



**SITE PLAN CONTROL APPROVAL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, SOUTH**

Site Location: 2290 Watercolours Way (formerly 3508 Greenbank Road)

File No.: D07-12-19-0057

Date of Application: April 4, 2019

This SITE PLAN CONTROL application submitted by Fotenn Consultants Inc., on behalf of Mattamy (Half Moon Bay) Limited, is APPROVED as shown on the following plan(s):

1. **Block 166 Site Plan**, prepared by Korsiak Urban Planning, revision 9 dated November 1, 2019.
2. **Landscape Plan**, Drawing No. L-01, prepared by NAK Design Strategies, dated March 2019, revision 4 dated October 28 2019.
3. **Details**, Drawing No. D-01, prepared by NAK Design Strategies, dated March 2019, revision 4 dated October 28 2019.
4. **Details**, Drawing No. D-02, prepared by NAK Design Strategies, dated March 2019, revision 4 dated October 28 2019.
5. **Block Elevations – Block 1**, Drawing No. B1-1, prepared by Q4 Architects Inc., dated February 2019, revision 4 dated October 29 2019.
6. **Block Elevations – Block 2**, Drawing No. B2-1, prepared by Q4 Architects Inc., dated February 2019, revision 4 dated October 29 2019.
7. **Block Elevations – Block 3**, Drawing No. B3-1, prepared by Q4 Architects Inc., dated February 2019, revision 4 dated October 29 2019.
8. **Block Elevations – Block 4**, Drawing No. B4-1, prepared by Q4 Architects Inc., dated February 2019, revision 4 dated October 29 2019.
9. **Block Elevations – Block 5**, Drawing No. B5-1, prepared by Q4 Architects Inc., dated February 2019, revision 4 dated October 29 2019.

10. **Block Elevations – Block 6**, Drawing No. B6-1, prepared by Q4 Architects Inc., dated February 2019, revision 4 dated October 29 2019..
11. **Grading Plan**, Drawing No. GP-1, prepared by David Schaeffer Engineering Ltd., dated March 2019, revision 5 dated October 29 2019.
12. **Site Servicing Plan**, Drawing No. SSP-1, prepared by David Schaeffer Engineering Ltd., dated March 2019, revision 5 dated October 29 2019.
13. **Erosion Control Plan**, Drawing No. EC-1, prepared by David Schaeffer Engineering Ltd., dated March 2019, revision 5 dated October 29 2019.
14. **Detail Sheet**, Drawing No. DS-1, prepared by David Schaeffer Engineering Ltd., dated March 2019.
15. **Sanitary Drainage Plan**, Drawing No. SAN-1, prepared by David Schaeffer Engineering Ltd., dated March 2019, revision 5 dated October 29 2019.
16. **Stormwater Management Plan**, Drawing No. SWM-1, prepared by David Schaeffer Engineering Ltd., dated March 2019, revision 5 dated October 29 2019.

And as detailed in the following report(s):

1. **Functional Servicing and Stormwater Management Report for Half Moon Bay West Block 166**, Report 19-1085, Revision 3, prepared by David Schaeffer Engineering Ltd., revision 3 dated August 2019.
2. **Geotechnical Investigation, Block 166 Proposed Apartment Buildings Half Moon Bay West Phase 1**, PG4877-1, Revision 1, prepared by Paterson Group Consulting Engineers, dated July 15, 2019.
3. **Geotechnical Memorandum – Grading Plan Review, Block 166 Proposed Apartment Buildings Half Moon Bay West Phase 1**, PG4877-MEMO.01, prepared by Paterson Group Consulting Engineers, dated July 15, 2019.
4. **Traffic Noise Assessment Half Moon Bay West Apartments**, GWE19-051, prepared by Gradient Wind Engineers and Scientists, dated March 27, 2019.
5. **Traffic Noise Addendum Memo Addendum Half Moon Bay West Apartments**, 19-051, prepared by Gradient Wind Engineers and Scientists, dated July 11, 2019.
6. **3508 Greenbank Road - Half Moon Bay Bay West Phase 5 Transportation Impact Assessment**, prepared by Stantec Consulting Ltd., dated July 2, 2019.

7. **Phase I – Environmental Site Assessment Update**, PE3180-LET.02, prepared by Paterson Group Consulting Engineers, dated March 5, 2019.

And subject to the following Standard and Special Conditions:

Standard Conditions

1. **Site Plan Agreement**

The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, the approval shall lapse.

2. **Permits**

The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development Department

3. **Extend Internal Walkways**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

4. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.

5. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

6. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Infrastructure and Economic Development Department. Such sidewalk(s) shall be constructed to City Standards.

7. Reinstatement of City Property

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

8. Construction Fencing

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Infrastructure and Economic Development Department.

9. Maintenance and Liability Agreement

The Owner shall be required to enter into a maintenance and liability agreement for all plant and landscaping material (except municipal trees), decorative paving and street furnishings placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity.

10. Joint Use and Maintenance Agreement

- a) The Owner acknowledges and agrees that should the site be severed in the future, that it shall ensure that the future Owner of the freehold units shall enter into a Joint Use and Maintenance Agreement which shall be binding upon the owners and all subsequent purchasers to deal with the joint use, maintenance and liability of the common elements, including but not limited to the private roadway and concrete sidewalks; common grass areas; common party walls, exterior walls; common structural elements such as the roof, foundations; common parking areas; and watermain for the mutual benefit and joint use of the owners; and any other elements located in the common property; and the private Agreement shall be filed with the General Manager, Planning, Infrastructure and Economic Development Department.
- b) The Owner shall file with the General Manager, Planning, Infrastructure and Economic Development Department, an opinion from a solicitor authorized to practice law in the Province of Ontario that the private Agreement is binding upon the owners of the land and all subsequent purchasers to deal with the matters referred to in Paragraph (a).
- c) The Joint Use, Maintenance and Liability Private Agreement shall be registered on the Owner's land at no cost to the City, and a copy shall be provided to the City.

11. Completion of Works

The Owner acknowledges and agrees that no building shall be occupied on the lands, nor will the Owner convey title to any building until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Infrastructure and Economic Development Department, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, conveyance and/or occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development Department, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development Department for such conveyance and/or occupancy in writing.

Special Conditions

12. Re-instatement of Landscaping and Walkways

The Owner acknowledges and agrees that a temporary on-site asphalt path has been approved along the future Greenbank right of way to facilitate resident connections to the interior parking area. The Owner further acknowledges and agrees that, upon construction of the realigned Greenbank Road and associated sidewalk abutting the subject site, the temporary on-site asphalt pathway is to be removed and the lands re-instated with soft landscaping and interlock walkways as identified on the approved Landscape Plan referenced in Schedule “E” herein as Phase 2 works. Securities for these works have been included within Schedule B.

13. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation Report (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development Department with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

14. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations, referenced in Schedule “E” herein. The

Owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevations Plans shall be filed with the General Manager, Planning, Infrastructure and Economic Development Department and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

15. Waste and Recycling Collection

The Owner acknowledges and agrees that the City will provide waste collection and cart (and/or container) recycling collection for the residential units. The Owner shall provide an adequate storage room or space for waste containers and recycling carts (and/or containers). The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor. The Owner shall provide an adequate constructed road access to the waste/recycling storage room or area suitable for waste/recycling vehicles as direct access to the containers and carts is required. The Owner acknowledges and agrees that any additional services (i.e. winching of containers) may result in extra charges.

16. Site Lighting Certificate

- a) In addition to the requirements contained in clause 19 of Schedule “C” hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - i. it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and
 - ii. it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Infrastructure and Economic Development Department, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner’s approved design plan.

17. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Infrastructure and Economic Development Department, shall have the right at all times to inspect the installation of the Works. The Owner

acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development Department, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Infrastructure and Economic Development Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

18. Stormwater Works Certification

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule “E” herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development Department with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule “E” herein.

19. Site Dewatering

The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City’s Sewer Use By-law No. 2003-514, as amended.

20. Water Plant

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Fire Department when requested.

21. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved Site Servicing Report, referenced in Schedule “E” herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

22. Public Transit

The Owner shall inform all prospective purchasers, through a clause in all agreements of Purchase and Sale and indicate on all plans used for marketing purposes, those streets identified for potential transit services, the location of the bus stops, paved passenger standing areas, or shelters pads and shelters, any of which may be located in front of or adjacent to the purchaser's lot at any time.

23. Private Approach Detail

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

24. Street Name and Signs

- a) The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all regulatory traffic signage, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by this Agreement.
- b) The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all temporary street name signs, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by this Agreement.
- c) The Owner acknowledges and agrees it shall, at its own expense, make arrangements for the City to provide, install, and maintain all permanent street name signs, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, and to City Specifications or Standards.

25. Installation of Signs on Private Property

The Owner acknowledges and agrees that, prior to installation of any signage on the lands, it shall obtain approval from the Chief Building Official, Building Code Services, and the General Manager, Planning, Infrastructure and Economic Development Department, which signage shall be in accordance with the City's Permanent Signs on Private Property By-law No. 2005-439, as amended.

26. Sump Pumps

- a) The Owner acknowledges and agrees to include statements in all offers of purchase and sale agreements for all lots, and register separately against the title wording acceptable to the satisfaction of the General Manager, Planning,

Infrastructure and Economic Development, advising the home is equipped with a sump pump and advising guidelines for its use and maintenance.

- b) The Owner acknowledges and agrees that all sump pump systems including back-up system must be inspected and maintained regularly in accordance with the manufacturer's recommendations. The Owner covenants and agrees that it will advise all prospective lot purchasers of the sump pump systems and back-up system in the agreement of purchase and sale, the Transfer/Deeds and register separately against the title.
- c) The Owner acknowledges and agrees only the perimeter foundation drainage system will be connected to the sump pit and agrees the sump pump system shall discharge to the storm sewer.
- d) The Owner acknowledges and agrees that in addition to the main sump pump, a back-up system will be required with minimum capacity and continuous hours of operation as will be specified in the City of Ottawa Sewer Design Guidelines.

27. Noise Impact Study

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Transportation Noise Assessment, referenced in Schedule "E" of this Agreement, as follows:

- a) The following units are to be equipped with forced air and central air conditioning:
 - i. Block 4
 - ii. Block 5
- b) The following units are to be equipped with forced air with provisions for central air conditioning:
 - i. Block 1
 - ii. Block 2
 - iii. Block 3
 - iv. Block 6
- c) Further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment and Climate Change's Publication NPC-216 entitled *Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices*, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.
- d) Notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed below.
 - i. Warning Clause A and C - Blocks 4 and Block 5
 - ii. Warning Clause A and B - Block 1, 2, 3 and 6

iii. Warning Clause D - All Block and all units

Warning Clauses

A. "The Transferee, for himself, his heirs, executors, administrators, successors and assigns acknowledge being advised that despite the inclusion of noise control features in the development and/or within the building unit sound levels due to increasing road traffic may occasionally interfere with some indoor and/or outdoor activities of the dwelling occupants as the sound levels may at times exceed the sound level limits of the City of Ottawa and the Ministry of the Environment, Conservation and Parks noise criteria."

AND

"This development includes a number of measures to help reduce noise impacts, listed below. To ensure that provincial and municipal sound level limits are not exceeded and/or to keep sound levels as low as possible it is important to maintain the sound attenuation features provided."

B. "This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of the Environment, Conservation and Parks."

AND

"The building components of this dwelling unit (walls, windows and exterior doors) have been designed to provide acoustic insulation so that, when windows and exterior doors are closed, the indoor sound levels are within the sound level limits of the City of Ottawa and the Ministry of Environment, Conservation and Parks. The details of this building component design are available by contacting the builder of this unit."

C. "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of the Environment, Conservation and Parks."

AND

"The building components of this dwelling unit (walls, windows and exterior doors) have been designed to provide acoustic insulation so that, when windows and exterior doors are closed, the indoor sound levels are within the sound level limits of the City of Ottawa and the Ministry of Environment, Conservation and Parks. The details of this building component design are available by contacting the builder of this unit."

D. "The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale, and lease agreements for the lands described herein, which covenant shall run with the said lands."

28. Certification Letter for Noise Control Measures

- a) The Owner acknowledges and agrees that upon completion of the development and prior to occupancy and/or final building inspection, it shall retain a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, to visit the lands, inspect the installed noise control measures and satisfy himself that the installed recommended interior noise control measures comply with the measures in the Noise Impact Assessment Study referenced in Schedule "E" hereto, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment and Climate Change) or noise thresholds identified in the City's *Environmental Noise Control Guidelines*. The Professional Engineer shall prepare a letter to the City's Development Inspection Program Manager (the "Certification Letter") stating that he certifies acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
- b) The Certification Letter shall be unconditional and shall address all requirements as well as all relevant information relating to the development, including project name, lot numbers, building identification, drawing numbers, noise study report number, dates of relevant documents and in particular reference to the documents used for the building permits and site grading applications. The Certification Letter(s) shall bear the certification stamp of a Professional Engineer, licensed in the Province of Ontario, and shall be signed by said Professional Engineer, and shall be based on the following matters:
 - i. Actual site visits, inspection, testing and actual sound level readings at the receptors;
 - ii. Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of the City's *Environmental Noise Control Guidelines*; and
 - iii. Non-conditional final approval for release for occupancy.
- c) All of the information required in subsections (a) and (b) above shall be submitted to the General Manager, Planning, Infrastructure and Economic Development Department, and shall be to his satisfaction.

29. Traffic Impact Assessment

The Owner(s) has undertaken a Traffic Impact Assessment for this site, prepared by Stantec Consulting Ltd., dated 2 July 2019, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure, that the recommendations of the Transportation Study/Brief are fully implemented, to the satisfaction of the General Manager, Planning and Planning, Infrastructure and Economic Development Department.

November 4, 2019

Date



Lily Xu
Acting Manager, Development Review
Development Review, South
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-19-0057

SITE LOCATION

2290 Watercolours Way (formerly 3508 Greenbank Road), and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is 0.93 hectares in size and has three public street frontages; Watercolours Way, future Greenbank Road and Aphelion Crescent. This site is located within the Half Moon Bay West community, in Barrhaven South.

The applicant's proposal is a planned unit development consisting of six back-to-back stacked building with a total of 72 units. The application includes two separate vehicular accesses leading to a surface parking area located internally to the site.

Vehicular access will be from both Watercolours Way and Aphelion Crescent, with no access permitted directly to the future realigned Greenbank Road. The accesses both lead to an internal surface parking area that contain 86 resident parking spaces and 14 visitor parking spaces. Pedestrian walkways are shown throughout the site, and surrounding the parking area, with numerous connection to future City sidewalks. The site will also accommodate 38 bicycle parking spaces where 36 are required.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is designated 'General Urban Area' within the City of Ottawa Official Plan, which permits a wide range of residential unit types.
- The site is designated 'High Density Residential' within the Barrhaven South Community Design Plan and 'Residential – apartments' within the CDP's demonstration plan. The proposals 77.4 units per net hectare meet the intent of the High Density Residential designation and objectives of the the CDP.
- The proposed development is in compliance with Zoning By-law 2008-250 and the applicable GM[2584] zone.
- The site plan has demonstrated it represents good planning and design.
- The site is located within a registered plan of subdivision (Instrument Number OC2117791, registered plan 4M-1635)



CONSULTATION DETAILS

Councillor Jan Harder has concurred with the proposed conditions of approval.

Public Comments

Summary of Comments – Public

No public comments were received.

Technical Agency/Public Body Comments

Summary of Comments – Technical

Bell, Rogers Communication, Zayo, Enbridge Gas Distribution, Canada Post and the Ottawa-Carleton District School Board sent comments on the proposal that are standard for development applications in regards to telecommunications, utility access, easements, mail delivery and existing pupil accommodation concerns.

Response to Comments – Technical

Comments received were forwarded to the applicant following each review of the development proposal. Any necessary changes were made and conditions included within this approval.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to the site plan changes requiring a major Zoning By-law amendment through a companion application (File D02-02-19-0034).

Contact: Sean Moore Tel: 613-580-2424, ext.16481, or e-mail: Sean.Moore@ottawa.ca

Document 1 – Location Map



D07-12-19-0057

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REVISION / RÉVISION - 2019 / 04 / 17

LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT



**3508 ch. Greenbank Road
Block / îlot 166 Plan 4M-XXXX**

