



To: Planning Committee **Date:** April 11, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-549144
 Director of Development
Re: **Application by Kulwinder S. Kandola and Kulvir S. Uppal for Rezoning at 11951/11971 Montego Street from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)**

Staff Recommendation

That Bylaw No. 8756, for the rezoning of 11951/11971 Montego Street from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given First Reading.

Brian J. Jackson, MCIP
 Director of Development

CL:blg
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Kulwinder S. Kandola and Kulvir S. Uppal have applied to the City of Richmond for permission to rezone 11951/11971 Montego Street from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", to permit the existing duplex property to be subdivided into two (2) lots fronting Montego Street (**Attachment 1**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

The subject property is located on the northwest corner of Montego Street and No. 5 Road in the East Cambie planning area. The surrounding area contains predominantly single detached housing and two-unit dwellings mostly on large lots, with some smaller lots that have been created through rezoning and subdivision.

To the north of the subject site, is a new dwelling on a large lot zoned "Single Detached (RS1/E)" fronting No. 5 Road.

To the east, immediately across No. 5 Road, are newer dwellings fronting No. 5 Road on small lots zoned "Single Detached (RS1/A)", created through rezoning and subdivision in the mid 1990's.

To the south, immediately across the street on the southwest corner of Montego Street and No. 5 Road, is the Richmond Faith Fellowship Church on a lot zoned "Assembly (ASY)".

To the west, is an older dwelling on a large lot zoned "Single Detached (RS1/E)" at the corner of Montego Street and Aztec Street.

Related Policies & Studies

Official Community Plan (OCP) Designation

The OCP's Generalized Land Use Map designation for this property is "Neighbourhood Residential". The East Cambie Area Plan's Land Use Map designation for this property is "Residential (Single-Family only)". This redevelopment proposal is consistent with these designations.

Lot Size Policy 5454, and the Arterial Road Redevelopment Policy

The subject property is not located within a Lot Size Policy area. The subject site falls immediately adjacent to the area boundary of Lot Size Policy 5454 (adopted by Council in 1994), which permits the rezoning and subdivision of duplexes to create no more than two (2) lots (**Attachment 3**). The Lot Size Policy was amended in 2001 to remove the subject site and all other properties fronting or abutting No. 5 Road between Thorpe Road and Highway 91, due to the Arterial Road Redevelopment Policies at that time, which generally allowed for redevelopment on arterial roads using either dedicated or interim lanes secured via right-of-way (ROW) over private property for access out to arterial roads. The revised Arterial Road Redevelopment Policy approved by Council in 2006 does not designate this section of No. 5 Road for redevelopment. The subject proposal is, therefore, being considered on its own merit.

Aircraft Noise Sensitive Development Policy

The Aircraft Noise Sensitive Development (ANSD) Policy applies to the subject site, which is located within the Moderate Aircraft Noise Area (Area 3). In accordance with this Policy, all aircraft noise sensitive land uses may be considered. Prior to rezoning adoption, the applicant is required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Affordable Housing Strategy

Richmond's Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their minds prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings (i.e. \$6,104).

Flood Management

Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Background

This redevelopment proposal is to enable the creation of two (2) smaller lots (each approximately 14 m wide) from an existing large duplex-zoned lot. In recent years, the surrounding neighbourhood has undergone some redevelopment through rezoning and subdivision of duplex properties to smaller lot sizes, consistent with the Lot Size Policy, which covers all properties on Montego Street with the exception of the subject site. This redevelopment proposal is consistent with the established pattern of redevelopment in the neighbourhood.

Trees & Landscaping

A Certified Arborist’s Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses four (4) bylaw-sized trees (Trees # 1-4) and one (1) hedge (Tree # 5) on the subject site, all of which are recommended for removal.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and conducted a Visual Tree Assessment. The City’s Tree Preservation Coordinator concurs with the Arborist’s recommendations to remove all trees from the subject site on the basis of poor tree condition and structure (e.g. unstable root system, dieback in the canopy, co-dominant stems, bark inclusion, previous topping, decay, and other structural defects).

The hedge is not subject to the Tree Protection Bylaw and was not assessed by the City’s Tree Preservation Coordinator. The Certified Arborist’s Report recommends removal due to poor condition caused by blackberry suppression and the unlikelihood of recovery.

The City’s Tree Preservation Coordinator notes that the three (3) undersized City-owned street trees in the boulevard along No. 5 Road are to be retained. Tree Protection Fencing cannot be accommodated, as the trees are located in the existing concrete sidewalk.

The final Tree Retention Plan is included in **Attachment 4**.

Consistent with the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), the applicant proposes to plant a total of eight (8) replacement trees of the following minimum sizes:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	11 cm		6 m
4	9 cm		5 m
2	6 cm		3.5 m

Preliminary Landscape Plan & Architectural Elevations

The applicant has submitted a preliminary landscape plan and conceptual architectural elevation plans to illustrate how the front and exterior side yards will be enhanced and how the future corner lot interface will be treated (**Attachments 5 & 6**). The preliminary landscape plan also illustrates the proposed number, sizes, and locations of required replacement trees, the proposed concept for the new driveway crossings and for the required frontage improvements along Montego Street.

The preliminary landscape plan generally complies with the guidelines in the OCP. Prior to rezoning adoption, the applicant must submit a final Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

The proposed conceptual elevation plans are consistent with the character of new dwellings being constructed city-wide. At Building Permit stage, the final building design must comply with all City regulations.

Existing Covenant

There is currently a covenant on title that restricts the use of the property to a duplex (charge # AD250425). This covenant must be discharged by the applicant prior to rezoning adoption.

Existing Utility Right-of-Way

There is an existing 6 m wide utility right-of-way (ROW) that runs along the north property line of the subject site. The City's Engineering Division has reviewed the right-of-way (ROW) agreement, and advises that it is no longer required as there are no subsurface utilities located within it. The right-of-way (ROW) should be discharged by the applicant prior to rezoning adoption (charge # 251157C).

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Prior to rezoning adoption, the applicant is required to dedicate a 4 m x 4 m corner cut at the intersection of Montego Street and No. 5 Road.

Vehicle access is not permitted to or from No. 5 Road in accordance with Bylaw 7222.

An existing driveway crossing is currently located along the west property line of the subject site, which is shared with the adjacent property to the west at 11911 Montego Street. The applicant has attempted to discuss proposed development plans with the neighbouring property owner without success.

The City's Transportation Division requires that:

- The existing shared driveway crossing along the west property line of the subject site be maintained for the proposed west lot; and,
- That the new driveway crossing for the proposed east lot be located as far west as possible from No. 5 Road.

The final design of the driveway crossings will be determined at subdivision stage;

Subdivision

At subdivision stage, the applicant is required to:

- Enter into a standard Servicing Agreement for the design and construction of frontage improvements along the entire frontage on Montego Street. Improvements are to include, but are not limited to: curb & gutter, pavement widening, 1.5 m concrete sidewalk, min. 1.5 m grass boulevard, street trees at 9 m spacing, and street lighting. The design is to include driveway locations, water, storm and sanitary connections for each lot;
- Register a cross-access agreement over the portion of the existing shared driveway crossing located on the subject site to legitimize the existing situation, and enabling residents of 11911 Montego Street to cross over the common property line to enter and exit through the subject site; and,
- Register a restrictive covenant on title to ensure that vehicular access to the proposed corner lot is located as far west as possible from No. 5 Road.

Analysis

As mentioned previously, the surrounding neighbourhood has undergone some redevelopment through rezoning and subdivision of duplex properties to smaller lot sizes, consistent with the Lot Size Policy, which covers all properties on Montego Street with the exception of the subject site. The Lot Size Policy was amended in 2001 to remove the subject site and all other properties fronting or abutting No. 5 Road between Thorpe Road and Highway 91, due to the previous Lane Establishment and Arterial Road Redevelopment Policies. The revised Lane Establishment and Arterial Road Redevelopment Policies approved by Council in 2006, do not designate this section of No. 5 Road for redevelopment.

Although this property is located on an arterial road, the introduction of a rear lane on the west side of this block of No. 5 Road (between Woodhead Road and Montego Street) is not suitable for the following reasons:

- The configuration and shallow depth of the existing properties on the west side of this block of No. 5 Road does not allow for the introduction of a lane and the minimum depth required under existing single-family zoning to be achieved;
- The newer character of some dwellings limits the redevelopment potential of this block in the near future;

- The subject proposal, which has been reviewed by the City's Transportation division, meets the transportation objectives of the Arterial Road Redevelopment Policy as it does not result in the creation of new driveway crossings on No. 5 Road;
- The subject proposal is consistent with the City's Zoning Bylaw provisions (Section 2.3.7a) which allow duplex lots to rezone and subdivide into no more than two (2) lots, the rationale being that there is no resulting increase in unit density; and,
- The subject proposal is consistent with the pattern of redevelopment already established on Montego Street, and provides for a number of community benefits (i.e. vehicle access to and from Montego Street as opposed to No. 5 Road, frontage improvements along Montego Street, a secondary suite consistent with the Affordable Housing Strategy, and opportunities for design input into landscaping and architectural elevations along the No. 5 Road streetscape).

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large duplex-zoned lot into two (2) smaller lots complies with applicable policies and land use designations contained within the Official Community Plan (OCP), and is consistent with the direction of redevelopment established on Montego Street.

The list of rezoning considerations is included as **Attachment 7**, which has been agreed to by the applicant (signed concurrence on file).

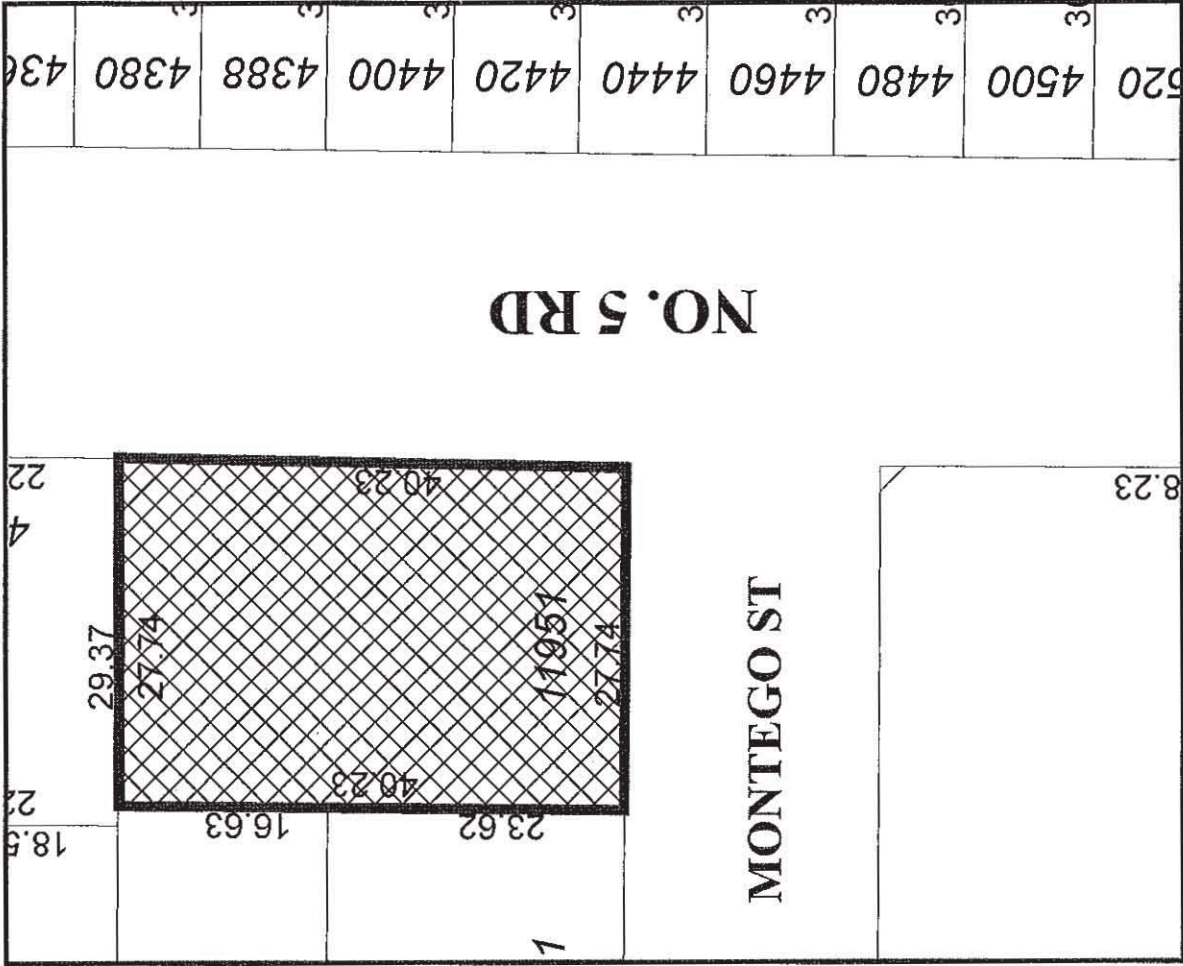
On this basis, staff recommends support for the application.



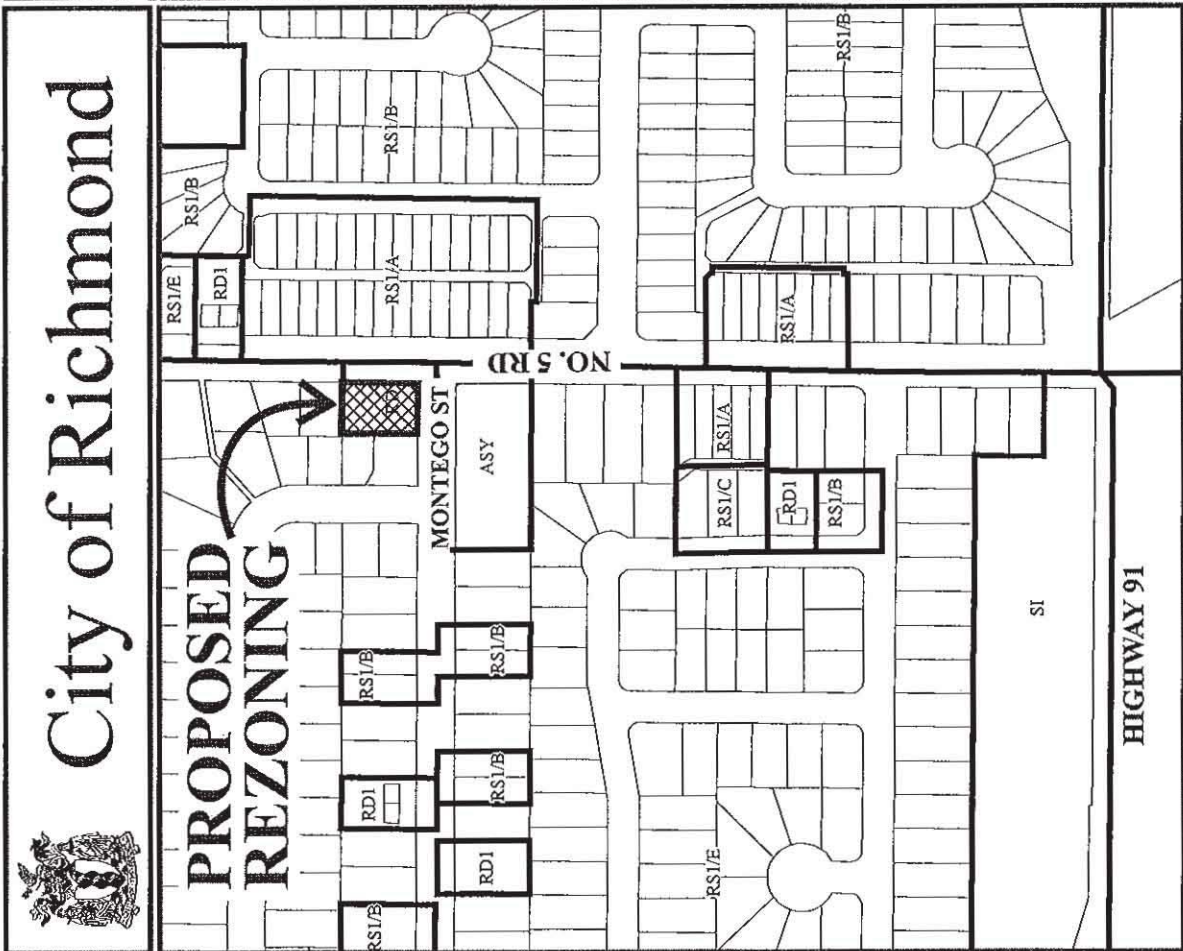
Cynthia Lussier
Planning Technician
(604-276-4106)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5454
- Attachment 4: Tree Retention Plan
- Attachment 5: Preliminary Landscape Plan (future corner lot)
- Attachment 6: Preliminary Architectural Elevations (future corner lot)
- Attachment 7: Rezoning Considerations Concurrence



Original Date: 10/13/10
 Revision Date:
 Note: Dimensions are in METRES

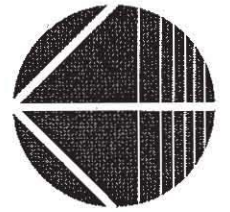


RZ 10-549144

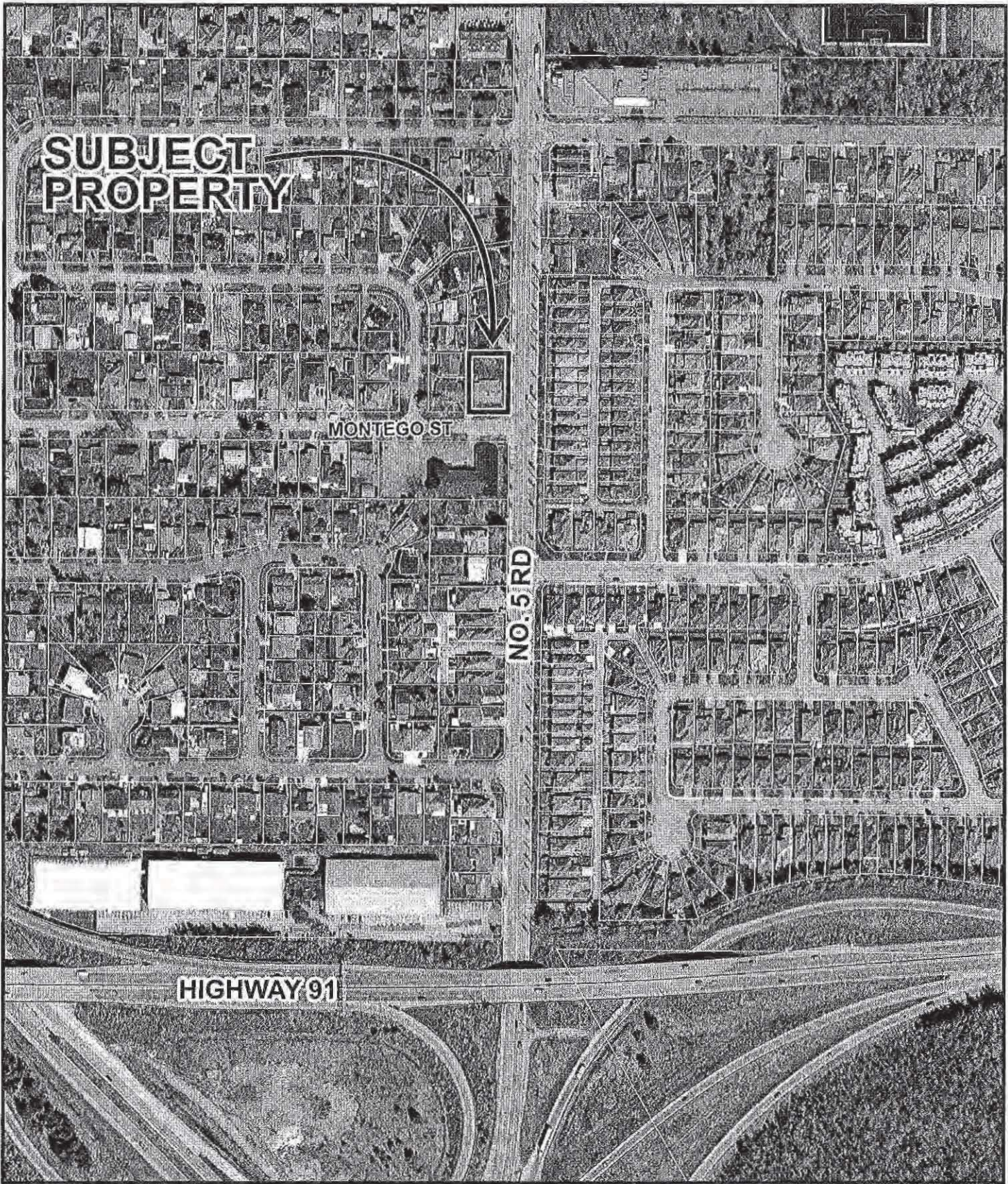


City of Richmond

PROPOSED REZONING



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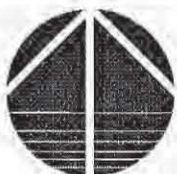


**SUBJECT
PROPERTY**

MONTEGO ST

NO. 5 RD

HIGHWAY 91



RZ 10-549144

Original Date: 10/13/10

Amended Date:

Note: Dimensions are in METRES

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City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ 10-549144

Attachment 2

Address: 11951/11971 Montego Street

Applicant: Kulwinder S. Kandola & Kulvir S. Uppal

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Kulwinder S Kandola & Kulvir S Uppal	To be determined
Site Size (m²):	1,693 m ² (18,224 ft ²)	West lot – approx 539.3 m ² (5,805 ft ²) East lot – approx 576.8 m ² (6,209 ft ²)
Land Uses:	One (1) two-family dwelling	Two (2) single-family lots
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map designation – "Neighbourhood Residential" 	No change
Area Plan Designation:	"Residential (Single-Family Only)"	No change
702 Policy Designation:	Located outside the area boundary of Lot Size Policy 5454	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
Number of Units:	2	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	West lot – approx 539.3 m ² East lot – approx 576.8 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m):	Interior - Min. 1.2 m Exterior – Min. 3 m	Interior - Min. 1.2 m Exterior – Min. 3 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: May 16, 1994
 Amended by Council: February 19, 2001 *
 Amended: November 17, 2003

POLICY 5454

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-5-6

POLICY 5454:

The following policy establishes lot sizes in a portion of Section 36-5-6, generally bounded by the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91.

That properties generally within the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91 in a portion of Section 36-5-6 as shown on the attached map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exception:

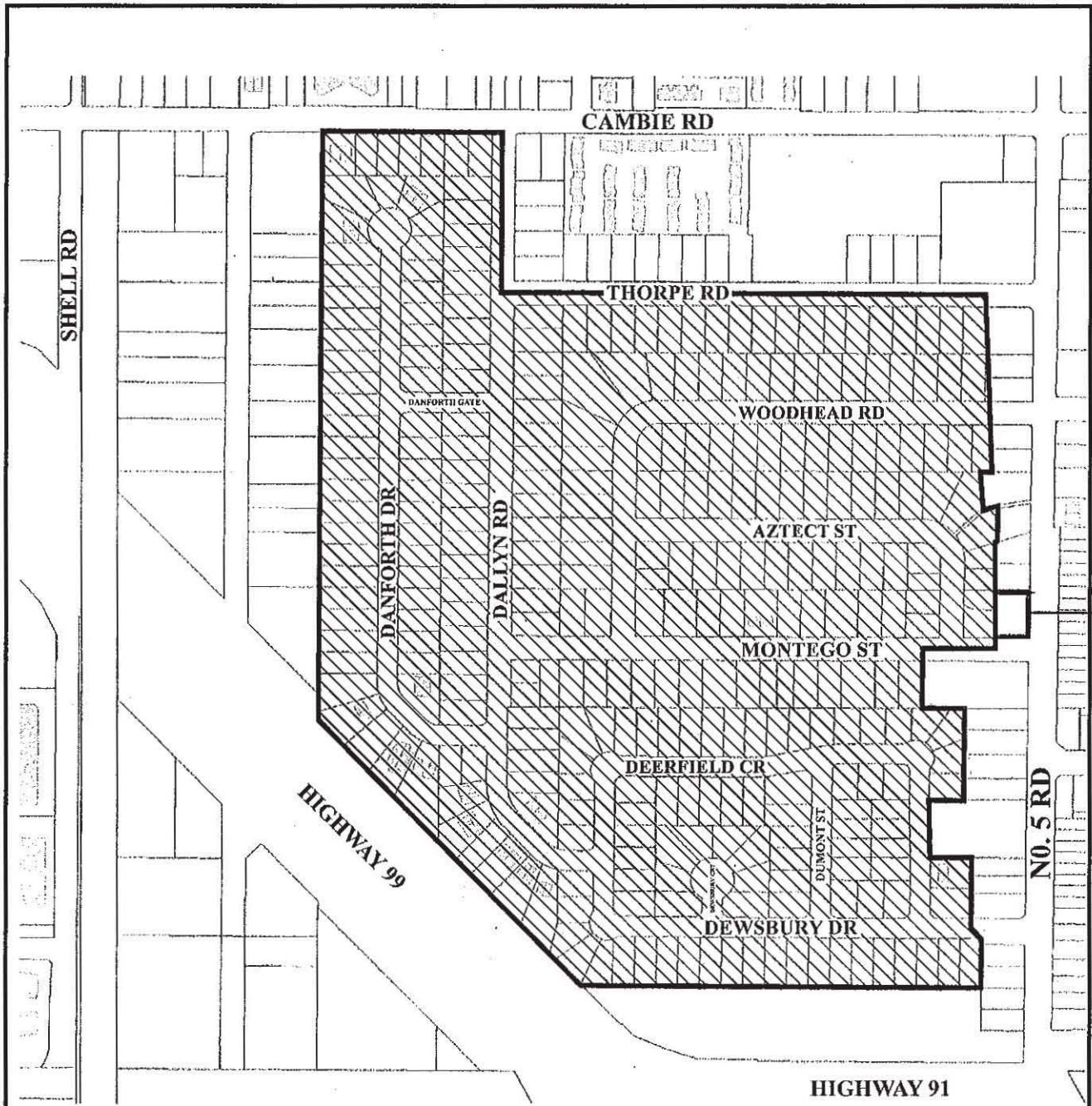
Duplexes on lots which do not have the sufficient dimensions to subdivide as per Single-Family Housing District, Subdivision Area E (R1/E) be permitted to subdivide to an appropriate subdivision category of the Single-Family Housing District zone provided that the creation of more than two parcels is not possible;

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect

280602

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Subdivision Permitted as per R1/E except:
 a) Subdivision of duplexes into a maximum of two lots.
 (Zoning to be determined at rezoning)



Policy 5454
Section 36-5-6

Adopted Date: 05/16/94
 Amended Date: 11/17/03

CERTIFIED CORRECT
THIS SURVEY OF AUGUST, 2010.

[Signature]
B.C.L.S.

DATE OF SURVEY: JULY 23, 2010

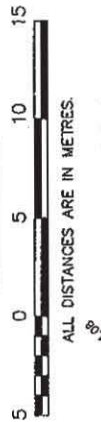
**SURVEY PLAN OF LOT 1 SECTION 36
BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 17398**

PARCEL IDENTIFIER (PID): 003-703-941

CIVIC ADDRESS
#11951 MONTEGO STREET
RICHMOND, B.C.



LEGEND
SCALE 1:250



ALL DISTANCES ARE IN METRES.

- CB INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- ✱ LS INDICATES LAMP STANDARD
- ✱ MH INDICATES MANHOLE
- ⊙ PP INDICATES POWER POLE
- LB INDICATES LAWN BASIN
- ⊚ WV INDICATES WATER VALVE
- (T) INDICATES TOP OF RETAINING WALL
- D INDICATES DECIDUOUS TREE
- IP INDICATES IRON POST
- LP INDICATES LEAD PLUG

NOTES:

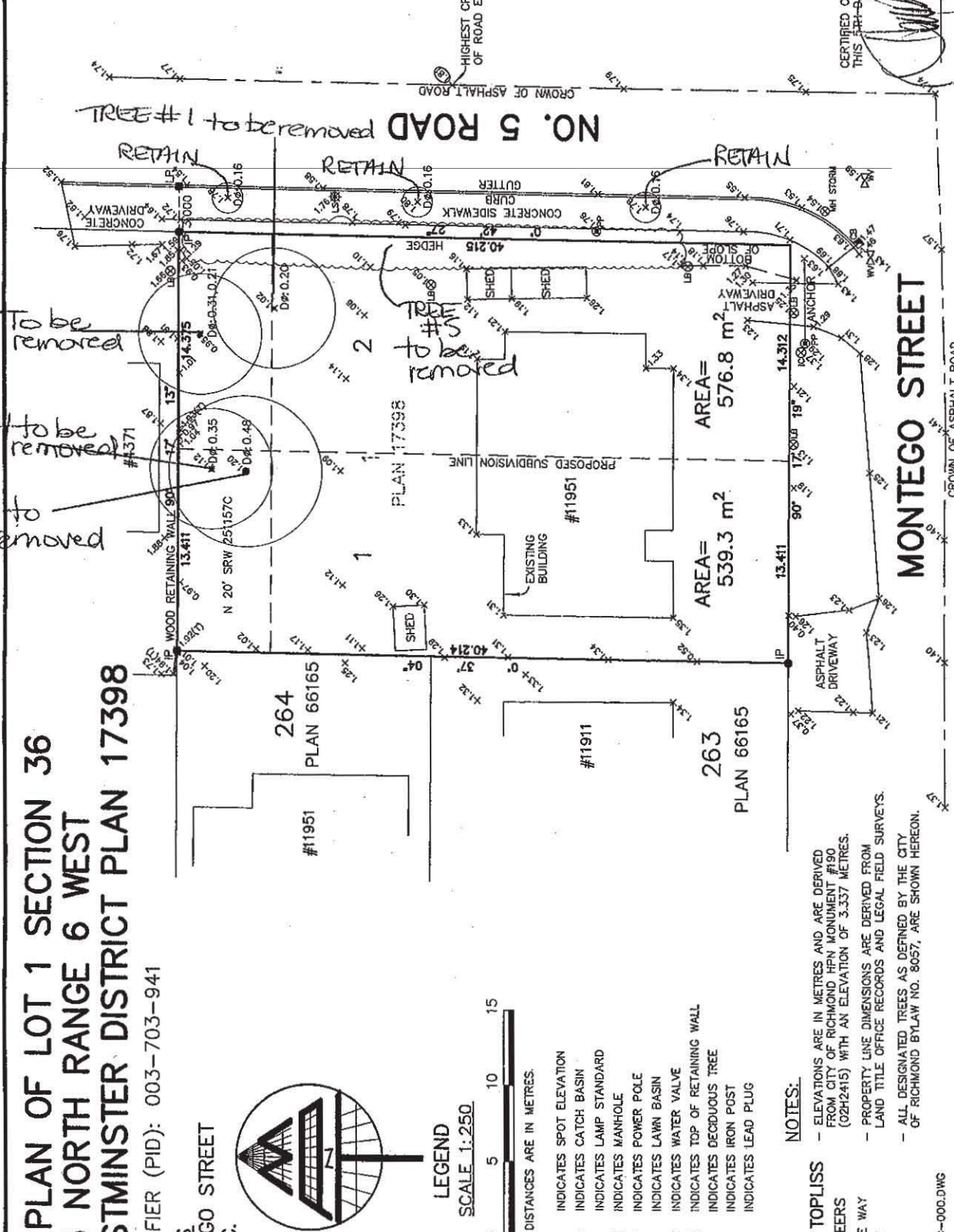
- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #190 (02H2415) WITH AN ELEVATION OF 3.337 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY THE CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

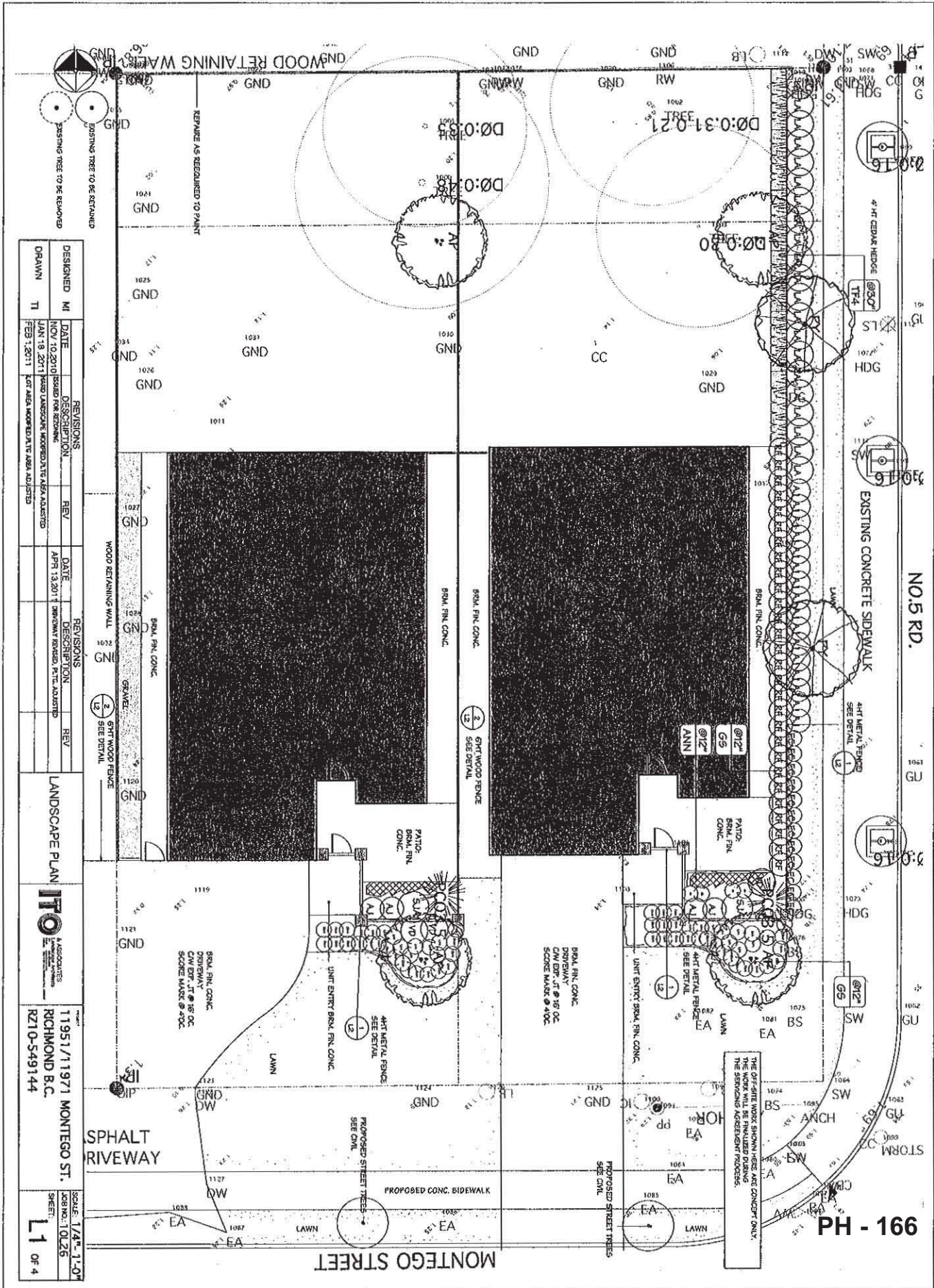
© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 16456-001-TPG-000.DWG

CLIENT REF: KULWINDER KANDOLA

R-10-16456-TPG





DESIGNED BY	DATE	DESCRIPTION	REVISIONS
MI	NOV 10, 2010	DESIGNED FOR PERMITS	
MI	JAN 18, 2011	REVISED LANDSCAPE AND PLANTING AREA ADJUSTED	
MI	FEB 1, 2011	FOR MEASUREMENTS AND ADJUSTED	

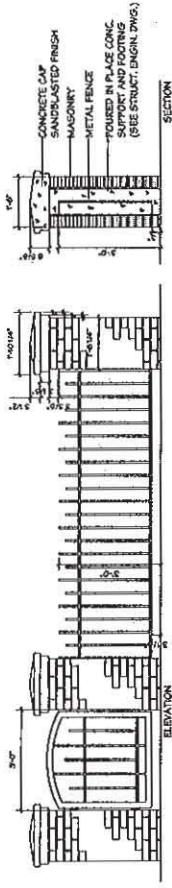
DATE	DESCRIPTION	REVISIONS
APR 13, 2011	DRIVEWAY REVISED, P.T.C. ADJUSTED	
		1 5\"/>

LANDSCAPE PLAN

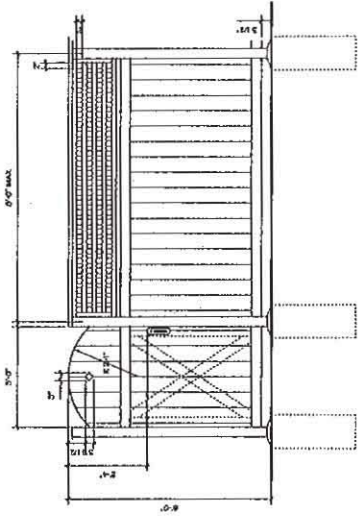
SCALE: 1/8" = 1'-0"
 SHEET: L1 OF 4
 11951/11971 MONTEGO ST., RICHMOND B.C., R210-549144

THE OFF-SITE WORK SHOWN HERE IS FOR CONCEPT ONLY. THE WORK WILL BE FINALIZED DURING THE SERVING AGREEMENT PROCESS.

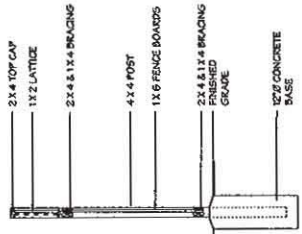
PH - 166



1 METAL FENCE/POST DETAIL
SCALE = 3/4" = 1'-0"



2 4' HT LATTICE/6' HT WOOD FENCE
SCALE = 3/4" = 1'-0"



NOTE:
 ALL WOOD SHALL BE PRESSURE TREATED FIR S4S.
 ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
 ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.
 ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES

DESIGNED	MI	DATE	NOV 10 2010	ISSUED FOR RECORD	REV.	DATE	APR 13 2011	DRIVEWAY REVISION, P.U.L. ADJUSTED	REV.
DRAWN	TI	DATE	JAN 18 2011	WOOD LANDSCAPE WOODPEDIA AREA ADJUSTED	REV.	DATE			REV.
		DATE	FEB 1 2011	LOT AREA WOODPEDIA TO AREA ADJUSTED	REV.	DATE			REV.
REVISIONS DATE DESCRIPTION DATE DESCRIPTION APR 13 2011 DRIVEWAY REVISION, P.U.L. ADJUSTED FEB 1 2011 LOT AREA WOODPEDIA TO AREA ADJUSTED									
ITO ARCHITECTS 1000 WEST 10TH AVENUE VANCOUVER, BC V6H 2T6 TEL: 604-271-1111 FAX: 604-271-1112 WWW.ITOARCHITECTS.COM					DETAILS				
11951/11971 MONTEGO ST. RICHMOND B.C. RZ10-549144					SCALE: 1/4" = 1'-0" JOB NO.: 10L26 SHEET: L3 OF 4				

Rezoning Considerations

11951/11971 Montego Street
RZ 10-549144

Prior to final adoption of Zoning Amendment Bylaw 8756, the following items are required to be completed:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Dedication of a 4 m x 4 m corner cut at Montego Street and No. 5 Road.
3. Submission of a final Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front or exterior yard property lines;
 - include a mix of coniferous and deciduous trees;
 - include the eight (8) required replacement trees with the following minimum sizes:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	11 cm	or	6 m
4	9 cm		5 m
2	6 cm		3.5 m

4. Registration of an aircraft noise sensitive use covenant on title.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. **Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,104) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.
8. The discharge of the existing covenant on title restricting the use of the property to a duplex (charge # AD250425).
9. The discharge of the existing 6 m wide utility right-of-way located along the north property line of the subject site on title (charge # 251157C).

At Subdivision stage*, the applicant will be required to:

- Enter into a standard Servicing Agreement for the design and construction of frontage improvements along the entire frontage on Montego Street. Improvements are to include, but are not limited to: curb & gutter, pavement widening, 1.5 m concrete sidewalk, min. 1.5 m grass boulevard, street trees at 9 m spacing, and street lighting. The design is to include driveway locations, water, storm and sanitary connections for each lot.
- Register a cross-access agreement over the portion of the existing shared driveway crossing located on the subject site to legitimize the existing situation, and enabling residents of 11911 Montego Street to cross over the common property line to enter and exit through the subject site; and,
- Register a restrictive covenant on title to ensure that vehicular access to the proposed corner lot is located as far west as possible from No. 5 Road.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8756 (RZ 10-549144)
11951/11971 MONTEGO STREET

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it SINGLE DETACHED (RS2/B).
P.I.D. 003-703-941
Lot 1 Section 36 Block 5 North Range 6 West New Westminster District Plan 17398
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8756".

FIRST READING

MAY 09 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER