



## Town of Niagara-on-the-Lake

1593 Four Mile Creek Road  
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 905-468-3266 www.notl.com

**REPORT #:** CDS-24-141 **COMMITTEE DATE:** 2024-08-15  
**REPORT TO:** Committee of Adjustment **DUE IN COUNCIL:** N/A  
**SUBJECT:** Consent Application B-09/24 – 187 Queen Street

### 1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 Consent Application B-09/24 for 187 Queen Street be approved, subject to the following conditions:
  - 1.1.1 That the owner/applicant provides a legal description of Part 1, acceptable to the Registrar, together with 1 digital copy to-scale of the deposited reference plan, if applicable, or a copy of all instruments and plans referred to in the legal description, to the satisfaction of the Director of Community and Development Services, for use in the issuance of the Certificate of Consent;
  - 1.1.2 That the owner/applicant provides a lawyer's undertaking, to the satisfaction of the Director of Community and Development Services, to forward a copy of documentation confirming the transaction, i.e. transfer of Part 1, has been carried out, the documentation to be provided within two years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first;
  - 1.1.3 That the owner/applicant, at their own expense, obtains and submits an appraisal for the purposes of payment of cash-in-lieu of parkland dedication, by a qualified appraiser, which is to be based on the fair market value of Part 1 using the direct comparison approach, to the satisfaction of the Manager of Finance; and that the owner/applicant pays to the Town a cash-in-lieu of parkland dedication, which shall be 5% of the appraised value of Part 1;
  - 1.1.4 That the owner/applicant enter into a Development Agreement with the Town, and that such Development Agreement will be registered on the title of Part 1, to the satisfaction of the Director of Community and Development Services, in which the owner/applicant shall agree:
    - a) That Urban Design Committee review is required prior to issuance of a Building Permit for any new dwelling built on Part 1, and that any construction shall be in keeping with the heritage character of the surrounding area, consistent with the Town's Official Plan and urban

design guidelines and associated review by the Urban Design Committee, to the satisfaction of the Director of Community and Development Services;

- b) That, prior to the issuance of a Building Permit for a new dwelling, the owner/applicant submit a Heritage Impact Assessment to evaluate impacts to the adjacent heritage resources, determine compatibility of the new development within its historic context, and provide recommendations for mitigation and conservation measures, to the satisfaction of the Director of Community and Development Services;
- c) That a water service wholly fronting Part 1 of the proposed severance be installed via an application to the Town's Environmental Services Department;
- d) That the owner/applicant provides a lot grading plan for Part 1, completed by an Ontario Land Surveyor or Civil Engineer, and include existing grades on adjacent properties, to the satisfaction of the Chief Building Official;
- e) That the owner/applicant submits an application to facilitate the removal of trees, in accordance with the Town's Tree By-laws and to the satisfaction of the Town's Urban Forestry Officer;
- f) That the owner/applicant implements the recommendations of the Tree Inventory and Preservation Plan, prepared by Jackson Arboriculture Inc., dated January 25, 2024, to the satisfaction of the Director of Community and Development Services and in consultation with the Town's Urban Forestry Officer;
- g) That the owner/applicant provides a signed copy of the Town's Tree Protection Declaration form, to the satisfaction of the Town's Urban Forestry Officer; and
- h) Any agreements of Purchase and Sale or Lease of Part 1, which may be negotiated, shall contain a clause notifying the purchaser of the Development Agreement and the requirement to comply with the Development Agreement.

- 1.1.5 That the owner/applicant enter into a Development Agreement with the Town, and that such Development Agreement will be registered on the title of Part 2, to the satisfaction of the Director of Community and Development Services, in which the owner/applicant shall agree:
- a) That the owner acquires a heritage permit, through the Town's Municipal Heritage Committee, for any proposed alterations to the Part IV designated dwelling on Part 2 (187 Queen Street), to the satisfaction of

the Director of Community and Development Services;

- b) That the owner submits an application to facilitate the removal of trees, in accordance with the Town's Tree By-laws and to the satisfaction of the Town's Urban Forestry Officer;
  - c) That the owner implements the recommendations of the Tree Inventory and Preservation Plan, prepared by Jackson Arboriculture Inc., dated January 25, 2024, to the satisfaction of the Director of Community and Development Services and in consultation with the Town's Urban Forestry Officer;
  - d) That the owner/applicant provides a signed copy of the Town's Tree Protection Declaration form, to the satisfaction of the Town's Urban Forestry Officer; and
  - e) Any agreements of Purchase and Sale or Lease of Part 2, which may be negotiated, shall contain a clause notifying the purchaser of the Development Agreement and the requirement to comply with the Development Agreement.
- 1.1.6 That the owner/applicant receives final approval for a Zoning By-law Amendment that contains provisions required to facilitate the proposal;
- 1.1.7 That the owner/applicant modifies Designation By-law 3633-02, in accordance with all requirements of the *Ontario Heritage Act*, to remove Part 1 from the "real property" legal description, to the satisfaction of the Director of Community & Development Services;
- 1.1.8 That the owner/applicant obtains any required building permit for the removal/demolition of the existing detached garage on Part 1, and that final inspection and closure of the permit is completed to the satisfaction of the Chief Building Official;
- 1.1.9 That the Town Operations Department be provided with a copy of the deposited reference plan;
- 1.1.10 That the owner/applicant identifies, disconnects and caps any existing internal water and sanitary sewer connections between Parts 1 and 2 of the proposed severance to a minimum of 2 metres from the boundary line between Parts 1 and 2, to the satisfaction of the Director of Operations;
- 1.1.11 That the owner/applicant is required to:
- a) Disconnect the existing storm sewer lateral currently traversing Part 1 between Part 2 and the Simcoe Street storm sewer and cap it at the boundary between Parts 1 and 2. Storm water is temporarily discharged

to the ground on Part 2 as per Town policy; and

- b) Enter into a servicing agreement with the Town, to be registered on title of the property, for the extension of the existing 375 mm storm main on Simcoe Street to a point a minimum of 3 metres south of the northern boundary of Part 2 including the installation of a storm lateral connecting to the storm main service, to the satisfaction of the Director of Operations.

1.1.12 That the Owner/applicant must obtain approval in the form of a municipal entrance permit from the Town's Operations Department for a new driveway on Part 2, including location/renewal/replacement of any boulevard trees or public infrastructure. Any costs associated with relocation of municipal parking stalls, parking meters or other requirements to facilitate the entrance will be at the Owner's expense; and

1.1.13 That the owner/applicant enter into an encroachment agreement with the Town for the building encroachment located on the Queen Street frontage of Part 2, to be registered on the title of Part 2 of the proposed severance, to the satisfaction of the Town.

## **2. EXECUTIVE SUMMARY**

Staff have received a Consent Application submitted pursuant to Section 53(12) of the *Planning Act* proposing to sever one new residential lot to create a total of two residential lots. The new lot would be for a future single-detached dwelling, and the retained lot would continue to support an existing single-detached dwelling designated under Part IV of the *Ontario Heritage Act* (the "OHA"). Town Staff have reviewed the application and consider it to meet applicable planning legislation and policies, subject to the recommended conditions.

Per the requirements of Official Plan policy 9.3.3(3), a Zoning By-law Amendment application was processed and considered by Council prior to bringing forward this application to Committee of Adjustment. Staff supported the Zoning By-law Amendment, which would facilitate the creation of the new lot. Council refused the application. Notice of Decision has been issued and it is currently in the appeal period.

## **3. PURPOSE**

The applicant is proposing to sever the property to create a total of two residential lots for residential use. The property is designated under Part IV of the OHA.

Part 1 (new lot) is proposed to have a lot area of 1,474.3 square metres and a lot frontage of 33.5 metres along Simcoe Street and contains an existing detached garage proposed for removal as a result of the application.

Part 2 (retained lot) is proposed to have a lot area of 1,250.5 square metres, a lot frontage of 29.3 metres along Simcoe Street and a flankage of 42.7 metres along Queen Street. Part 2 contains an existing two-storey, single-detached dwelling. A two-storey attached garage addition is also being proposed to the heritage dwelling and would contain an additional

dwelling unit on the second storey. The dwelling is connected to municipal water and sanitary services, and a future dwelling on the new lot (Part 1) would be able to connect to municipal servicing along Simcoe Street.

The application drawing is attached as **Appendix I** to this report.

## **4. BACKGROUND**

### **4.1 Site Description and Surrounding Land Uses**

The subject lands are known municipally as 187 Queen Street, located on the northeast corner of Queen Street and Simcoe Street, within the urban area of Old Town. The subject lands were designated under Part IV of the OHA in 2002. The existing designated dwelling is proposed to be retained. The location of the subject lands is shown on **Appendix II** to this report.

Municipal water and sanitary connections are existing and available to the subject lands. The surrounding lands are characterized by residential and commercial uses.

### **4.2 Zoning By-law Amendment Application – Council Refusal**

Per the requirements of Official Plan policy 9.3.3(3), a Zoning By-law Amendment Application ZBA-05-2024 was processed and considered by Council prior to bringing forward this application to Committee of Adjustment. Staff supported the Zoning By-law Amendment, which would facilitate the creation of the new lot. The Zoning By-law Amendment Application (By-law 4316FR-24) was refused by Town Council on July 30, 2024, and are subject to an appeal period ending on August 20, 2024.

The Zoning By-law Amendment Application was submitted to facilitate the proposed Consent, and requested provisions for minimum lot frontage, depth and front yard setback provisions for both lots. The retained lot contained provisions to allow for the construction of an addition to the dwelling, and the severed lot contained provisions for rear yard encroachments and garages. Town Staff supported the proposed Zoning By-law Amendment Application.

### **4.3 Heritage Designation**

Through the Zoning By-law Amendment process, the proposal and its accompanying Heritage Impact Assessment (“HIA”) was also reviewed by the Municipal Heritage Committee (the “MHC”) for advisory input that was included as part of the application for Council’s consideration.

Designation of a property under Part IV of the OHA requires a by-law that includes a statement outlining its cultural heritage value or interest (“CHVI”) and a description of its heritage attributes. Designation by-laws under Part IV of the OHA also include a legal description of the “real property”; however, unless defined as an attribute contributing to the CHVI of the property, these by-laws do not restrict the severance of a property. Rather, the by-law is in place to assist in guiding alterations, including severance and new development in a sensitive manner that mitigates the extent to which said severance and development may impact the attributes and CHVI of the designated property.

The subject lands are designated under Part IV of the OHA through Designation By-law No. 3633-02. The “real property” is outlined via the legal description in “Schedule A”; however, the land itself is not identified as a heritage attribute that defines the property’s CHVI. While the designation applies to the lands of the subject property, “Schedule B” of the by-law applies “more particularly to the entire exterior façade and structure of the house, the exterior doorcase and entrance portico,” alongside interior features as the heritage attributes that contribute meaningfully to the CHVI of the property. As such, severing the property does not diminish its CHVI as defined in by-law 3633-02.

Should the severance be approved, the applicant must modify designation by-law 3633-02 to remove the severed lands from the “real property” associated with the legal description of the designated land. The remaining lands which include the dwelling known as 187 Queen Street, will remain designated by by-law under Part IV of the OHA. Conditions have been recommended regarding the requirements to initiate this process to address the designation by-law.

## **5. DISCUSSION / ANALYSIS**

Section 3(5) of the *Planning Act, R.S.O. 1990, c. P.13* states that a decision of Council, in respect to any planning matter, shall be consistent with the Provincial Policy Statement and conform with the Provincial Plans.

Section 53(12) of the *Planning Act* states that Council, in determining whether a provisional consent is to be given, shall have regard to the matters under Section 51(24), and that conditions of consent may be imposed as set out in Sections 51(25), 51(26) and 51.1.

The subject lands are designated “Delineated Built-up Area” in the Niagara Official Plan (2022) and “Established Residential” and “Built-up Area” in the Town’s Official Plan (2017 Consolidation, as amended). The Regional and Town Official Plans generally encourage intensification within the Built-up Area. Single-detached dwellings are permitted. Both plans also provide that cultural heritage resources must be conserved and protected.

The Growth Management Policies under Section 6A of the Town Official Plan provides that growth and development should be directed within the Town’s existing urban areas to provide for efficient use of land, services and infrastructure.

Section 6.33 of the Town Official Plan directs that existing trees must not be unnecessarily removed and that wherever possible, existing trees should be preserved and protected. The policies further state that within urban areas, where it is unavoidable that trees be removed, the proponent must plant trees of a similar or comparable species on the site or elsewhere in the Town, to the Town’s satisfaction. It is also recognized that this can be implemented as a condition through a development agreement.

A Tree Inventory and Preservation Plan, prepared by Jackson Arboriculture Inc., dated January 25, 2024, was submitted to evaluate the trees on and in proximity to the subject lands. The report considered all trees on the subject lands, within the Town’s boulevard, and trees along the boundaries of the lot. The report concluded that out of sixty (60) trees on and around

the subject lands, twenty-four (24) are proposed for removal to accommodate the construction of the garage addition to the existing dwelling and a new dwelling on the severed lot. Of the trees proposed for removal, twenty-three (23) are on private property and one (1) is within the Town's boulevard. The Town boulevard tree must be removed to facilitate the proposed driveway off Queen Street for the retained lot. The Town's Operations Department has reviewed the proposal and provide no objection, subject to the necessary replanting requirements and the requisite entrance permit. The driveway of the severed lot will be repurposed in its existing location, not requiring further tree removal to accommodate an entrance to the property. Only one tree in the Town's boulevard fronts the severed lot, and efforts would be made during the servicing of the lands to protect and preserve the tree. The Town will require a separate application to facilitate any tree removals and will implement replanting conditions and fees at that time. Conditions have been recommended for the removal and protection of the trees, as well as any costs to relocate the parking pay meter and parking stalls, all at the owner's expense.

Section 6.9 of the Town Official Plan also outlines policies for estate lots, which are properties in an urban area containing a historic dwelling, contributing to the streetscape of the municipality, and have the potential of being severed into additional lots. In order for the Town to consider such proposal, the applicant must provide a streetscape study, demonstrate no negative impacts to vegetation, drainage and the character of the area, as well as retain the historic value of the existing heritage home.

The policies of Official Plan Amendment #78 (OPA #78) apply to the review of the Application. OPA #78 provides that the configurations of new lots will be consistent with the existing neighbouring properties. Further, the orientation and sizing of new lots will not have negative impacts on significant public views that define a residential neighbourhood. Based on the staff's review, the proposed new lot meets the policies of OPA #78.

The applicant provided a Planning Justification Report ("PJR") with the submission of the application to demonstrate compliance with applicable planning policies. A Streetscape Analysis is contained within the PJR, where it addressed compatibility with the surrounding area, including cultural heritage attributes of the neighbourhood. Through the analysis, it was deemed that the average lot frontage results in 31 metres within the Queen Street and Simcoe Street block faces, and the lots are generally rectangular in nature. The severed and retained lots maintain consistent frontages and lot shapes within the established parcel fabric of the neighbourhood, and are comparable in size to surrounding residential lots. No negative impacts on public views are anticipated to result from the proposed lot configurations.

A Heritage Impact Assessment ("HIA") prepared by Megan Hobson (CAHP), dated March 5, 2024, was submitted with the Zoning By-law Amendment Application to outline potential impacts of the proposed severance to the CHVI of the property as defined in by-law 3633-02. Per the Zoning By-law Amendment Application, the HIA assessed proposed severance of the subject property into three lots alongside the construction of an attached garage to the historic dwelling. The HIA, which assessed potential mitigation and conservation measures, and the associated development plans were considered by the Town's MHC on May 1, 2024. Town Staff prepared a recommendation report supportive of this proposal to the MHC; however, the

MHC did not support Staff's recommendations, and recommended that the applicant resubmit a revised proposal. The motion from MHC indicated that their comments, which included discussion on a minimized severance of the property into two lots, should be considered in a revised proposal.

Through the Zoning By-law Amendment Application associated with this Consent application, the applicant revised the proposal to facilitate the creation of one new lot, rather than the original proposal of two new lots. The proposed garage addition remained unchanged and will be subject to a future Heritage Permit application, for which the Town's Heritage Staff will prepare a recommendation report that will be reviewed by the MHC, and subject to approval by Council. The by-law which designates the subject lands under Part IV of the OHA must be modified as a result of the severance. Conditions have been recommended regarding the requirements to initiate this process to address the designation by-law.

The Residential Goals and Objectives outlined under Section 9.2 of the Town Official Plan includes ensuring that new development is appropriately located and compatible with surrounding land uses and encourages residential infill where it will contribute to the more efficient use of municipal services.

The proposed severance would facilitate an opportunity for appropriate residential infill development within an urban area, as the proposed severed lot results in a more efficient use of the lands and existing infrastructure and servicing. The subject lands are considered an estate lot and the applicant has provided the necessary information to support the severance, as detailed further in this report.

Staff are of the opinion that the policy framework has been sufficiently addressed by the applicant through the submission of supporting documentation, and do not anticipate adverse impacts to the heritage character of the dwelling, adjacent properties and the overall character of the neighbourhood.

The subject lands are currently zoned "Established Residential (ER)" in Zoning By-law 4316-09 (as amended). Zoning Amendment Application ZBA-05-2024 was processed to facilitate the Consent to sever the lands and provided provisions for minimum lot frontage, depth and front yard setback provisions for both lots. The retained lot contained provisions to allow for the construction of an addition to the dwelling, and the severed lot contained provisions for rear yard encroachments and garages. Town Council refused the site-specific by-law on July 30, 2024. Notice of Decision has been issued and the 20-day appeal period concludes on August 20, 2024, the decision of Council will be final. A condition has been recommended which requires the applicant to obtain approval of a Zoning By-law Amendment prior to receiving final consent approval.

### **5.1 Town, Agency and Public Comments**

This application was circulated to all appropriate Town Departments and external agencies, and public notice of the application was provided as required by the *Planning Act*. The following responses were received:



### Town Departments

Building – Development charges will be applicable for the new lot at the time of building permit issuance for the new dwelling. Conditions requested regarding a lot grading plan for Part 1 and a demolition permit for the detached garage on Part 1.

Finance – No objections.

Fire and Emergency Services – No objections.

Heritage – Supportive of the proposal. Per staff's understanding of Part IV of the OHA, the heritage designation by-law is in place to assist in guiding alterations, including severance and new development in a sensitive manner that mitigates the extent to which said severance and development may impact the attributes and CHVI of the designated property. Conditions related to heritage requirements have been included.

Operations – Conditions requested regarding servicing, an entrance permit, boulevard trees and an encroachment agreement.

### Agencies

Bell Canada – No objections.

Enbridge – No objections.

Hydro One – No objections.

Niagara Region – No objections.

### Public

Two written public comments were submitted in opposition to the requested application. Concerns outlined relate to privacy and noise issues with the proposed garage with the balcony, and the preservation of character of the heritage property and surrounding area.

Through the previous Zoning By-law Amendment Application, the proposed garage addition to the heritage dwelling was deemed to be sufficiently setback from the abutting property lines and Staff did not anticipate the addition to pose adverse impacts to neighbouring lots. While the garage incorporates a balcony, these are permitted uses in residential properties and are compatible with adjacent residential lands. A future Heritage Permit application and review process will be required for any alterations to the existing dwelling or the Part 2 lands. Additional discussion on the preservation of the heritage value of the property and character of the neighbourhood is provided throughout this report.

Short-term rental concerns were also noted for the proposed attached garage. Any future short-term rental use on the lands is subject to an application to the Town for a short-term rental license and further review. New dwellings and additional residential units are not eligible for a short-term rental license.

## **6. STRATEGIC PLAN**

The content of this report supports the following Strategic Plan initiatives:

## **Pillar**

1. Vibrant & Complete Community

## **Priority**

1.1 Planning for Progress

## **Action**

1.1 b) Planning for Progress Initiatives

## **7. OPTIONS**

The Committee may approve, refuse or modify the requested Consent and/or conditions.

## **8. FINANCIAL IMPLICATIONS**

The owner/applicant is responsible for any costs required as a result of clearing conditions of provisional consent approval, which may also include but is not limited to: tree replacement fees and the relocation of the pay and display parking meter.

## **9. ENVIRONMENTAL IMPLICATIONS**

The removal of up to 24 trees on and adjacent to the subject lands may be required to facilitate the proposal, including one (1) Town tree. A minimum of 36 existing trees are proposed to be retained. Town Staff recommends the implementation of a Development Agreement to ensure the preservation and protection of the trees. Any required tree removal must be done in accordance with the Town's Private Tree By-law.

## **10. COMMUNICATIONS**

Once the Committee of Adjustment makes a decision on the application, notice of the decision will be given as required in the *Planning Act*. The decision of the Committee is subject to a 20-day appeal period following notice of the Committee's decision. If no appeals are received during the appeal period, the decision of the Committee is final.

Changes to provincial legislation have been made by way of Bill 23, and third-party appeals from private property owners are no longer permitted.

## **11. CONCLUSION**

Community & Development Services Staff recommend approval of Consent Application B-09/24 for 187 Queen Street, subject to the recommended conditions, as the application meets the *Planning Act* requirements for lot creation, is consistent with the Provincial Policy Statement and complies with the Growth Plan, Niagara Official Plan, and Town Official Plan.

## **12. PREVIOUS REPORTS (linked below)**

- [CDS-24-104 – Recommendation Report – 187 Queen Street \(ZBA-05-2024\) \(July 16, 2024\) \(Item 8.2\)](#)
- [CDS-24-066 – 187 Queen Street – Review of Heritage Impact Assessment \(HER-13-2024\) \(May 1, 2024\) \(Item 8.1\)](#)
- [CDS-24-065 – Information Report – Public Meeting – 187 Queen Street \(ZBA-05-2024\) \(May 7, 2024\) \(Item 9.2\)](#)

## **13. APPENDICES**

- Appendix I – Application Drawing

- Appendix II – Location Map

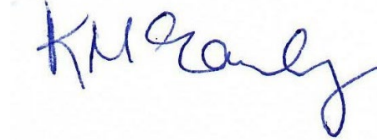
Respectfully submitted:

**Prepared by:**



**Victoria Nikoltcheva  
Planner II**

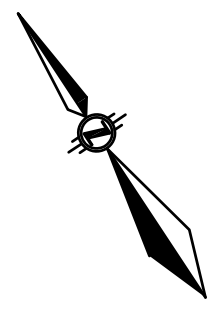
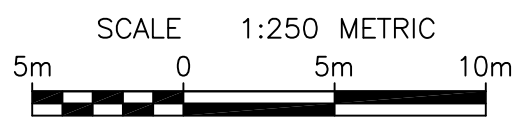
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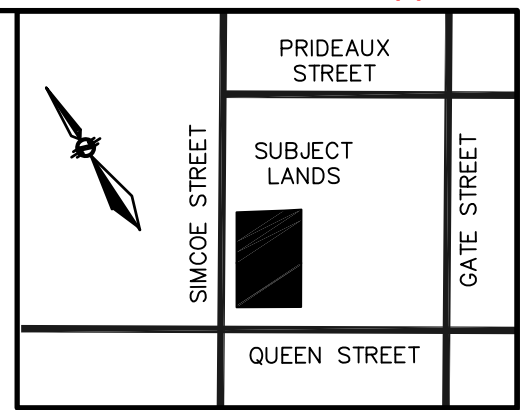
**Kirsten McCauley, MCIP, RPP  
Director of Community & Development  
Services**

PRELIMINARY SKETCH TO ACCOMPANY AN APPLICATION UNDER THE PLANNING ACT

**LOT 49 & PART OF LOT 50**  
**REGISTERED PLAN No. TP 86**  
**TOWN OF NIAGARA-ON-THE-LAKE**  
**REGIONAL MUNICIPALITY OF NIAGARA**

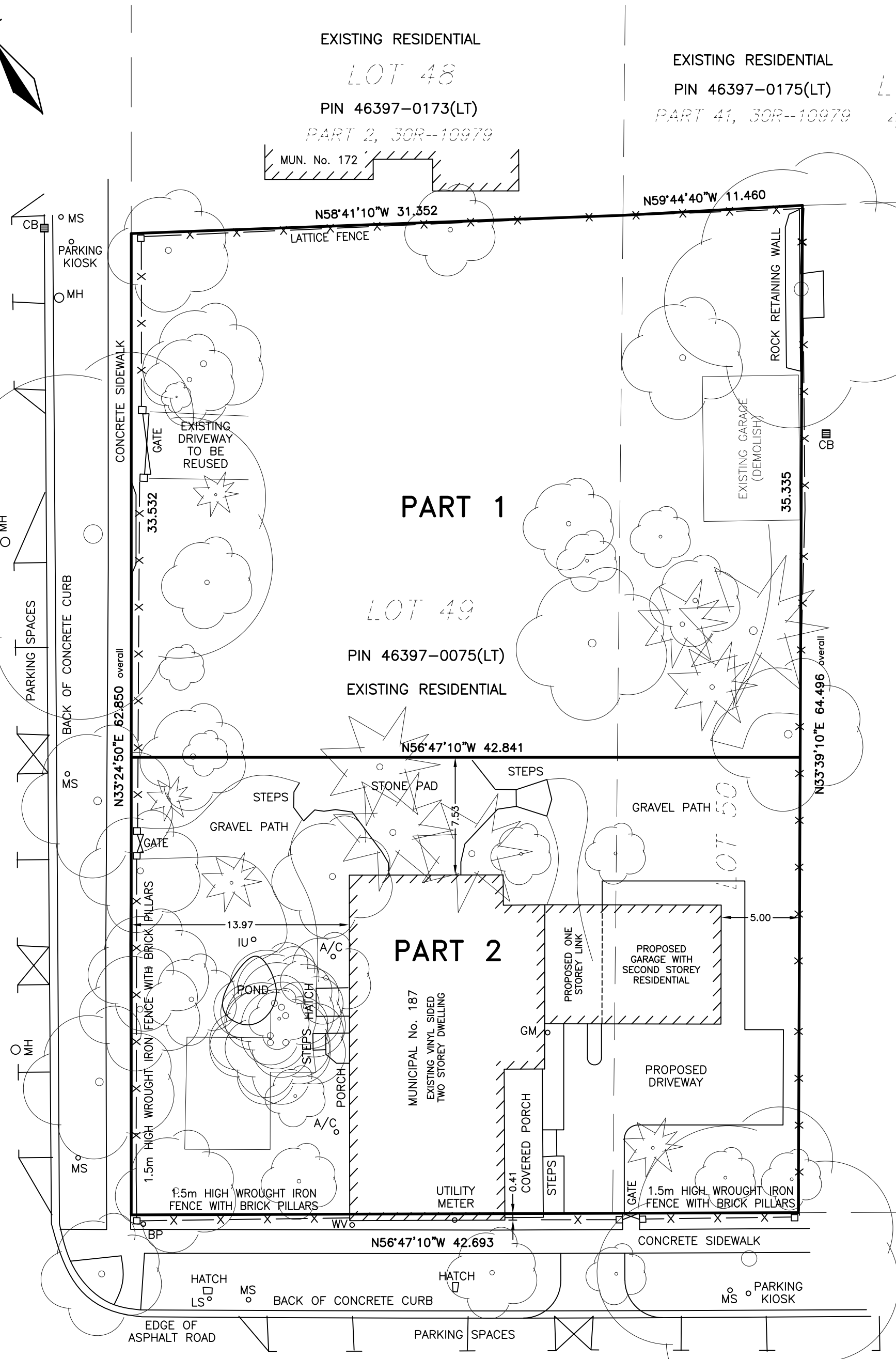


AREA SCHEDULE	
DESCRIPTION	AREA (m <sup>2</sup> )
PART 1	1,474.3
PART 2	1,250.5



**KEY PLAN**  
NOT TO SCALE

**SIMCOE STREET**  
(BY REGISTERED PLAN No. TP86)  
(PUBLIC TRAVELLED ROAD, 20.117 WIDE)  
PIN 46397-0001(LT)



NIAGARA NORTH STANDARD  
CONDOMINIUM PLAN No. 196

CONDO BLOCK 46896

**QUEEN STREET**

(BY REGISTERED PLAN No. TP86)  
(PUBLIC TRAVELLED ROAD, 30.175 WIDE)  
PIN 46397-0002(LT)

- LEGEND**
- BP DENOTES BELL PEDESTAL
  - CB DENOTES CATCH BASIN
  - GM DENOTES GAS METER
  - IU DENOTES IRRIGATION UNIT
  - LS DENOTES LIGHT STANDARD
  - MH DENOTES MANHOLE
  - MS DENOTES METAL SIGN
  - UB DENOTES UTILITY BOX
  - WV DENOTES WATER VALVE
  - DENOTES DECIDUOUS TREE
  - DENOTES CONIFEROUS TREE

*Brent Larocque*

JUNE 12, 2024 BRENT LAROCQUE O.L.S.

**RICHARD LAROCQUE LIMITED**  
ONTARIO LAND SURVEYORS & CONSULTANTS  
12 LYMAN STREET, ST. CATHARINES, ONTARIO  
905-688-1413  
6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO  
905-358-8400  
www.larocquegroup.ca

THIS SKETCH IS PREPARED FOR AN APPLICATION UNDER THE PLANNING ACT AND ALL DIMENSIONS ARE TO BE CONFIRMED BY SURVEY.

**NOTE:** THE LOT DIMENSIONS ILLUSTRATED HEREON WERE OBTAINED FROM PLANS AND DOCUMENTS ON FILE AT THE LAND REGISTRY OFFICE

**METRIC NOTE** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

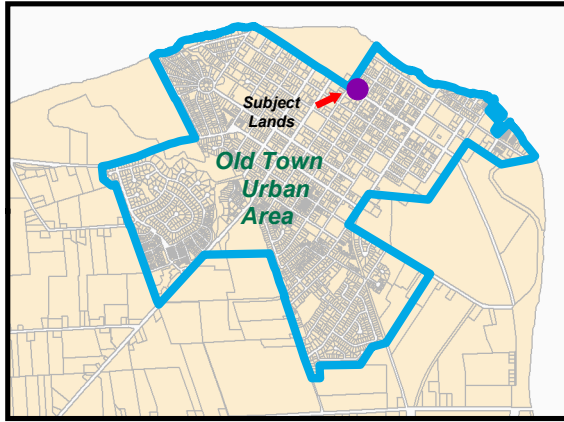
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DRAWN BY: D.B.

CHECKED BY: B.L.

DATE: JUNE 12, 2024

FILE: 2023-034  
DWG. FILE: 2023-034-04



**MAP 1 - LOCATION MAP**

187 Queen Street  
File: B-09-2024

1:1,250

