

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/502

- Applicant** : Mr. LEUNG Chiu Fan
- Site** : Lots 1186 (Part), 1187 S.M, 1298 RP (Part) and 2146 in D.D. 117 and Adjoining Government Land (GL), Tai Tong Shan Road, Tai Tong, Yuen Long, New Territories
- Site Area** : 1,225m² (about) (including GL of about 116m²)
- Lease** : New Grant for Lot 2146 in D.D. 117 (for agricultural purpose and a Small House) and Block Government Lease (demised for agricultural use)
- Plans** : Draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/17 (currently in force)

Approved Tai Tong OZP No. S/YL-TT/16 (at the time of submission)
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23m)]
[The zoning and development restrictions remain unchanged on the current OZP]
- Application** : Temporary Eating Place (Outside Seating Accommodation (OSA) of a Restaurant) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary eating place (OSA of a restaurant) for a period of 3 years (**Plan A-1a**). According to the Notes of the OZP, ‘Eating Place’, unless on the ground floor (G/F) of a New Territories Exempted House (NTEH), is a Column 2 use within the “V” zone, which requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use without valid planning permission (**Plans A-2, A-4a to A-4c**).
- 1.2 The Site is subject to 6 previous applications (No. A/YL-TT/272, 321, 366, 373, 379 and 403) for similar eating place use. The last application (No. A/YL-TT/403) was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board for a period of 3 years on 11.8.2017. All the time-

limited approval conditions have been complied with and the planning permission lapsed on 12.8.2020. Compared with the last application, the current application is submitted by the same applicant for the same use with similar layout and development parameters covering the same site.

- 1.3 According to the applicant, the proposal mainly caters to the needs of nearby villagers, workers and visitors. The Site comprises two portions (i.e. the northern and southern portions). The southern portion of the Site consists of the existing restaurant and OSA and abuts Tai Tong Shan Road to its north, while the northern portion of the Site is the ancillary parking spaces and abuts Tai Tong Shan Road to its south (**Plan A-2**). The OSA is the extension of the restaurant at the G/F of an existing NTEH (House No. 198) at Lot 2146 in D.D. 117. Structures 1, 4, 5 and 6 are directly annexed to the G/F restaurant while Structures 2 and 3 are connected via open-air service corridors (**Drawing A-1**). Plans showing the site layout and landscape proposal submitted by the applicant are at **Drawings A-1 and A-2** respectively.
- 1.4 The major development parameters of the last application and the current application are as follows:

Major Development Parameters	Last Approved Application No. A/YL-TT/403 (a)	Current Application No. A/YL-TT/502 (b)	Difference (b)-(a)
Applied Use	Temporary Eating Place (OSA of a restaurant) for a Period of 3 Years		---
Site Area	1,225m ² (about) (including GL of about 116m ²)		---
Total Floor Area (Non-domestic) (excluding the floor area of existing restaurant on the G/F of an existing NTEH at Lot 2146 in D.D. 117)	361 m ²	466 m ²	+105 m ² (+29.1 %)
No. and Height of Structures (excluding the existing NTEH at Lot 2146 in D.D.117)	3 • three for OSA (4m, 1 storey)	6 • three for OSA (4m, 1 storey) • one for storage of food (2.5m, 1 storey) • one for rain shelter for loading/unloading (2.5m, 1 storey) • one for storage of rubbish bins (2.7m, 1 storey)	+3 (+100%)
No. of Parking Spaces	6 (for private car) (2.5m x 5m each)		---

No. of Loading/ Unloading Spaces	1 (for light goods vehicle) (3.5m x 7.5m)	---
Operation Hours	6:00a.m. to 10:00p.m. daily	---

1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 15.6.2020 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**
- (c) Supplementary information received on 19.6.2020 clarifying the uses of Structures No. 4 to 6 **(Appendix Ib)**
- (d) Further information (FI) received on 29.7.2020 providing responses to the Transport Department's (TD) comments and providing information on existing fire service installations (FSIs) on site **(Appendix Ic)**
- (e) FI received on 29.7.2020 providing responses to TD's comments **(Appendix Id)**
- (f) FI received on 29.7.2020 providing responses to TD's comments **(Appendix Ie)**
[(d) to (f) exempted from publication and recounting requirements]

1.6 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.8.2020 for consideration of the application has been rescheduled, and the Town Planning Board has agreed to defer consideration of the application and the application is now scheduled for consideration by the Committee at this meeting.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are mainly detailed in Section 6 of the Supplementary Planning Statement at **Appendix Ia**. They can be summarised as follows:

- (a) The Site is situated in the eastern fringes of the "V" zone where most commercial activities of Tai Tong Tsuen are located but limited choice of licensed eating places are found. The proposal will provide an additional choice of eatery for local residents, nearby workers and visitors, as well as provide employment opportunities to the local villagers. It is also compatible with the village type commercial activities in the vicinity.
- (b) The development is in line with the planning intention of the "V" zone as it is a commercial and community use to serve the dining needs of the villagers as well as support the socio-economic development of the surrounding villages. The landowners of the subject lots support the application as they have no intention to construct Small House in the coming few years. The applicant also undertakes to reinstate the Site for development of Small House upon expiry of planning permission if the Site is in conflict with Small House development.

- (c) The development is in line with Town Planning Board Guidelines No. 15A mainly for reasons of its suitable location; no adverse impact on the land available for village type development; no adverse drainage, sewerage, fire safety, traffic and environmental impacts; and the Site is in the vicinity of recreation uses and tourist attractions. Septic tanks and soakaway system have already been installed to deal with the sewage discharge. The applicant has provided all the required FSIs within the Site.
- (d) A number of planning approvals have been granted by the Board for similar restaurant/canteen uses within the Site and in the vicinity. The area is thus suitable for eating place use on a temporary basis. All the time-limited approval conditions of the last planning application (No. A/YL-TT/403) had been complied with.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting notice of the application near the Site and sending the notice to the Shap Pat Heung Rural Committee through registered post. Detailed information would be deposited at the meeting for Members’ inspection. For GL, the requirements as set out in TPB PG-No. 31A are not applicable.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for ‘Application for Eating Place within “V” Zone in Rural Areas under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 15A) are relevant to this application. The relevant assessment criteria of the Guidelines are attached at **Appendix II**.

5. Background

The Site is currently not subject to planning enforcement action.

6. Previous Applications

- 6.1 The Site is subject to 6 previous applications (No. A/YL-TT/272, 321, 366, 373, 379 and 403) for similar eating place use. Details of the applications are summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1b**.
- 6.2 Applications No. A/YL-TT/272 and 321 for temporary eating place were approved with conditions by the Committee each for a period of 3 years in 2010 and 2014 respectively, mainly on the considerations that the applications would not jeopardise the long-term planning intention of the subject “V” zone; the proposals were not incompatible with the surrounding land uses; the proposals

generally complied with TPB PG-No. 15A; and the technical concerns of relevant government departments could be addressed by imposing appropriate approval conditions. However, the planning permissions for both planning applications were revoked in 2013 and 2015 respectively due to non-compliance with time-limited approval conditions.

- 6.3 Applications No. A/YL-TT/366, 373 and 379 for temporary eating place (the latter application was for proposed OSA) each for a period of 3 years were rejected by the Committee between 2015 and 2016 on the grounds that, amongst others, approval of applications with repeated non-compliances with approval conditions would set an undesirable precedent, thus nullifying the statutory planning control mechanism.
- 6.4 The last application No. A/YL-TT/403 for the same use as the current application was approved with conditions by the Committee for a period of 3 years on 11.8.2017 mainly on similar considerations as mentioned in paragraph 6.2 and that sympathetic consideration may be given to the application as the applicant was different from that of the previous application and had submitted drainage and FSIs proposals. All the time-limited approval conditions have been complied with and the planning permission lapsed on 12.8.2020.
- 6.5 Compared with the last application (No. A/YL-TT/403), the current application is submitted by the same applicant for the same use with similar layout and development parameters covering the same site.

7. **Similar Applications**

There are 10 similar applications (No. A/YL-TT/114, 149, 192, 249, 280, 282, 324, 335, 407 and 497) for temporary eating place/canteen/restaurant uses covering 3 sites within or straddling the subject “V” zone on the OZP. All the applications, except application No. A/YL-TT/280, were approved with conditions each for a period ranging from 2 to 3 years by the Committee between 2001 and 2017 mainly on similar considerations as mentioned in paragraph 6.2. Amongst the approved applications, 3 planning approvals (under applications No. A/YL-TT/149, 192 and 249) covering one site were revoked due to non-compliance with approval conditions. Application No. A/YL-TT/280 for temporary eating place use for a period of 3 years on that same site was rejected by the Board on review on 14.9.2012 on the grounds that, amongst others, the applicant failed to demonstrate to the Board that she would comply with approval conditions imposed by the Board. Details of the applications are summarised in **Appendix IV** and the locations of the sites are shown on **Plan A-1a**.

8. **The Site and Its Surrounding Areas (Plans A-1a to A-4c)**

8.1 The Site is:

- (a) divided into two portions (i.e. northern and southern portions) by Tai Tong Shan Road (**Drawing A-1**); and
- (b) currently occupied by the applied use without valid planning permission

(Plans A-2, A-4a to A-4c).

- 8.2 The surrounding areas have the following characteristics:
- (a) predominantly rural residential in character with scattered parking of vehicles, eating places, open storage/storage yards, warehouses, workshops, real estate agency, offices, toilet, pump house, construction site, vehicle retail shop and animal farm;
 - (b) to the southeast of the site is an area zoned “Open Storage” (“OS”) on the OZP;
 - (c) there are residential structures in the vicinity of the Site with the nearest ones located 10m to the northeast of the northern portion; and
 - (d) except for a real estate agency and a canteen which are operated with planning permissions under applications No. A/YL-TT/475 and 497, as well as two storages and a vehicle retail shop, the workshops, parking of vehicles, warehouse, office, open storage/storage yards and eating places in its vicinity within the “V” zone and the office within the “OS” zone are mostly suspected unauthorised development (UD) subject to enforcement action taken by the Planning Authority.

9. **Planning Intention**

The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within the zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within the zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the G/F of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

10. **Comments from Relevant Government Departments**

- 10.1 The following government departments have been consulted and their comments are summarised as follows:

Land Administration

- 10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises GL, a New Grant (NG) Lot and Old Schedule Agricultural Lots (OSALs). Lot No. 2146 in D.D. 117 was held under NG No. 4405 for agricultural purpose and with permission for the construction of a Small House with roof-over

area not exceeding 65.03m² for non-industrial purposes. The OSALs were held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

- (b) No permission is given for occupation of GL (about 116m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed.
- (c) Should planning approval be given to the subject planning application, the lot owner(s) will need to apply to her office to permit the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department.
- (d) There is one Small House application approved in Lot No. 2146 within the Site. There are no Small House applications under processing within the Site.

Traffic

10.1.2 Comments of the Commissioner for Transport (C for T):

- (a) The applicant is reminded that sufficient space within the Site should be provided for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.
- (b) The land status of the access road/path/track leading to the Site from Tai Tong Shan Road should be checked with the lands authority.
- (c) The management and maintenance responsibilities of the access road/path/track should be clarified with the relevant management and maintenance authorities accordingly.

10.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) Subject to TD's agreement to the vehicular access arrangement,

the applicant should construct a run-in/out at the access point in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.

- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (c) His department shall not be responsible for the maintenance of any access connecting the Site and Tai Tong Shan Road.

Food and Environmental Hygiene

10.1.4 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) A General Restaurant Licence was issued to Ms. LIU Kit-ching for the premises at G/F, Lot 2146 in D.D. 117, 198 Tai Tong Tsuen, Tai Tong Road, Yuen Long with validity from 22.04.2020 to 21.04.2021. No approval for Canteen/OSA in the Site was given by his department and no complaint concerning the Site was received so far.
- (b) From the restaurant licensing point of view, no shelters other than moveable sunshades and the like should be allowed in the OSA. Prior approval and consent must be obtained from the Building Authority (BA) under the Buildings Ordinance (Cap. 123) for the construction of awnings or other supporting structures.
- (c) The applicant should also note the detailed comments at **Appendix VI**.

Environment

10.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) There was no substantiated environmental complaint concerning the Site received in the past three years.
- (b) Should the planning application be approved, the applicant should be advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (Code of Practice) issued by the Environmental Protection Department to minimise any potential environmental nuisances on the surrounding area.

Drainage

10.1.6 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection in principle to the development.
- (b) Based on the planning statement enclosed in the application (**Appendix Ia**), apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TT/403.
- (c) Should the Board consider the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TT/403 and the submission of a condition record of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

Fire Safety

10.1.7 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the proposal subject to FSIs being provided to his satisfaction.
- (b) The submitted FS251 and inspection record (**Appendix Ic**) are irrelevant to the application. Hence, in consideration of the design/nature of the proposal, another FSIs proposal is anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval and implement the approved FSIs proposal accordingly. In addition, the applicant should be reminded of the detailed comments at **Appendix VI**.

Building Matters

10.1.8 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) As there is no record of approval by the BA for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should be reminded of the detailed comments at **Appendix VI**.

Others

10.1.9 Comments of the Director of Electrical and Mechanical Services (DEMS):

The applicant should be reminded of the detailed comments at **Appendix VI**.

District Officer's Comments

10.1.10 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any comment from the village representatives in the vicinity regarding the application.

10.2 The following government departments have no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- (d) Commissioner of Police (C of P).

11. Public Comments Received During the Statutory Publication Period

11.1 On 23.6.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, 258 public comments were received from the Shap Pat Heung Rural Committee, Shap Pat Heung District Resident Association, Yuen Long Tai Tong District Residents' Association, Tai Tong Village Youth Association, Ecopark Association, Hong Kong Excellent Youth of Agriculture and Fisheries Development Association, New Territories Warehouse and Logistic Business Association (**Appendices V-1 to V-7** respectively) and 251 individuals (of which 250 public comments were submitted in the form of 3 standard letters (**Appendices V-8 to 10**)). Among the comments received, 257 public comments supported the application as it could serve the dining needs of the villagers, workers and travelers in the vicinity, and the applied use is in line with the planning intention of "V" zone. The remaining one comment from an individual (**Appendix V-11**) raised concerns over vegetation clearance at the Site, the hygiene of the restaurant and whether the site has obtained a short term tenancy.

11.2 Copies of all the public comments received during the statutory public inspection period are deposited at the meeting for Members' inspection and reference.

12. Planning Considerations and Assessments

12.1 The application is for temporary eating place (OSA of a restaurant) for a period

of 3 years at a site zoned “V” on the OZP. The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion, and for development of Small Houses by indigenous villagers. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the G/F of a NTEH. The subject OSA is the extension of a licensed restaurant at the G/F of an existing NTEH (House No. 198) at Lot 2146 in D.D. 117 (**Plan A-2**). Although the applied use is not entirely in line with the planning intention of the “V” zone, it could provide catering services to serve any such demand in the area. Apart from the aforementioned NTEH, there are no other Small House applications approved or under processing at the Site. As such, approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the subject “V” zone.

- 12.2 The applied use is not incompatible with the surrounding uses which are predominantly rural residential but mixed in nature with scattered parking of vehicles, eating places, open storage/storage yards and workshops etc. (**Plan A-2**).
- 12.3 The application is generally in line with TPB PG-No. 15A in that the eating place is located at the fringe of Tai Tong Tsuen and abuts the main road of Tai Tong Shan Road. Concerned government departments consulted, including DFEH, C for T, CHE/NTW of HyD, CE/MN of DSD, D of FS and DEP, have no adverse comments on the application. Significant adverse environmental hygiene, traffic, drainage, sewerage and environmental impacts on the surrounding areas are not envisaged. Furthermore, relevant approval conditions are recommended in paragraph 13.2 below to address the technical requirements of the concerned government departments. Any non-compliance with the approval conditions will result in revocation of the planning permission and UD on the Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will also be advised to follow the latest Code of Practice to minimise any potential environmental impact on the surrounding area.
- 12.4 Given that three previous approvals for similar eating place use have been granted to the Site and nine other similar applications have been approved within or straddling the subject “V” zone, approval of the current application is generally in line with the Committee’s previous decisions. There are three previous and one similar applications rejected within the same “V” zone on the grounds that, amongst others, approval of applications with repeated non-compliances with approval conditions would set an undesirable precedent. However, such consideration is generally not applicable to the current application as all the time-limited approval conditions of the last previous planning approval (No. A/YL-TT/403) have been complied with.
- 12.5 There are 258 public comments received on the application during the statutory publication period, including 257 supporting comments and 1 comment raising concerns on the application. The planning considerations and assessments in paragraphs 12.1 to 12.4 above are relevant.

13. **Planning Department's Views**

13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.

13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 15.9.2023. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 10:00 p.m. and 6:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) all existing trees within the Site shall be maintained at all times during the planning approval period;
- (d) the submission of a run-in/out proposal within **6** months from the date of the planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 15.3.2021;
- (e) in relation to (d) above, the implementation of the run-in/out proposal within **9** months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 15.6.2021;
- (f) the existing drainage facilities on the Site should be maintained at all times during the planning approval period;
- (g) the submission of a condition record of the existing drainage facilities on the Site within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 15.12.2020;
- (h) the submission of fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 15.3.2021;
- (i) in relation to (h) above, the implementation of fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 15.6.2021;
- (j) if any of the above planning conditions (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

- (k) if any of the above planning conditions (d), (e), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

The recommended advisory clauses are at **Appendix VI**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the application is not in line with the planning intention of the "V" zone which is primarily to designate both existing recognised villages and areas of land considered suitable for village expansion and for development of Small Houses by indigenous villagers. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 15.6.2020
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Supplementary information received on 19.6.2020
Appendix Ic	FI received on 29.7.2020
Appendix Id	FI received on 29.7.2020
Appendix Ie	FI received on 29.7.2020
Appendix II	Relevant extract of TPB PG-No. 15A
Appendix III	Previous Applications covering the Application Site
Appendix IV	Similar Applications within or straddling the Same "V" Zone on the OZP

Appendices V-1 to V-11	Public Comments received during the Statutory Publication Period
Appendix VI	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Landscape Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2020**