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SITE PLAN APPROVALS JANUARY 1, 2011 TO JUNE 30, 2011

The Transportation Services Committee recommends the adoption of the recommendation contained in the following report dated September 22, 2011, from the Commissioner of Transportation Services.

1. RECOMMENDATION

It is recommended that this report be received for information.

2. PURPOSE

This report is to provide information to Regional Council with respect to the number, location, and deadline performance of site plan applications processed in the first half of the year 2011.

3. BACKGROUND

Transportation Services staff reviews and approves site plans, rezonings, engineering submissions, consents, and minor variances related to applications adjacent to Regional roads and infrastructure or concern Regional interests

York Region Transportation Services staff are responsible for the review and approval of various types of submissions relating to properties adjacent to Regional roads and infrastructure or concern Regional interests, such as wellhead protection and transit. Submissions include site plan applications, zoning applications, engineering submissions related to draft approved subdivisions or municipal projects, consent and minor variance applications. Staff review these applications with respect to legal considerations arising from the *Planning Act*, protection of Regional wellheads, as well as a wide range of technical details including property requirements, travel demand management requirements, transit requirements, intersection and access design, road and servicing design, and development implications to the Regional road system. In addition to the above noted submissions which are the primary responsibility of Transportation Services, staff also works closely with the Region's Planning group in terms of reviewing and commenting on official plan amendments, secondary plans, and draft plans of subdivision and condominium for applications adjacent to Regional roads.

On November 23, 1995, Regional Council delegated authority to approve the conditions of site plan approval and execute site plan agreements on behalf of the Region to the Commissioner of Transportation

At that meeting, the Commissioner was directed to report, on a regular basis, on recently approved site plans.

4. ANALYSIS AND OPTIONS

During the period from January 1, 2011 to June 30, 2011, the Region approved 24 site plan applications

The following is a breakdown of the approvals by municipality:

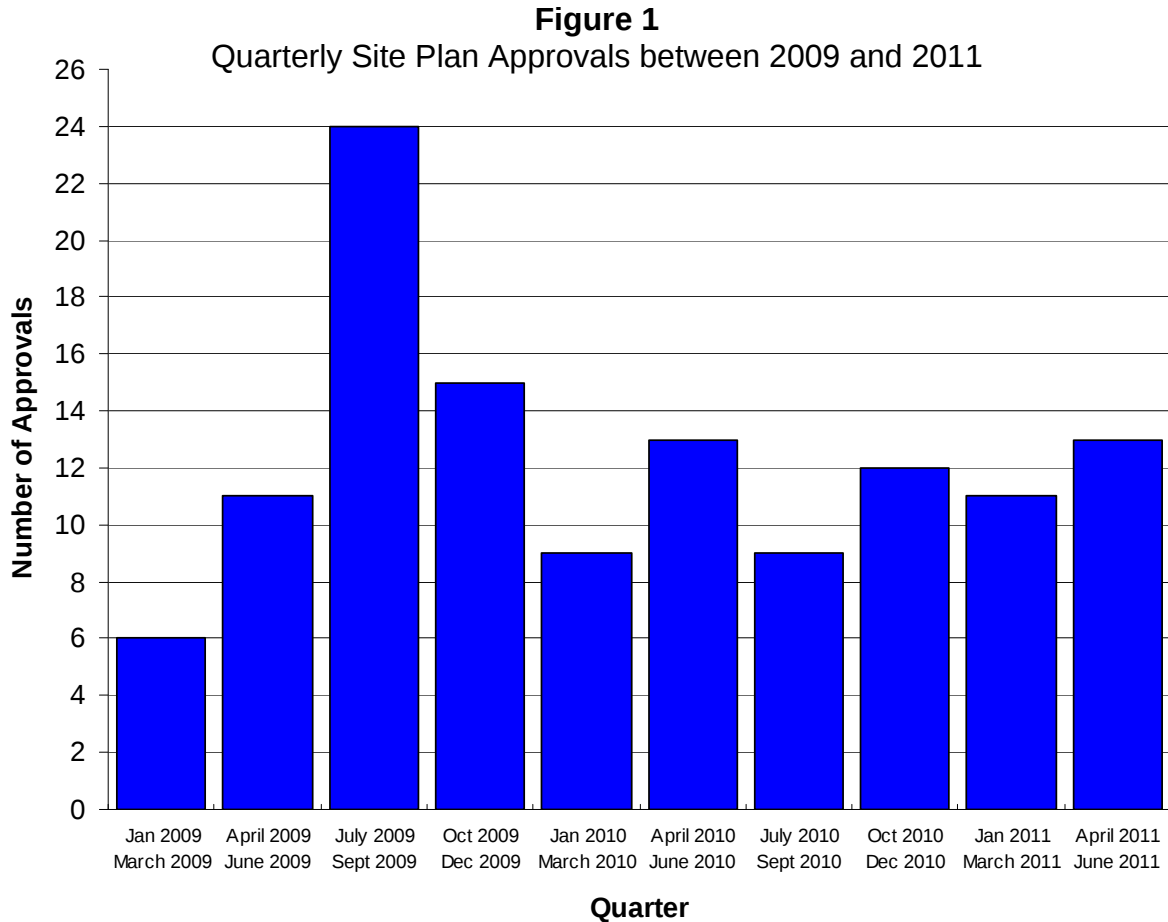
Town of Aurora	-	0	Town of East Gwillimbury	-	1
Town of Georgina	-	1	Township of King	-	1
Town of Markham	-	10	Town of Newmarket	-	1
Town of Richmond Hill	-	4	City of Vaughan	-	6
Town of Whitchurch-Stouffville	-	0			

A brief description of each site plan approval is provided in *Attachment 1*

The number of applications processed in the first half of the year has slightly increased over the last two years

There were 24 site plan approvals processed between January 1, 2011 and June 30, 2011 two more than the first half of 2010 and seven more than the first half of 2009

Figure 1 illustrates the quarterly trend of site plan approvals between the years of 2009 and 2011.



Note: The period of July 2009 to September 2009 shows a spike in number of site plan approvals. This was due to the announcement of an increase in development charges coming into effect November, 2009.

The Region faces new challenges and increasing complexity with respect to site plan applications

The number of approvals being issued by the Region has not significantly changed over the last several years, with the exception of the increase in approvals experienced during the third quarter of 2009, which was largely triggered by the announcement of increases to Regional development charges that were to take effect in November 2009. However, the site plan applications are becoming increasingly more complex as the Region is faced with new challenges surrounding land requirements, urban form, high density type structures, multi-modal transportation, etc., particularly in the southern and central portions of York Region and wellhead protection concerns in the northern portions of the Region, resulting from the intensification along corridors adjacent to Regional wells.

As a result, while the Region endeavours to keep the site plan approval process as efficient as possible, more and more often site plan applications require and review input

from multiple departments and more than one submission before an approval can be issued.

There were 72 submissions received as part of the 24 site plan applications approved between January 1, 2011 and June 30, 2011.

Table 1 indicates for each municipality, the total number of submissions received as part of the site plan applications approved in these areas during the period from January 1, 2011 to June 30, 2011.

Table 1
Submissions for Site Plans Approved from January 1, 2011 to June 30, 2011

Municipality	Number of Times Deadline Achieved	Number of Times Deadline not Achieved	Total
Town of Aurora	0	0	0
Town of Georgina	1	1	2
Town of Richmond Hill	6	0	6
Town of Whitchurch-Stouffville	0	0	0
Town of Markham	41	6	47
City of Vaughan	9	2	11
Township of King	2	1	3
Town of Newmarket	2	0	2
Town of East Gwillimbury	1	0	1
Total	62	10	72
Percent	86%	14%	100%

The goal of the Region is to respond to site plan application submissions within a four-week period

In 2007, York Region in consultation with the local municipalities implemented a number of site plan process improvements with respect to the circulation, review, and response to site plan submissions in order to improve response times and achieve the customer service goals of the Region.

With the increase in submissions per site plan application, it has become more important than ever before to keep the process moving. In order to do so, the Region's goal is to respond to each submission within a four-week time period.

The Region continues to meet its goals of responding within the four-week time period

The Region's ability to achieve the goal of a four week response time on site plan applications approved between January 1, 2007 to June 30, 2011 has averaged 83% on a semi-annual basis. Development approvals staff achieved an overall Regional level of service of 86% with respect to the submissions received as part of the site plan applications approved during the period of January 1, 2011 to June 30, 2011.

The Region is committed to continuous improvement of the site plan approval process to reflect urbanized communities

Regional staff across Transportation Services, Planning and Environmental Services meet regularly to identify preliminary issues regarding Regional infrastructure or areas of concern. Existing processes are also being reviewed to ensure that they are consistent with the Region's move towards urban centres and modern transit, cycling, and pedestrian facilities. Management also continues to work with staff and local municipalities in an effort to improve on the customer service goals of this unit.

5. FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

6. LOCAL MUNICIPAL IMPACT

Providing timely responses to site plan submissions enables local municipal staff to respond/approve development applications within their prescribed customer service delivery objectives.

7. CONCLUSION

The Region continues to face new challenges across the Region which have increased the complexity of site plan review requiring expertise and input from staff across the Transportation Services, Planning and Environmental Services departments.

From January 1, 2011 to June 30, 2011, a total of 24 site plan applications were approved. At the same time, 72 submissions were processed as part of these approvals. Even with new challenges, Region staff exhibited a success rate of 86% for processing these submissions within the allotted four-week time period. This is consistent with the success rate of 83% achieved over the last several years.

For more information on this report, please contact Dan Terziewski, Manager Development Approvals, Roads at ext. 5750.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the October 5, 2011 Committee meeting.)

**APPROVED SITE PLAN APPLICATIONS
FIRST QUARTER
JANUARY 2011 – MARCH 2011**

TOWN OF EAST GWILLIMBURY

SP-E-001-11

Costco Wholesale Canada Ltd.

18182 Yonge Street, southwest corner of Yonge Street and Green Lane

Town of East Gwillimbury

This application for site plan approval was submitted to permit the development of a gas station located within the commercial complex at 18182 Yonge Street. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via signalized entrances from both Green Lane and Yonge Street.

Date of Submission: February 24, 2011

Date of Approval: March 21, 2011

TOWN OF MARKHAM

SP-M-026-08

South Unionville Square - Jade Kennedy Developments – (Phase 2)

East side of Kennedy Road, between South Unionville Avenue and Castan Avenue

Town of Markham

This application for site plan approval was submitted to permit the development of a mixed commercial use and 29 residential town homes located on the east side of Kennedy Road, between South Unionville Avenue and Castan Avenue. This application required the conveyance of land along Kennedy Road and lane closures for the installation of a storm sewer among the Region's standard conditions of approval which included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via full-movements driveways one from Castan Avenue and one from South Unionville Avenue extension.

Date of Submission: December 23, 2010

Date of Approval: January 13, 2011

SP-M-033-10

Nino D'Aversa Bakery Pane E Dolce Inc.

7287 Yonge Street, southeast corner of Glen Cameron Road and Yonge Street

Town of Markham

This application for site plan approval was submitted to allow an addition to an existing building located at 7287 Yonge Street. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is via a full-movements driveway from Glen Cameron Road.

Date of Submission: December 23, 2010

Date of Approval: January 13, 2011

SP-M-005-11

King David Inc.

10350 Woodbine Avenue, north of Major Mackenzie Drive

Town of Markham

This application for site plan approval was submitted to permit the development of several townhome units and a four storey apartment located at 10350 Woodbine Avenue, north of Major Mackenzie Drive. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via a full-movements driveway from Woodbine Avenue.

Date of Submission: February 9, 2011

Date of Approval: March 9, 2011

SP-M-008-11

GE Commercial

650 Markland Street, southwest corner of Markland Street and Major Mackenzie Drive

Town of Markham

This application for site plan approval was submitted to permit the development of a four storey office building and a one storey office warehouse located at 650 Markland Street. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via a full-movements driveway from Markland Street.

Date of Submission: March 14, 2011

Date of Approval: March 14, 2011

SP-M-006-11

York Region District School Board - Unnamed Cathedral West
45 Murison Drive, northeast corner of Woodbine By-Pass and Russell Dawson Road
Town of Markham

This application for site plan approval was submitted to permit the development of an elementary school located at 45 Murison Drive. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site will be provided via one full-movements driveway from Russell Dawson Road or one full-movements driveway from Murison Drive.

Date of Submission: February 23, 2011

Date of Approval: March 16, 2011

SP-M-010-09

The Bridge-A Markham Community Church
5440 16th Avenue, east of McCowan Road
Town of Markham

This application for zoning amendment and site plan approval was submitted to permit the development of an addition to the existing church as well as additional parking spaces. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via an existing full-movements driveway from 16th Avenue.

Date of Submission: June 25, 2009

Date of Response: July 14, 2009

Date of Submission: March 3, 2010

Date of Response: March 5, 2010

Date of Submission: February 1, 2011

Date of Approval: March 11, 2011

TOWN OF NEWMARKET

SP-N-003-09

Birock Investments Inc. - Tricap Properties (Phase 2)
Leslie Street and Stackhouse Road
Town of Newmarket

This application for site plan approval was submitted to permit the development of a commercial plaza at Leslie Street and Stackhouse Road. This application required the conveyance of land along Leslie Street to protect for a 36 metre right-of-way, in addition to the Region's standard conditions of approval which include financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Site access is provided via a full-movements driveway from Stackhouse Road.

Date of Submission: January 12, 2011
Date of Response: January 12, 2011
Date of Submission: February 16, 2011
Date of Approval: March 7, 2011

TOWN OF RICHMOND HILL

SP-R-019-08

1730917 Ontario Inc.-Nottingham Plaza Ltd.
11384 Yonge Street
Town of Richmond Hill

This application for site plan approval was submitted to permit the development of an additional building on the existing site located at 11384 Yonge Street. This application required the conveyance of land along Yonge Street for the purpose of protecting a 45 metre right-of-way for the Viva-Yonge Street bus rapid transitway as well as the implementation of a travel demand management program, in addition to the Region's standard conditions of approval which include financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Site access is provided via a full-movements driveway onto Yonge Street.

Date of Submission: February 16, 2011
Date of Approval: February 16, 2011

CITY OF VAUGHAN

SP-V-034-10

Vaughan Fire Station No. 7
10800 Dufferin Street
City of Vaughan

This application for site plan approval was submitted to permit the development of a City of Vaughan fire station at 10800 Dufferin Street. The Region's standard conditions of approval were applicable and included financial and insurance requirements as well as adherence to Regional processes, engineering design guidelines and construction practices. Site access is provided via a full-movements driveway onto Dufferin Street.

Date of Submission: November 1, 2010
Date of Response: November 25, 2010
Date of Submission: December 23, 2010
Date of Approval: January 6, 2011

SP-V-021-10

John-Paul Di Genova - Nu-land Management Inc
9970 Pine Valley Drive
City of Vaughan

This application for site plan approval was submitted for a private sanitary sewer connection along Pine Valley Drive to an existing sewer outlet in order to service the above noted property. There was a requirement for an exemption to the half load restriction on Pine Valley Drive, in addition to the Region's standard conditions of approval which include financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices.

Date of Submission: July 7, 2010
Date of Response: August 11, 2010
Date of Submission: September 19, 2010
Date of Response: October 5, 2010
Date of Submission: December 17, 2010
Date of Approval: January 14, 2011

**APPROVED SITE PLAN APPLICATIONS
SECOND QUARTER
APRIL 2011 – JUNE 2011**

TOWN OF GEORGINA

SP-G-001-11

Canadian Tire Real Estate Limited

24270 Woodbine Avenue, southwest corner of Morton Avenue and Woodbine Avenue
Town of Georgina

This application for site plan approval was submitted to permit the first phase expansion of the building and a second phase addition of a gas bar for the existing Canadian Tire store located at the southwest corner of Morton Avenue and Woodbine Avenue. Reconstruction of Morton Avenue is scheduled for 2011. Accordingly, the application required the co-ordination of all development related works on Morton Avenue with the Region's capital project, including the urbanization of this section. The Region's standard conditions of approval were also applicable and include financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via two full-movements driveways one situated on Woodbine Avenue and the one situated on Morton Avenue.

Date of Submission: February 24 2011

Date of Response: March 21, 2011

Date of Submission: April 15, 2011

Date of Approval: May 24, 2011

TOWNSHIP OF KING

SP-K-006-08

5978 King Road Enterprises Inc.

5978 King Road, north side of King Road, east of Highway 27

Township of King

This application for site plan approval was submitted to permit redevelopment of an existing site on the north side of King Road, east of Highway 27. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via a full-movements entrance from King Road. As a further condition of approval, this access is to be shared in the future with the adjacent property owner to the east.

Date of Submission: December 14, 2010

Date of Response: January 7, 2011

Date of Submission: February 28, 2011

Date of Response: April 4, 2011

Date of Submission: June 17, 2011

Date of Approval: June 17, 2011

TOWN OF MARKHAM

SP-M-044-06

1691126 Ontario Inc. - Liberty Developments

7161 and 7171 Yonge Street, northeast corner of Yonge Street and Doncaster Avenue

Town of Markham

This application for site plan approval was submitted to permit the development of the first phase of a high density development situated on the northeast corner of Yonge Street and Doncaster Avenue. The development would ultimately include four residential towers, one office building, and a commercial podium located on the northeast corner of Yonge Street and Doncaster Avenue. Key challenges included noise, encroachments, a servicing connection to the Region's YDSS pipe onto Steeles Avenue, the conveyance of land to protect for a 45 metre right-of-way for the protection of a future VIVA – Yonge Street Bus Rapid Transitway, signalization and road improvements related to the proposed Yonge Street driveway and the Yonge Street/Doncaster Avenue intersection, the timing of streetscaping, and other issues related to the proposed VIVA Bus Rapid Transitway and Yonge Street subway projects. The Region's standard conditions of approval were also applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site will be provided via one signalized intersection on Yonge Street and one signalized intersection on Doncaster Avenue.

Date of Submission: September 6, 2006
Date of Response: September 29, 2006
Date of Submission: June 2, 2008
Date of Response: June 23, 2008
Date of Submission: February 2, 2009
Date of Response: February 20, 2009
Date of Submission: March 2, 2009
Date of Response: April 15, 2009
Date of Submission: May 15, 2009
Date of Response: May 26, 2009
Date of Submission: August 16, 2009
Date of Response: August 24, 2009
Date of Submission: September 9, 2009
Date of Response: October 1, 2010
Date of Submission: December 30, 2009
Date of Response: January 9, 2010
Date of Submission: January 19, 2010

Date of Response: February 2, 2010
Date of Submission: February 12, 2010
Date of Response: February 16, 2010
Date of Submission: June 18, 2010
Date of Response: June 29, 2010
Date of Submission: July 6, 2010
Date of Response: July 27, 2010
Date of Submission: October 5, 2010
Date of Response: October 12, 2010
Date of Submission: November 1, 2010
Date of Response: November 30, 2010
Date of Submission: December 16, 2010
Date of Response: December 19, 2010
Date of Submission: February 10, 2011
Date of Response: March 3, 2011
Date of Submission: April 30, 2011
Date of Approval: May 3, 2011

SP-M-031-07

Angus Glen Retail Village

4495 Major Mackenzie Drive, southwest corner of Major Mackenzie Drive and Kennedy Road
Town of Markham

This application for site plan approval was submitted to permit the development of six new one and two storey retail office spaces. The project involved urbanization of the Major Mackenzie Drive boulevard, property requirements, issues with respect to a heritage building, and landscape issues. The Region's standard conditions of approval were also applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via one right-in/right-out driveway from Major Mackenzie Drive and one right-in/right-out from Kennedy Road, as well as full-movements access from the adjacent local roads. There was a need for the extension of medians on both Major Mackenzie Drive and Kennedy Road in order to restrict movements at these driveway locations.

Date of Submission: February 5, 2010
Date of Response: February 18, 2010
Date of Submission: April 14, 2010
Date of Response: April 30, 2010
Date of Submission: June 18, 2010
Date of Response: June 20, 2010
Date of Submission: June 21, 2010
Date of Response: July 7, 2010
Date of Submission: July 27, 2010
Date of Response: July 30, 2010
Date of Submission: September 7, 2010

Date of Response: September 18, 2010
Date of Submission: November 12, 2010
Date of Response: November 30, 2010
Date of Submission: December 7, 2010
Date of Response: December 23, 2010
Date of Submission: February 13, 2011
Date of Response: March 1, 2011
Date of Submission: April 30, 2011
Date of Response: May 7, 2011
Date of Submission: May 25, 2011
Date of Approval: June 3, 2011

SP-M-004-10

Cesaroni Holdings Ltd.

10761 Woodbine Avenue, east side of Woodbine, north of Elgin Mills Road
Town of Markham

This application for site plan approval was submitted to permit the development of a two storey resource centre located at 10761 Woodbine Avenue. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via a full-movements entrance from Woodbine Avenue. As a condition of approval, this access is to be shared in the future with the adjacent property owner to the south.

Date of Submission: January 19, 2010
Date of Response: March 2, 2010
Date of Submission: November 22, 2010
Date of Response: December 9, 2010
Date of Submission: May 26, 2010
Date of Approval: June 3, 2010

SP-M-015-09

Amica Corporation (Swan Lake)

6360 and 6380 16th Avenue, west of 9th lane, north of 16th Avenue

Town of Markham

This application for site plan approval was submitted to permit the development of four storey expanded retirement facility with 135 suites located at 6360 and 6380 16th Avenue. This application required the conveyance of land along 16th Avenue in order to protect for a 43 metre right-of-way, in addition to the Region's standard conditions of approval which included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via an entrance from 16th Avenue, which may ultimately be restricted to right-in/right-out.

Date of Submission: August 4, 2009
Date of Response: August 13, 2009
Date of Submission: October 22, 2009
Date of Response: October 27, 2009
Date of Submission: February 5, 2010
Date of Response: March 8, 2010
Date of Submission: May 18, 2010

Date of Response: June 9, 2010
Date of Submission: September 20, 2010
Date of Response: October 18, 2010
Date of Submission: November 26, 2010
Date of Response: December 8, 2010
Date of Submission: May 11, 2011
Date of Approval: June 21, 2011

TOWN OF RICHMOND HILL

SP-R-011-10

Richmond Hill Country Shul Synagogue

9225 Bathurst Street - Southeast corner of Bathurst Street and Carrville Road

Town of Richmond Hill

This application for site plan approval was submitted to permit the development of a synagogue located at 9225 Bathurst Street, on the southeast corner of Bathurst Street and Carville Road. This application required the conveyance of land along Bathurst Street protecting a 45 metre right-of-way for future road and transit improvements, in addition to the Region's standard conditions of approval which included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is restricted to right-in/right-out movements only onto Bathurst Street.

Date of Submission: July 13, 2010
Date of Response: July 19, 2010
Date of Submission: September 28, 2010
Date of Response: October 13, 2010
Date of Submission: April 5, 2011
Date of Approval: May 2, 2011

SP-R-012-11

Richmond Hill Christian Community Church

218 Hillsview Drive, northwest corner of Bayview Avenue and Weldrick Road

Town of Richmond Hill

This application for site plan approval was submitted to permit the expansion of the existing parking lot and landscaped area located at 218 Hillsview Drive. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site will be via a full-movements driveway from Hillsview Drive.

Date of Submission: May 3, 2011

Date of Approval: May 19, 2011

SP-R-014-11

The Summit Golf and Country Club

Bayview Avenue, south of Stouffville Road

Town of Richmond Hill

This application for site plan approval was submitted to permit the development of a temporary construction access on Bayview Avenue, south of Stouffville Road. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site will be via a full-movements driveway from Bayview Avenue.

Date of Submission: May 9, 2011

Date of Approval: May 20, 2011

CITY OF VAUGHAN

SP-V-016-10

Elm Thornhill Woods (2010) Inc.

8777 Dufferin Street

City of Vaughan

This application for site plan approval was submitted to permit the construction of a sales pavilion at 8777 Dufferin Street. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site will be via a full-movements driveway from Dufferin Street.

Date of Submission: May 10, 2011

Date of Approval: May 11, 2011

SP-V-008-09

Madison Bathurst Holdings Ltd. – Madison Viva Retirement Complex
Northwest corner of Bathurst Street and Lebovic Campus Drive
City of Vaughan

This application for site plan approval was submitted to permit the construction of a sales office access located at the northwest corner of Bathurst Street and Lebovic Campus Drive. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site will be provided via a full-movements driveway from Bathurst Street.

Date of Submission: March 29, 2011
Date of Response: March 29, 2011
Date of Submission: May 13, 2011
Date of Approval: May 17, 2011

SP-V-007-11

Ganz Realty Ltd.
141 Royal Group Crescent, southwest corner of Highway 7 and Highway 27
City of Vaughan

This application for site plan approval was submitted to permit an addition to an existing building located at 141 Royal Group Crescent. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is via a full-movements driveway from Royal Group Crescent.

Date of Submission: May 10, 2011
Date of Approval: May 19, 2011

SP-V-031-10

Theresa Garibaldi
8934 Huntington Road, west side of Huntington Road, north of Langstaff Road
City of Vaughan

This application for site plan approval was submitted to permit the development of two office condos, a total of eight buildings located at north-west corner of Bathurst Street and Lebovic Campus Drive. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is via a full-movements driveway on Huntington Road.

Date of Submission: September 30, 2010
Date of Response: November 5, 2010
Date of Submission: May 16, 2011
Date of Approval: May 20, 2011