satisfaction of the Directors of Leisure and Planning Services;
 - b. That Block 112 be revised to include a separate park block in a location and configuration that is to the satisfaction of Directors of Leisure and Planning Services; and,
 - c. That Block 113 be revised to include the portion of the walking trail which is currently shown on Block 112 to the satisfaction of the Directors of Leisure and Planning Services; and,
 - d. That Block 114 be revised to include a separate block for the portion of the walking trail which is currently shown at the south end of Block 114 to the satisfaction of the Directors of Leisure and Planning Services.
2. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Municipality and held in trust by the Municipality until required for future road allowances or the development of adjacent land.
3. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval.
4. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
5. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
6. That the owner/developer agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.

7. That the subdivision agreement contain provisions whereby the owner/developer agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
8. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning Services is to be advised by the General Manager of Infrastructure Services, that sufficient sewage treatment capacity and water capacity exists to service the development.
9. That this draft approval shall lapse on March 27, 2019.
10. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.
11. That the applicant finalize the Traffic Impact Study and agree to undertake any improvements on upgrading to the road network identified in the study to the satisfaction of the General Manager of Infrastructure Services.
12. That Silver Hills Drive be constructed to a collector standard with an asphalt surface width of 11 metres and sidewalks along both sides.
13. That 3.0 metres of Silver Hills Drive right-of-way will be set aside for appropriate paved bicycling infrastructure.
14. That the owner prepare a functional design for a modern roundabout at the intersection of Bancroft Drive and Bellevue Avenue/Silver Hills Drive, and agrees to participate in the cost of its construction and the construction of Silver Hills Drive from the limits of the subdivision plan south of Bancroft Drive/Bellevue Avenue in accordance with the City's cost sharing policy. The functional design shall consider the existing cycling infrastructure present on Bancroft Drive and Bellevue Avenue, and the planning cycling infrastructure on Silver Hills Drive, and safe ingress/egress and travel for cyclists through the roundabout. If a roundabout is not feasible, then a conventional signalized intersection with appropriate turn lanes will be required to the satisfaction of the General Manager of Infrastructure Services.
15. That a maximum of 30 single dwelling units or 40 multiple dwellings be permitted to use Barry Street as a temporary road connection.

16. A phasing plan shall be submitted to the City which shall address but not be limited to the phasing of servicing and road connections to the existing road network to the satisfaction of the General Manager of Growth and Development.
17. That Silver Hills Drive be constructed with traffic calming measures in accordance with the City's traffic calming policy to the satisfaction of the General Manager of Infrastructure Services.
18. The owner agrees to provide a 23 metre-wide right-of-way for Silver Hills Drive.
19. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.
20. All streets will be constructed to an urban standard, including the required curbs, gutters and sidewalks.
21. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties and show the stormwater overland flow path.

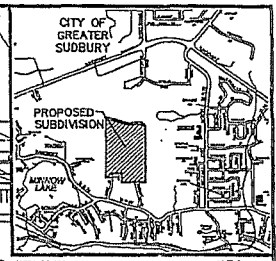
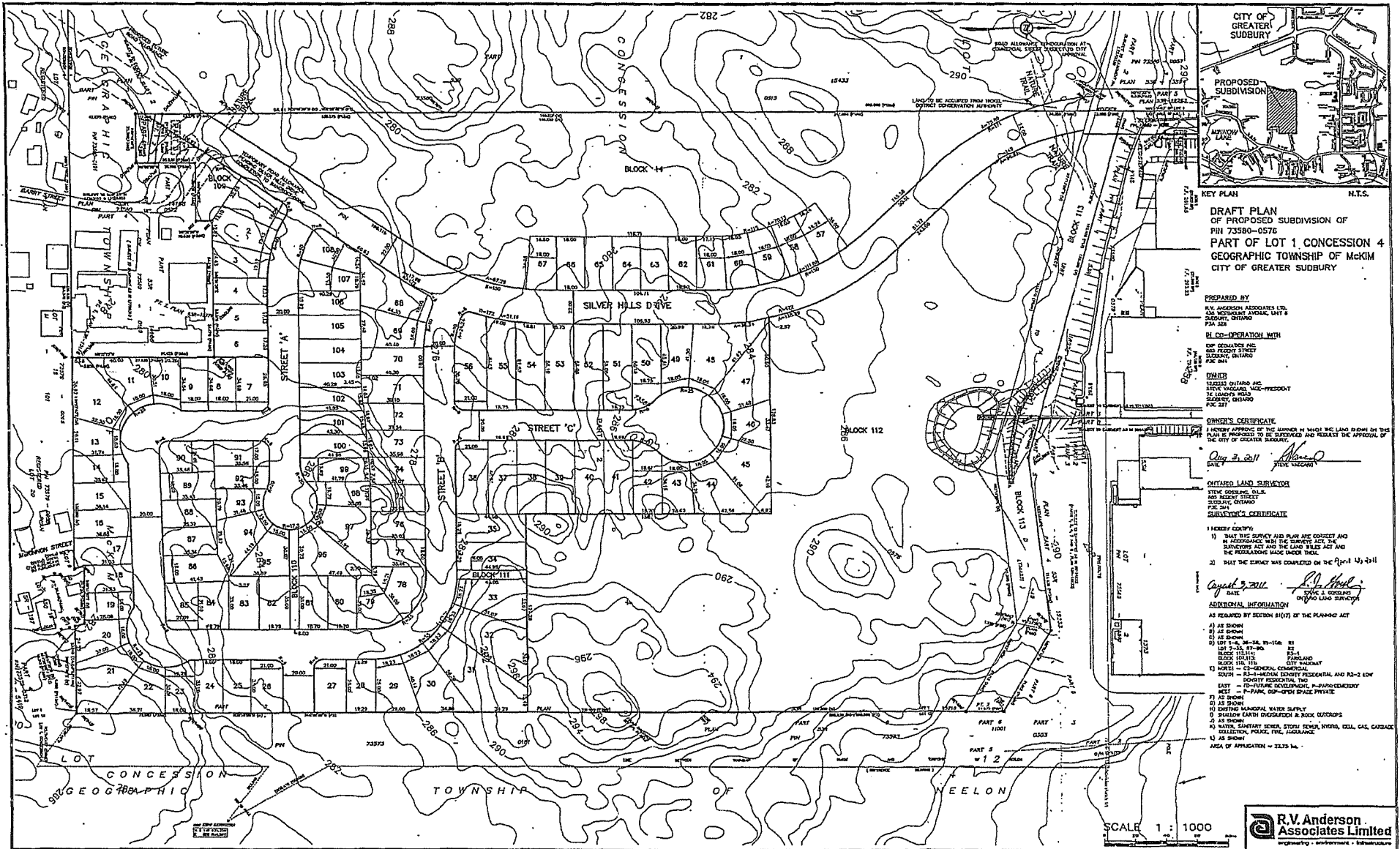
22. Prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream water courses. The report shall deal with the control of both the 1:5 year, 1:100 year, and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The Regional Storm flow path is to be set out on the plan(s). The civil engineering consultant shall meet with Development Approvals Section prior to commencing the stormwater management report.
23. The owner agrees to provide the required soils report, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
24. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and the Nickel District Conservation Authority.
25. Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
26. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated in to the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
27. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Canada Post, Vianet and Eastlink (where applicable). This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
28. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.

29. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner.
30. The owner/developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five years experience related to blasting.
31. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in his report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
32. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
 - a. Pre-blast survey of surface structures and infrastructure within affected area;
 - b. Trial blast activities;
 - c. Procedures during blasting;
 - d. Procedures for addressing blasting damage complaints;
 - e. Blast notification mechanism to adjoining residences; and,
 - f. Structural stability of exposed rock faces.
33. The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
34. Should the developer's schedule require to commence blasting and rock removal prior to the site plan agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.
35. The owner/applicant shall at their expense inform all prospective purchasers, through a clause in all agreements of purchase and sale, as to those lots identified for a potential Community Mailbox and shall indicate the proposed Community Mailbox locations.

36. The owner/applicant shall provide curb depressions at the Community Mailbox locations. These are to be 2 metres in width and no higher than 25 millimeters.
37. The Lock Box Assembly is to be supplied and installed at the owner/applicants expense. The centralized mail facility is to be installed at Canada Post standards.
38. That the owner/developer agrees to develop and construct improvements to Blueberry Hill Park to the satisfaction of the Nickel District Conservation Authority and the Director of Leisure Services. The works to be completed include but are not limited to the provision of fixed seating at the existing lookout, repair of existing trail with wood chips and additional plantings of eco-grass, white birch and white pine, and the development of 3 metre wide crushed stone bicycle/pedestrian paths where required from the new collector road to the Carmichael arena.
39. That the owner/developer agrees to convey two lots on the south side of Street A to the City and develop said lands for parks purposes in accordance with Section 51.1 of the Planning Act.
40. That the owner/developer transfer Block 113 and a portion of Blocks 112 and 114 for the trail to the City for parks purposes in accordance with Section 51.1 of the Planning Act.
41. That the owner/developer agrees to develop a 3 metre wide crushed stone bicycle/pedestrian paths from the new collector road on Block 113.
42. That the owner/developer transfer Block 109 to the City as a park block.
43. That the owner/developer agrees to identify and transfer a block of land for park purposes as shown in the final approved Leisure Development Concept in part of Block 112 to the satisfaction of the Director of Leisure Services.
44. That the street(s) shall be named to the satisfaction of the Municipality."
45. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning, provided that:
 - i) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and

- ii) all agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 46. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Development and the General Manager of Infrastructure Services.

EXISTING DRAFT APPROVED PLAN OF SUBDIVISION IN 2011



DRAFT PLAN
OF PROPOSED SUBDIVISION OF
PIN 73580-0576
PART OF LOT 1, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF McKIM
CITY OF GREATER SUDBURY

PREPARED BY
R.V. ANDERSON ASSOCIATES LTD.
1400 WESTERN AVENUE, SUITE 10
SUDBURY, ONTARIO
P3A 2A8

IN CO-OPERATION WITH
MR. J. COOPER, M.P.
1400 WESTERN AVENUE, SUITE 10
SUDBURY, ONTARIO
P3A 2A8

DRAWN BY
J. COOPER, M.P.
1400 WESTERN AVENUE, SUITE 10
SUDBURY, ONTARIO
P3A 2A8

DRAWN BY
J. COOPER, M.P.
1400 WESTERN AVENUE, SUITE 10
SUDBURY, ONTARIO
P3A 2A8

DATE
August 3, 2011

1. I HEREBY CERTIFY
1) THAT THIS SURVEY AND PLAN ARE CORRECT AND
IN ACCORDANCE WITH THE SURVEY ACT, THE
SURVEYORS ACT AND THE LAND USE ACT AND
THE REGULATIONS MADE UNDER THEM.

2) THAT THE SURVEY WAS COMPLETED ON August 3, 2011

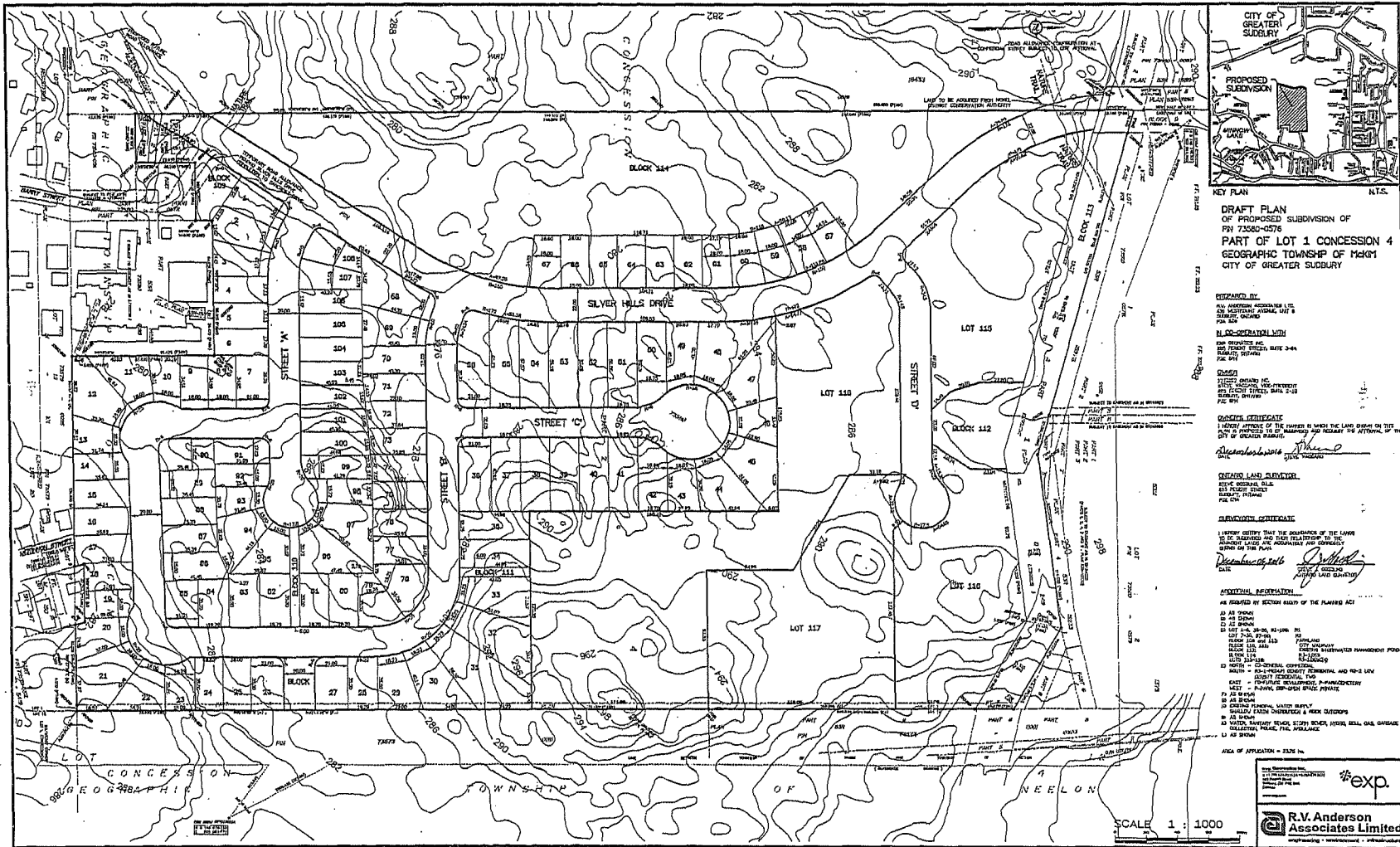
ADDITIONAL INFORMATION
AS REQUIRED BY SECTION 81(7) OF THE PLANNING ACT

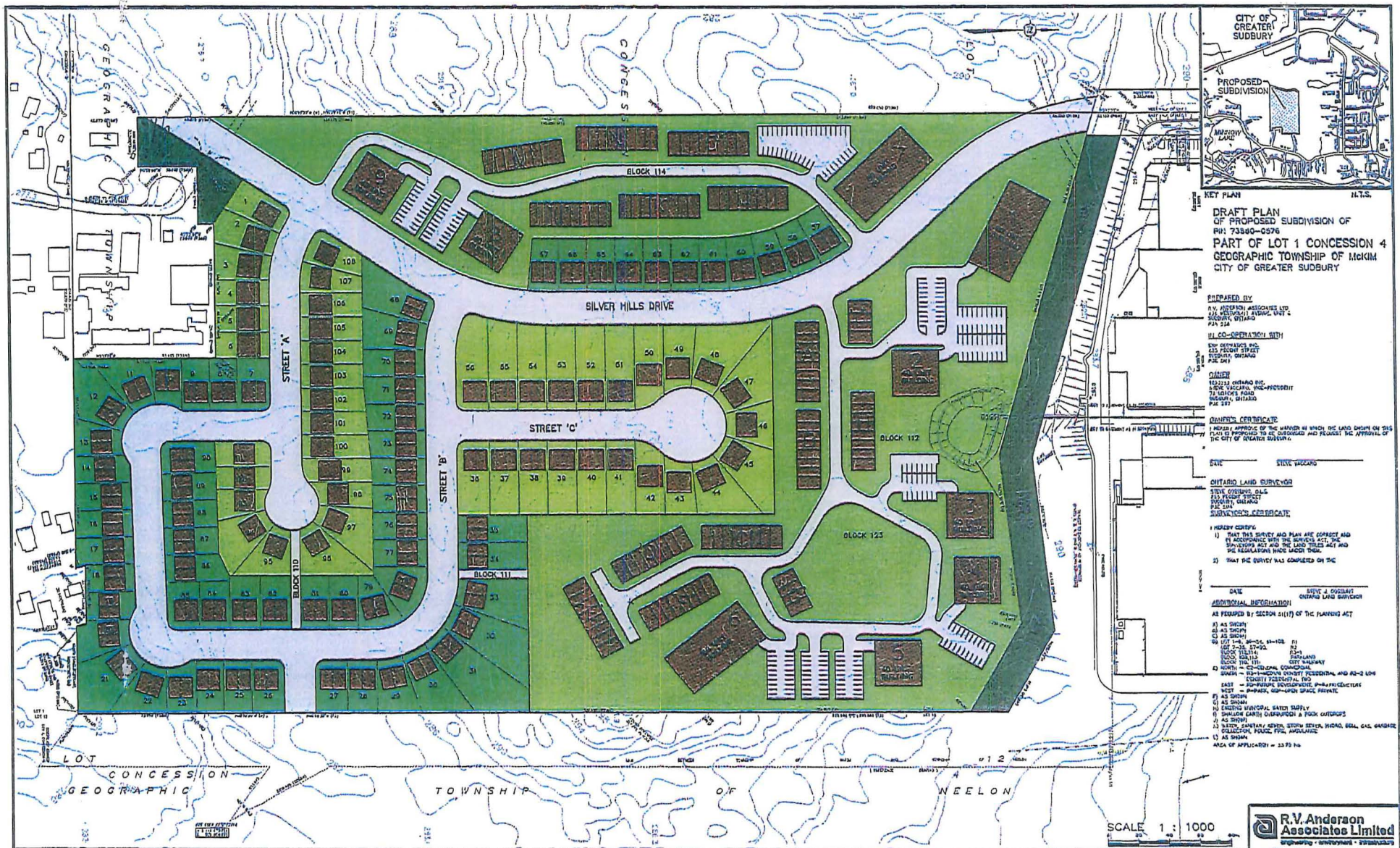
- A) AS SHOWN
- B) AS SHOWN
- C) AS SHOWN
- D) LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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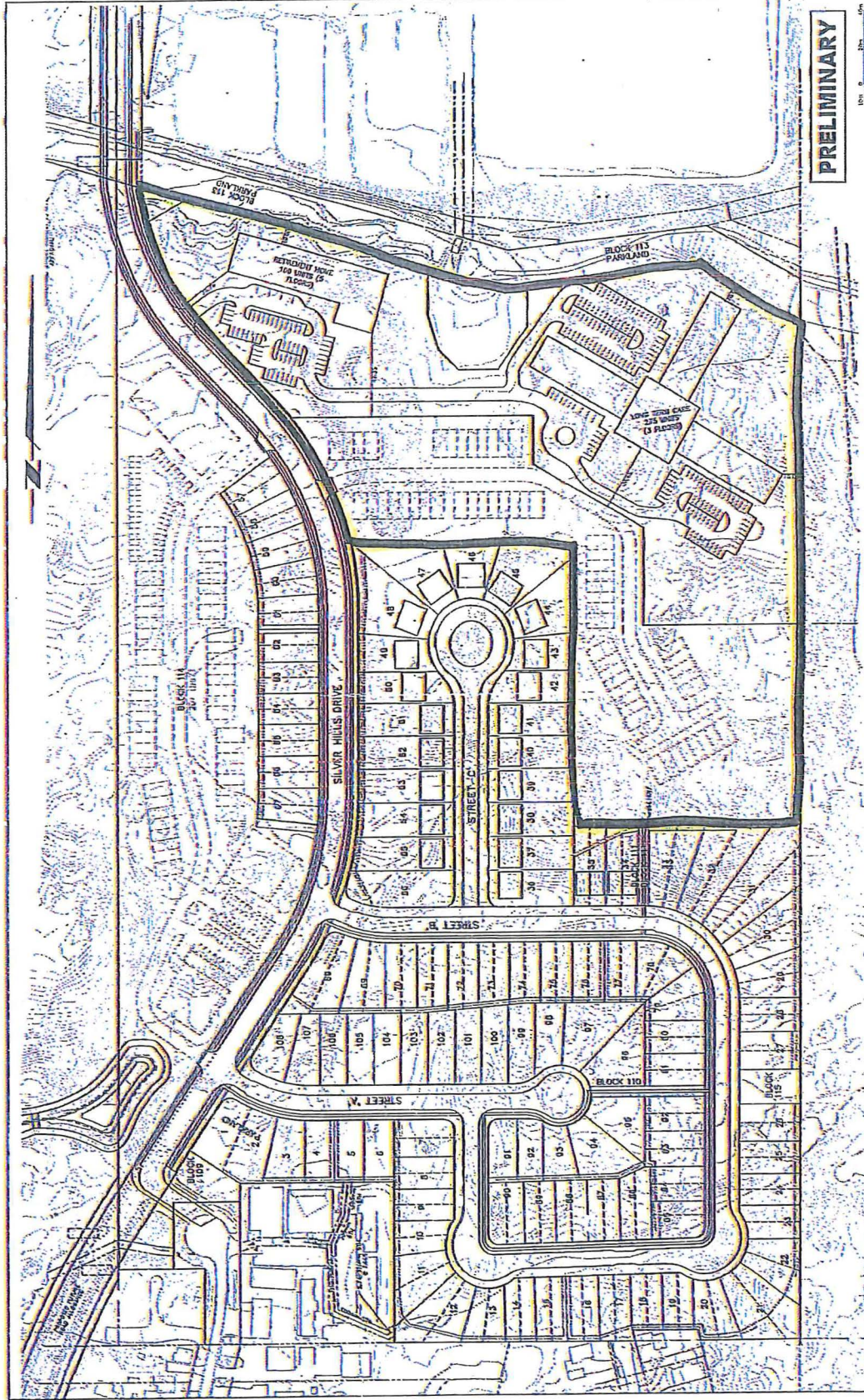


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APPROVED PLAN OF SUBDIVISION



ORIGINAL 2011
CONCEPT PLAN

AMENDED CONCEPT PLAN
PROVIDED IN 2015



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