



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
Planning Division

<b>TO:</b>	Chair and Members Planning Committee
<b>COMMITTEE DATE:</b>	May 15, 2018
<b>SUBJECT/REPORT NO:</b>	Application for Approval of a Draft Plan of Condominium (Common Element) for Lands Located at 389 Garner Road East (Ancaster) (Ward 12) (PED18112)
<b>WARD(S) AFFECTED:</b>	Ward 12
<b>PREPARED BY:</b>	Melanie Schneider (905) 546 – 2424 Ext. 1224
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

That **Draft Plan of Condominium Application 25CDM-201713, by WEBB Planning Consultants Inc., on behalf of 1541079 Ontario Inc. (Losani Homes Limited), owner**, to establish a Draft Plan of Condominium (Common Element) to create a condominium road network, sidewalks, landscaped areas, 62 visitor parking spaces, and centralized mailboxes, on lands located at 389 Garner Road East (Ancaster), as shown on Appendix “A”, attached to Report PED18112, be **APPROVED** subject to the following conditions:

- (a) That the approval for Draft Plan of Condominium (Common Element) application 25CDM-201713 applies to the plan prepared by A.T. McLaren Limited, certified by S. D. McLaren, and dated October 30, 2017, consisting of a condominium road network, sidewalks, landscaped areas, 62 visitor parking spaces, and centralized mailboxes, in favour of 90 maisonette and 45 townhouse dwelling units, attached as Appendix “B” to Report PED18112;
- (b) That the conditions of Draft Plan of Condominium Approval 25CDM-201713, attached as Appendix “C” to Report PED18112, be received and endorsed by City Council.

## **EXECUTIVE SUMMARY**

The purpose of the application is to establish a Draft Plan of Condominium (Common Element) to create the following common elements: a private condominium road network, sidewalks, landscaped areas, 62 visitor parking spaces, centralized mailboxes in favour of 90 maisonettes and 45 townhouse dwelling units, as approved under final approved Site Plan Control Application DA-16-169. The condominium road will provide access to a public road, Dodman Crescent, and to Farley Lane, Egleston Lane and Whaley Lane, which are all private condominium roads. Access to the abutting private roads is being secured through a Joint Use Agreement and reciprocal easements. The subject lands are to be developed as maisonette and townhouse units fronting onto Garner Road East, Dodman Crescent and onto a private condominium road network, by way of Part Lot Control Application PLC-17-030, currently being processed.

The proposed Draft Plan of Condominium conforms to the Town of Ancaster Zoning By-law No. 87-57, as amended by By-laws No. 16-220 and 14-177. Further, it is consistent with and will implement the final approved Site Plan Control Application DA-16-169.

The proposed Draft Plan of Condominium has merit and can be supported as it is consistent with the Provincial Policy Statement (PPS), conforms to the Growth Plan for the Greater Golden Horseshoe, and complies with the Urban Hamilton Official Plan (UHOP).

***Alternatives for Consideration – See Page 12***

## **FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold at least one Public Meeting to consider an application for a Draft Plan of Condominium (Common Element).

## **HISTORICAL BACKGROUND**

### **Proposal:**

The purpose of the application is to establish a Draft Plan of Condominium (Common Element) to create the following common elements: a private condominium road network, sidewalks, landscaped areas, 62 visitor parking spaces, and centralized mailboxes in favour of 90 maisonettes and 45 townhouse dwelling units, as approved

---

*OUR Vision: To be the best place to raise a child and age successfully.*

*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

**SUBJECT: Application for Approval of a Draft Plan of Condominium (Common Element) for Lands Located at 389 Garner Road East (Ancaster) (Ward 12) (PED18112) - Page 3 of 13**

---

under final approved Site Plan Control Application DA-16-169, attached as Appendix “B” to Report PED18112. The condominium road will provide access to a public road, Dodman Crescent, and to Farley Lane, Egleston Lane and Whaley Lane, which are private condominium roads.

**Chronology:**

- November 30, 2017: Condominium Application 25CDM-201713 is deemed complete.
- December 18, 2017: Circulation of Notice of Complete Application and Preliminary Circulation for Condominium Application 25CDM-201713 sent to 118 property owners within 120 m of the subject lands.
- December 22, 2017: Public Notice Sign placed on the subject lands.
- April 18, 2018: Public Notice Sign updated to indicate Public Meeting date.
- April 27, 2018: Notice of Public Meeting circulated to 118 property owners within 120 m of the subject lands.

**Details of Submitted Application:**

- Location:** 389 Garner Road East (Ancaster)  
(See Location Map attached as Appendix “A” to Report PED18112)
- Owner / Applicant:** 1541079 Ontario Inc. c/o: Losani Homes Ltd.
- Agent:** WEBB Planning Consultants Inc., c/o: James Webb
- Property Description:** Lot Frontage: 160.35 m (Dodman Crescent)  
Lot Depth: 122.44.57 m  
Lot Area: 2.33 ha
- Servicing:** Full Municipal Services

**EXISTING LAND USE AND ZONING**

	<b><u>Existing Land Use</u></b>	<b><u>Existing Zoning</u></b>
<b><u>Subject Lands:</u></b>	Maisonette and Townhouse dwellings under construction	Residential Multiple “RM5-677” Zone, Modified and Residential Multiple “RM5-660” Zone, Modified
<b><u>Surrounding Lands:</u></b>		
<b>North</b>	Street townhouse dwellings	Residential Multiple “RM2-661” Zone, Modified
<b>South</b>	Single detached dwellings and vacant farmland	Airport Prestige Business (M11, H37) Zone
<b>East</b>	Maisonette and townhouse dwellings	Residential Multiple “RM5-660” Zone, Modified
<b>West</b>	Single detached dwellings and Highway No. 6	Agricultural “A-216” Zone, Modified

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

**Provincial Policy Statement (PPS 2014):**

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (PPS 2014). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the PPS.

The mechanism for the implementation of the Provincial plans and policies is through the Official Plan. Through the preparation, adoption and subsequent Ontario Municipal Board approval of the City of Hamilton Official Plans, the City of Hamilton has established the local policy framework for the implementation of the Provincial planning policy framework.

As the application for a Draft Plan of Condominium complies with the UHOP, it is staff's opinion that the application is:

- consistent with Section 3 of the *Planning Act*; and,

- consistent with the Provincial Policy Statement (2014).

**Growth Plan for the Greater Golden Horseshoe (2017)**

The following policies, amongst others, from the Growth Plan for the Greater Golden Horseshoe are applicable to the proposal.

- “2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:
- a) the vast majority of growth will be directed to settlement areas that:
    - i. have a delineated built boundary;
    - ii. have existing or planned municipal water and wastewater systems; and,
    - iii. can support the achievement of complete communities.
  - c) within settlement areas, growth will be focused in:
    - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,
    - iv. areas with existing or planned public service facilities.”

The subject lands are located within a settlement area, outside of the built boundary, as shown on Appendix “G” – Boundaries Map of the Urban Hamilton Official Plan (UHOP). The lands are located on the north side of Garner Road East, east of Highway No. 6. The subject lands are located in the vicinity of existing commercial uses and future employment lands which contribute to a complete community. The lands are also located along the S Line of the BLAST network, which is serviced by HSR Route #44, ensuring that the location is serviced by planned and existing transit. As part of the Registered Plan of Subdivision 62M-1245 and Site Plan Control Application DA-16-169, planned municipal water and wastewater systems were reviewed to ensure that sufficient municipal systems are in place to support the proposal. Accordingly, the proposal conforms to the Growth Plan for the Greater Golden Horseshoe (2017).

**Urban Hamilton Official Plan (UHOP):**

The subject lands are designated “Neighbourhoods” on Schedule “E-1” – Urban Land Use Designations and as “Medium Density 2b, Site Specific Policy – Area C” and “Low

**SUBJECT: Application for Approval of a Draft Plan of Condominium (Common Element) for Lands Located at 389 Garner Road East (Ancaster) (Ward 12) (PED18112) - Page 6 of 13**

---

Density 2c, Site Specific Policy – Area B” on Map B.2.3-1 – Garner Neighbourhood Secondary Plan. The following policies, amongst others, apply to the application.

“B.3.6.3.1 Development of noise sensitive land uses, in the vicinity of provincial highways, parkways, minor or major arterial roads, collector roads, truck routes, railway lines, railway yards, airports, or other uses considered to be noise generators shall comply with all applicable provincial and municipal guidelines and standards.”

The subject lands are adjacent to Garner Road East and Highway No. 6, which are identified as a Major Arterial Road and Provincial Highway (Controlled Access), respectively on Schedule “C” – Functional Road Classification of the UHOP. Accordingly, the applicants have submitted a noise impact study and addendum, “Environmental Noise Assessment, Proposed Residential Development, Ancaster Glen 3B, Highway No 6 and Garner Road, City of Hamilton”, dated November 14, 2016 in support of the application. Condition No. 12 in Appendix “C” to Report PED18112 has been included in order to implement the recommendations for noise warning clauses.

“E.3.5.9 Development within the medium density residential category shall be evaluated on the basis of the following criteria:

- b) Development shall be integrated with other lands in the Neighbourhoods designation with respect to density, design, and physical and functional considerations.
- d) Access to the property shall be designed to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets.”

The proposal includes road access through private lands owned by an existing Condominium Corporation. In particular, the proposed Common Element Road does not extend fully to Unit 111, shown on Appendix “B” to Report PED18112, for the purposes of vehicular access to the unit. Accordingly, the applicant will be required to establish reciprocal Joint Use Agreements between the adjacent Condominium Corporation and this future Corporation (see Condition No. 11 in Appendix “C” to Report PED18112) to ensure conflicts between traffic and pedestrians are minimized, to provide vehicular access and frontage on a private road, and to ensure the development is appropriately integrated with other lands.

Based on the foregoing, the proposal complies with Volume 1 of the Urban Hamilton Official Plan.

---

*OUR Vision: To be the best place to raise a child and age successfully.*

*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

**Garner Neighbourhood Secondary Plan**

The subject lands are designated “Medium Density Residential 2b”, “Site Specific Policy – Area C” in the Garner Neighbourhood Secondary Plan. In addition, a small portion of the lands are designated “Low Density Residential 2c” and “Site Specific Policy – Area B” in the Garner Neighbourhood Secondary Plan. The following policies, amongst others, apply.

“B.2.3.1.3 Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the Low Density Residential designations identified on Map B.2.3-1 – Garner Neighbourhood – Land Use Plan.

e) In the Low Density Residential 2c designation:

- i) the permitted uses shall be street townhouses, block townhouses, courtyard townhouse and other innovative ground-oriented attached housing forms; and,
- ii) the density shall not exceed 37 dwelling units per gross/net residential hectare.

B.2.3.1.4 Notwithstanding Policies E.3.5.2 and E.3.5.7 of Volume 1, the following policies shall apply to the Medium Density Residential designations identified on Map B.2.3-1 – Garner Neighbourhood – Land Use Plan.

a) In the Medium Density Residential 2b designation:

- i) the permitted uses shall be stacked townhouses and low rise apartments; and,
- ii) the density shall not exceed 70 dwelling units per gross/net residential hectare.

B.2.3.6.2 In addition to Section B.2.3.1.3(e), the following policy shall apply to the portion of the lands located at 435 Garner Road East and John Frederick Drive), and identified as Site Specific Policy – Area B on Map B.2.3-1 – Garner Neighbourhood Land Use Plan:

a) Notwithstanding Policy 2.3.1.3(e)(ii) the density shall not exceed 57 dwelling units per gross/net residential hectare.

B.2.3.6.3 That in addition to Section B.2.3.1.4 (i), that block townhouses and maisonettes (back-to-back townhouses) shall also be permitted on the

---

*OUR Vision: To be the best place to raise a child and age successfully.*

*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

lands located at a portion of 435 Garner Road East (lands located at the northeast corner of Highway 6 and Garner Road East), and identified as Site Specific Policy – Area C on Map B.2.3-1 – Garner Neighbourhood Secondary Plan.”

The proposed Draft Plan of Condominium proposes to establish common elements in favour of 90 maisonette and 45 townhouse dwelling units, providing for a density of 57.94 units per hectare on the westerly portion of the lands subject to the maximum density of 70 units per hectare. A portion of the sidewalk common element is located on lands designated “Low Density Residential 2c” and “Site Specific Policy – Area B” which contains townhouse dwellings, providing for a density of 54.96 units per hectare where the maximum density of 57 units per hectare applies.

Based on the foregoing, the proposal complies with the Garner Neighbourhood Secondary Plan.

### **Ancaster Zoning By-law No. 87-57**

The subject lands are zoned Residential Multiple “RM5-677” Zone, Modified and the Residential Multiple “RM5-660” Zone, Modified, in the Town of Ancaster Zoning By-law No. 87-57, as amended by By-laws No. 16-220 and 14-177. By-law No. 16-220 permits multiple dwellings, multi-plex dwellings, stacked townhouses, block townhouses, and maisonettes within the “RM5-677” Zone, Modified. By-law No. 14-177 permits multi-plex dwellings and block townhouses within the “RM5-660” Zone, Modified. Since the proposal is to establish common elements in favour of block townhouses and maisonette dwelling units, the proposal conforms to the Ancaster Zoning By-law No. 87-57, as amended. Site Plan Control Application DA-16-169 was granted Final Approval on December 21, 2017. Condition Nos. 1 and 2 of Appendix “C” to Report PED18112 have been included to ensure the proposal is developed in accordance with these approvals.

### **RELEVANT CONSULTATION**

The following departments and agencies had no comments or objections:

- Forestry and Horticulture Section, Public Works Department;
- HSR;
- Hydro One Inc.;
- LRT Office;
- Recreation Division, Community and Emergency Services Department;
- Recycling and Waste Disposal Section, Public Works Department; and,
- Strategic Planning Division, Public Works Department.

---

*OUR Vision: To be the best place to raise a child and age successfully.*

*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*



**Vector Borne Disease (Public Health Services)** have advised that a Pest Control Plan, focusing on rats and mice, shall be developed and implemented for the demolition, construction / development phase of the project and continue until the project is complete. Staff notes that these comments were addressed through the approved Site Plan Control Application DA-16-169.

**Canada Post Corporation** noted that mail delivery services will be provided to the condominium through centralized mail facilities (Lock Bock Assembly) to be installed within the common element at the developer's expense. Canada Post requests updates if the project description changes in order to assess if there are any impacts. If the application is approved Canada Post requires notification of the civic address as soon as possible. The centralized mail box location has been determined through the approved Site Plan Control Application DA-16-169. Further, the requested conditions have been addressed through Condition Nos. 5 (iv), and 6 to 10, inclusive in Appendix "C" to Report PED18112.

**Transportation Management (Public Works Department)** have advised that the development must consider the needs of pedestrians with disabilities, ensure sidewalks are a minimum of 1.5 m and that the Transit Oriented Development (TOD) guidelines be implemented. Staff note that these comments were addressed through Site Plan Control Application DA-16-169, which was granted final approval on December 21, 2017.

**Union Gas Ltd.** has requested that as a Condition of Draft Approval, the owner / applicant provide the necessary easements and / or agreements required by Union Gas Ltd. for the provision of gas services for this project. Condition No. 14 has been included in Appendix "C" to Report PED18112 to address this requirement.

## **PUBLIC CONSULTATION**

In accordance with the provisions of the *Planning Act* and Council's Public Participation Policy, Notices of Complete Application and Preliminary Circulation were sent to 118 property owners within 120 m of the subject property on December 18, 2017, requesting comments on the application.

Furthermore, a Public Notice Sign was posted on the property on December 22, 2017 and updated on April 18, 2018 with the Public Meeting date. Finally, Notice of the Public Meeting was given on April 27, 2018, in accordance with the requirements of the *Planning Act*.

To date, one public submission has been received. Concerns from the property owner are related to additional traffic on Whaley Lane, location of one unit over two plans of condominium, and location of snow storage traffic flow. The issues and concerns in the

correspondence are summarized in the Analysis and Rationale for Recommendation Section (see Appendix “E” to Report PED18112).

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

1. The proposal has merit and can be supported for the following reasons:
  - (i) It is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow);
  - (ii) It complies with the policies of the Urban Hamilton Official Plan; and,
  - (iii) The proposal establishes condominium tenure for a form of development permitted under the Town of Ancaster Zoning By-law No. 87-57 as amended by By-law Nos. 16-220 and 14-177. It will implement the approved Site Plan Control Application DA-16-169, which provides for a form of development that is compatible with surrounding land uses.
2. The proposed Draft Plan of Condominium (Common Element) is comprised of the following common elements: a condominium road network, sidewalks, landscaped areas, 62 parking spaces, and centralized mailboxes, as shown on the attached plan, marked as Appendix “B” to Report PED18112. The private condominium road will provide access to a public road, Dodman Crescent, and to Farley Lane, Egleston Lane and Whaley Lane, which are all private condominium roads. Ninety (90) maisonette and 45 block townhouse dwelling units will have access from the private condominium road network and will hold an interest in the Common Element Condominium Corporation.
3. The applicant must ensure that the final Plan of Condominium complies with the final approved Site Plan Control Application DA-16-169, approved on December 21, 2017, to the satisfaction of the Director of Planning and Chief Planner (Condition No. 2 of Appendix “C” to Report PED18112).
4. The land proposed for the common element condominium and the lots for all of the dwelling units will be created through Part Lot Control Application PLC-17-030. In this regard, final approval and registration of the common element condominium cannot occur until such time as the future Part Lot Control Application is approved and the By-law removing the lands from Part Lot Control has been passed by Council (Condition No. 3 of Appendix “C” to Report PED18112). Part Lot Control Application PLC-17-030 is currently under review.
5. The applicant must also enter into a Development Agreement with the City of Hamilton as a condition of Draft Plan of Condominium approval. This Agreement

---

*OUR Vision: To be the best place to raise a child and age successfully.*

*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

will ensure that the tenure of the proposed common elements (as shown on the Draft Plan of Condominium included in Appendix "B" to Report PED18112) becomes "tied" to the proposed Draft Plan of Condominium. This will have the effect of ensuring that individual townhouse and maisonette lots are not sold until the condominium has been registered as a Common Elements Condominium under the Condominium Act (Condition No. 4 of Appendix "C" to Report PED18112).

6. The proposed condominium road will be privately owned and maintained. As a condition of approval, the applicant must include warning clauses in the Development Agreement and all purchase and sale agreements and rental or lease agreements to advise perspective purchasers that the City of Hamilton will not provide maintenance or snow removal and that the provided garages are for parking (including that on-street, overflow parking may not be available and cannot be guaranteed in perpetuity) (Condition No. 5 (i) and (iii) of Appendix "C" to Report PED18112).
7. Development Engineering has advised that all issues pertaining to the grading, drainage and servicing have been reviewed as per approved Site Plan Control Application DA-16-169 and are subject to the terms and conditions therein. Furthermore, Development Engineering has advised that it is the responsibility of the Condominium Corporation to ensure that the maintenance and repair of all utilities within the Common Elements be maintained at the Corporations own expense. In addition, the Condominium Corporation will be required to maintain the Common Elements, including all utilities, at their own expense. The above comments have been included as Condition Nos. 5 (ii) and 13 of Appendix "C" to Report PED18112.
8. Growth Management staff have advised that the following note be added to the Draft Plan of Condominium Conditions as Note 1 (see Appendix "C" to Report PED18112):  
  
"NOTE: Pursuant to Section 51(32) of the *Planning Act*, draft approval shall lapse if the plan is not given final approval within three years. However, extensions will be considered if a written request is received before the draft approval lapses."
9. The owner shall satisfy all conditions, financial or otherwise, of the City of Hamilton (Condition No.15 in Appendix "C" to Report PED18112).
10. The circulation of the application for Draft Plan of Condominium has resulted in the submission of correspondence from an adjacent property owner (see Appendix "E" to Report PED18112). The concerns raised by the property owner are summarized as follows.

---

*OUR Vision: To be the best place to raise a child and age successfully.*

*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

### Site Design

The property owner identified that existing visitor parking areas within the adjacent Condominium are at capacity and that additional units could create additional traffic and parking conflicts. It was suggested that additional parking be provided on site with the removal of Block C on the subject lands. Further, concerns were raised with snow storage since there appears to be limited room for providing snow storage on site. Lastly, concerns were identified with the narrow width of the roads and that private waste removal is the only option for servicing the site.

Staff note that all the concerns identified above were reviewed through Site Plan Applications DA-14-140 and DA-16-169, in accordance with the Ancaster Zoning By-law No. 87-57, as amended. Further, this Draft Plan of Condominium Application is intended to establish tenure only; maintenance including snow and waste removal will be the responsibility of the future Condominium Corporation as the lands, including roadways, are privately owned.

### Site Access from Whaley Lane

The property owner identified that the development of the adjacent lands will result in additional traffic using Whaley Lane, a private road, to access the subject lands. Accordingly, staff have recommended that Condition No. 11 of Appendix "C" be implemented to ensure that the necessary agreements and easements be established in order to allow joint use of the private roadway network.

## **ALTERNATIVES FOR CONSIDERATION**

Should the proposed Plan of Condominium (Common Element) not be approved, the applicant / owner could develop the lands as a standard block condominium development or as a rental development. A change in tenure from the proposed common element condominium to a standard form condominium would require a new Draft Plan of Condominium application.

## **ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

### **Community Engagement & Participation**

*Hamilton* has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

---

*OUR Vision: To be the best place to raise a child and age successfully.*

*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

**Healthy and Safe Communities**

*Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.*

**Our People and Performance**

*Hamiltonians have a high level of trust and confidence in their City government.*

**APPENDICES AND SCHEDULES ATTACHED**

- Appendix "A": Location Map
- Appendix "B": Proposed Draft Plan of Condominium
- Appendix "C": Recommended Conditions of Approval
- Appendix "D": Approved Site Plan Control Application DA-16-169
- Appendix "E": Public Correspondence

MS:mo