

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/889

<u>Applicant</u>	: Mr. Tang Ying Pok represented by R-riches Property Consultants Limited
<u>Site</u>	: Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories
<u>Site Area</u>	: About 3,009 m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
<u>Zonings</u>	: “Other Specified Uses” annotated “Rural Use” (“OU(RU)”) [Maximum plot ratio of 0.4 and maximum building height of 3 storeys (9m)]
<u>Application</u>	: Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary shop and services (vehicle showroom) for a period of 3 years. According to the Notes of the OZP, ‘shop and services’ is a Column 2 use in the “OU(RU)” zone which requires planning permission from the Town Planning Board (the Board). The Site is currently used for open storage of vehicles and workshop without planning permission (**Plans A-2 to 4b**).
- 1.2 The Site involves 10 previous applications for various temporary open storage of vehicles/vehicle parts (with/without ancillary workshop) and shop and services (motor vehicles showroom) uses. The last application (No. A/YL-KTS/734) for proposed temporary shop and services (motor vehicle showroom) submitted by a different applicant was approved with conditions by the Rural and New Town Planning Committee (the Committee) in 2017. However, the planning permission was revoked in 2019 due to non-compliance with approval conditions in relation to the implementation of drainage and tree preservation proposals.

- 1.3 According to the applicant, two structures with a total floor area of about 1,280m² and height of 7.5m (2 storeys) and 4m (1 storey) will be erected within the Site for vehicle showroom and site office (~~645~~ **1,230**m²) and washroom (50m²). A total of 30 vehicles will be displayed at the Site. The operation hours will be from 8:00 a.m. to 9:00 p.m. daily including public holidays. 10 private car and 1 light goods vehicle parking spaces and one loading and unloading space for light goods vehicle will be provided within the Site. No medium and heavy goods vehicles exceeding 5.5 tonnes will be allowed to access the Site. The Site is accessible from Kam Sheung Road via the adjacent lot (which is a motor vehicle showroom with planning permission). The layout plan submitted by the applicant is at **Drawing A-1**.
- 1.4 Comparison of the major development parameters of current application and the last approved application (No. A/YL-KTS/734), which was submitted by a different applicant, is as follows:

	Last approved application No. A/YL-KTS/734 (a)	Current application (b)	Difference (b) – (a) (%)
Applied use	Shop and services (motor vehicles showroom)	Shop and services (vehicle showroom)	same
Site area (m ²)	3,118	3,009	-109 (-3.5%)
Floor area (m ²)	649	665 1,280	+16 631 (+2.5 97%)
Number of structure	3	2	-1 (-33%)
No. of storey	1 storey for all structures	2 storey (structure B1) 1 storey (structure B2)	N/A
Max. building height	7m	7.5m	+0.5m (+7%)
Parking space	8 private car 1 light goods vehicle	10 private car 1 light goods vehicle	+2 (+25%) Same
Loading/unloading space	1 light goods vehicle	1 light goods vehicle	Same

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

- (a) Application Form with plans received on 26.4.2021 (**Appendix I**)
- (b) Further information (FI) received on 21.6.2021 in (**Appendix Ia**)
response to department comments
[exempted from publication requirement]

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the application form and the FI in **Appendices I** to **Ia**. They can be summarized as follows:

- (a) The applicant would like to use the Site for shop and services to provide convenience to the nearby locals. The Site involves one previous approved application for the same shop and services use, approval of the current application would not set undesirable precedent. Since the application is on a temporary basis, it will not frustrate the long-term planning intention of the “OU” zone.
- (b) The applicant has already obtained the consent of the adjoining lot to use the vehicular access. There will be no open-air display and parking of vehicle at the northern part of the Site to minimize nuisance to the adjoining residential development.
- (c) The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimize all possible environmental impacts on the nearby sensitive receivers. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site. No dangerous goods will be stored at the Site. The proposed development will not generate significant adverse traffic, environmental landscape and drainage impacts to the surrounding areas.
- (d) The planning permission of the last approved application for the same use was revoked. However, the current application is submitted by a different applicant. The applicant has submitted drainage and fire service installations proposals to support the application. He will make effort to comply with the approval conditions after obtaining planning approval.

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

The applicant is not the “current land owner” of the Site 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 site notice and sending

notification to the Pat Heung Rural Committee. Detailed information would be deposited at the meeting for Members' inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for Designation of "OU(RU)" Zone and Application For Development within "OU(RU)" Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 38) are relevant to the application. The relevant assessment criteria are summarized as follows:

Application for development within "OU(RU)" zone would need to demonstrate that the proposed development is in line with the planning intention of the zone and will not adversely affect the rural environment, the conservation of the rural landscape and the maintenance of the rural character of the area and its surroundings and will not overstrain the capacity of existing and planned infrastructure such as transport, drainage, sewerage and water supply in the area. Each development proposal will be assessed on its individual merits, with particular reference to its sustainability in ecological, environmental and infrastructural terms.

5. Background

The Site is not subject to any active planning enforcement action.

6. Previous Applications

- 6.1 The Site is subject to 10 previous planning applications¹ for various temporary open storage of vehicle/vehicle parts (with/without ancillary workshop) and shop and services (motor vehicle showroom) uses. Eight of them were approved with conditions and two were rejected. Details of these applications are summarized in **Appendix II** and their locations are shown on **Plan A-1b**.
- 6.2 Applications No. A/YL-KTS/36, 193, 340, 416, 470 and 479 for temporary open storage of motor vehicle/coaches/vehicle parts (with/without ancillary workshop) were approved by the Committee between 1995 and 2009 for 1 to 3 years mainly for the reasons that temporary use was not incompatible with the surrounding land uses and would not frustrate the planning intention; the development was in line with Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB PG-No. 13D/13E) in that previous planning approvals had been granted; and there was no adverse comment from relevant departments and the concern on environmental aspect could be addressed by imposition of appropriate approval conditions. However, the planning permission of applications No. A/YL-KTS/193, 416, 470 and 479 were revoked due to non-compliance with approval conditions.

¹ Applications No. A/YL-KTS/36 and 193 were considered under the then "Undetermined" ("U") zone. The Site was rezoned to "OU(RU)" on the draft Kam Tin South OZP No. S/YL-KTS/10 gazetted on 22.9.2006.

- 6.3 Application No. A/YL-KTS/525 for temporary open storage of new coaches and new vehicle parts with ancillary workshop was rejected by the Committee in 2011 on the grounds that non-conforming and undesirable industrial-related uses such as the open storage use at the application site should be gradually phased out to help achieve the implementation of the planning intention to upgrade the environmental quality of the area. There had been material change in the planning circumstances upon approval of a proposed residential development to the immediate northeast of the site which would act as a catalyst to realise the planning intention. The continuation of the temporary open storage use at the site would jeopardize the planning intention of the “OU(RU)” zone. Besides, the development did not comply with the TPB PG-No. 13E in that the applicant failed to demonstrate the genuine efforts in complying with the approval conditions of the previous planning applications, and that there were adverse departmental comments and public objections against the application.
- 6.4 The subsequent application No. A/YL-KTS/569 for the same use as No. A/YL-KTS/525 was approved by the Board on review in 2012 for 1 year on sympathetic grounds to allow time for relocation of the operation. At the review hearing of the application (No. A/YL-KTS/569), Members also noted that the requirement on fire safety had been imposed since 2008 but were not complied with throughout the years. Although the applicant’s representative pledged that he would personally oversee the compliance of the condition on fire safety requirements or reduce the covered area to comply with D of FS’s requirements, the application was revoked on 16.2.2013 as the approval condition on submission of FSIs proposal was not complied with.
- 6.5 Application No. A/YL-KTS/616 for the same use as No. A/YL-KTS/525 was rejected by the Board on review in 2014 on similar grounds of Application No. A/YL-KTS/525 as stated in paragraph 6.3 above, and noting that the previous application No. A/YL-KTS/569 was approved for 1 year on sympathetic consideration but the application was revoked due to non-compliance with approval condition on submission of FSIs proposal.
- 6.6 The last application No. A/YL-KTS/734 for temporary shop and services (motor vehicle showroom) submitted by a different applicant to the current application was approved by the Committee for a period of 3 years in 2017 for the reasons that temporary approval would not frustrate the long-term planning intention; the development was not considered incompatible with the surrounding land uses; there was similar application approved nearby; and no adverse departmental comments. The planning permission was revoked in 2019 due to non-compliance with approval conditions in relation to the implementation of drainage and tree preservation proposals.

7. **Similar Applications**

There are two similar applications within the same “OU(RU)” zone on the Kam Tin South OZP for temporary shop and services (motor vehicle showroom) (No. A/YL-KTS/718 and 851) located at a site to the immediate east of the Site. They were approved with conditions by the Committee for a period of 3 years in 2017 and 2020 mainly for the reasons that the temporary use would not frustrate the long-term planning intention of the “OU(RU)” zone; the development was not incompatible with the surroundings areas; and relevant government departments had no adverse comments on the application. All the approval conditions of application No. A/YL-KTS/718 were complied with and the planning permission lapsed in 2019. Details of these applications are summarized in **Appendix III** and their locations are shown on **Plan A-1a**.

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

8.1 The Site is:

- (a) currently used as open storage of vehicles and workshop without planning permission; and
- (b) accessible from Kam Sheung Road via the adjacent lot (which is a motor vehicles showroom with planning permission).

8.2 The surrounding area is rural in character predominated by residential development/dwellings/structures, open storage/storage yards, motor vehicle showroom, cultivated/fallow agricultural land, warehouse, car services, church, and vacant/unused land:

- (a) to its immediate east is a residential development and a motor vehicle showroom. To its further east along Kam Sheung Road are a car services shop and storage yard;
- (b) To its west are residential dwellings/structures, fallow/cultivated agricultural land and vacant land;
- (c) to its south are storage/open storage yards, residential dwellings/structures and unused land; and
- (d) to its north are a farm, warehouse and a church.

9. **Planning Intention**

The planning intention of the “OU(RU)” zone is primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Board, with a view to upgrading or improving the area or providing support to the local communities.

10. Comments from Relevant Government Departments

- 10.1 The following Government departments have been consulted and their views on the application are summarized as follows:

Land Administration

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

- (a) The Site comprises Old Schedule Agricultural Lots 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) According to his inspection, it is noted that an existing container converted structure included in the s.16 proposal, located within the Site, was suspected of being used for domestic purposes. According to the established practice, application for Short Term Waiver (STW) and etc. of structures for domestic/residential use on private agricultural land will not be entertained. Hence, even if the Board approves the planning application, his office will not consider approving/ regularizing any structure(s) erected/to be erected on the lots for domestic/residential uses.
- (c) Should planning approval be given to the application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site (except the existing structure for domestic purpose), if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) 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 the LandsD.

Traffic

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

- (a) He has no comment on the application from traffic engineering point of view.
- (b) Should the application be approved, approval condition on no vehicle is allowed to queue back to or reverse onto/from

public road at any time during the planning approval period should be included.

- (c) The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road.
- (b) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Environment

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

There was no environmental complaint concerning the Site received in the past 3 years. The applicant is 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” issued by DEP.

Landscape

10.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) He has no objection to the application from the landscape planning perspective.
- (b) According to the aerial photo taken in 2020, the Site is situated in an area of miscellaneous rural fringe landscape character comprising of open carparks, temporary structures, houses, church, farmlands and scattered tree groups. Application Nos. A/YL-KTS/575 and A/YL-KTS/843 for temporary open storage use within the “OU(RU)” zone were approved in 2013 and 2020 respectively. The proposed development within the Site is considered not entirely incompatible with the surrounding landscape setting.

- (c) Based on the site record dated 11.3.2021 and photo of 4.5.2021, the Site is fenced off, hard paved with temporary structures and in operation. Some existing trees of common species are found within the Site including *Lagerstroemia speciosa* (大花紫薇), *Ficus benjamina* (垂葉榕), *Dyopsis decaryi* (三角椰子), *Celtis sinensis* (朴樹) and *Hibiscus tiliaceus* (黃槿) along eastern and western boundary. With reference to the application form, the proposed use does not involve tree felling, further adverse impact on the existing landscape resources arising from the proposed use within the Site is not anticipated.
- (d) The eastern portion of the proposed layout of structure B1 is too close to the existing tree along the eastern boundary of the Site. The applicant shall avoid conflicts between the proposed structure and existing trees.
- (e) Should the application be approved, the conditions on submission and implementation of landscape proposal to the satisfaction of Director of Planning or of the Board should be included.
- (f) The applicant should note that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works.
- (g) The applicant should remove objects stacking from the tree planting area and avoid parking vehicle within 1m of any tree to prevent tree damage and soil compaction. The applicant is advised to observe relevant guidelines on the tree care to maintain the existing trees in good health.

Drainage

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

- (a) He has no in-principle objection to the proposed development from the public drainage point of view.
- (b) His detailed comments on the submitted drainage proposal is at **Appendix V**.

- (c) Should the application be approved, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the development should be included in the planning permission.

Nature Conservation

10.1.7 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

Noting that its previous application for similar use has been approved by the Board, he has no comment on the application from nature conservation perspective.

Fire Safety

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

- (a) He has no in-principle objection to the proposal subject fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design / nature of the proposal, FSIs are anticipated to be required. Therefore the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans.
- (c) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (d) His detailed comments on the submitted FSIs proposal is at **Appendix V**.

Building Matters

10.1.9 Comments of the Chief Building Surveyor/NT West, Buildings Department (CBS/NTW, BD):

- (a) As there is no record of approval by the Building Authority (BA) for the existing structures at the Site, his office is not in

a position to offer comments on their suitability for the use proposed in the application.

- (b) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (c) His detailed comments on UBW, provision of access, temporary or licensed structures are at **Appendix V**.
- (d) Detailed checking under the BO will be carried out at building plan submission stage.

District Officer's Comments

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

He has not received any comment from the locals upon close of consultation and he has no particular comment on the application.

10.2 The following Government departments have no comment on/ no objection to the application:

- (a) Project Manager (West), Civil Engineering and Development Department;
- (b) Director of Electrical and Mechanical Services;
- (c) Chief Engineer/Construction, Water Supplies Department; and
- (d) Commissioner of Police.

11. Public Comments Received During Statutory Publication Period

On 4.5.2021, the application was published for public inspection. During the three-week statutory publication period, three public comments were received from a Yuen Long District Council member and two individuals (**Appendices IV-1 to IV-3**) objecting to the application mainly on the grounds that the development would increase the traffic flow and cause traffic congestion, environmental pollutions, increase fire risk and affects the villagers' safety and living quality; and the Site is subject to repeated non-compliance of approval conditions.

12. Planning Considerations and Assessments

12.1 The application is for proposed temporary shop and services (vehicle showroom) for a period of three years within "OU(RU)" zone. The planning

intention of the “OU(RU)” zone is primarily for the preservation of the character of the rural area, and uses or development compatible with the rural landscape may be allowed on application to the Board, with a view to upgrading or improving the area or providing support to the local communities. The proposed use is not in line with the planning intention of the “OU(RU)” zone. Nevertheless, there is no known development programme for the Site. It is considered that the approval of the application on a temporary basis would not frustrate the long-term planning intention of the “OU(RU)” zone.

- 12.2 The proposed use is considered not incompatible with the surrounding area predominated by residential development/dwellings/structures and unused land.
- 12.3 Relevant government departments consulted including C for T, DEP, CE/MN of DSD and D of FS have no adverse comment on the application. To minimize the possible environmental nuisance, approval conditions restricting the operation hours, vehicle type and workshop-related activity are recommended in paragraph 13.2(a) to (c). The applicant will also be advised to adopt the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. The technical requirements of C for T, CTP/UD&L of PlanD, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 13.2(d) to (k) below.
- 12.4 The Site is subject to 10 previous applications. The last application No. A/YL-KTS/734 for the same use submitted by a different applicant was approved with conditions by the Committee in 2017. However, the planning permission was revoked in 2019 due to non-compliance with approval conditions. Compared with the last approved application, the current application covers a smaller area with similar scale. There are also two similar applications to the east of the Site for the temporary motor vehicle showroom use approved by the Committee in 2016 and 2020. Approval of the current application is in line with the Committee’s previous decision.
- 12.5 Three public comments were received during the statutory publication period objecting to the application as detailed in paragraph 11 above. In this regard, the departmental comments and planning considerations and assessments as stated above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 and having taking into account the public comments mentioned in paragraph 11 above, the Planning Department has no objection to the proposed temporary shop and services (vehicle showroom) for a period of 3 years.
- 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 25.6.2024. The following conditions of approval and advisory clauses are also suggested for Members’ reference.

Approval Conditions

- (a) no operation between 9:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out at the Site at any time during the planning approval period;
- (c) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the submission of a revised drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 25.12.2021;
- (f) in relation to (e) above, the implementation of a revised drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 25.3.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (h) the submission of a landscape proposal within **6** months from the date of the planning approval to the satisfaction of the Director of Planning or of the TPB by 25.12.2021;
- (i) in relation to (h) above, the implementation of the landscape proposal within **9** months from the date of the planning approval to the satisfaction of the Director of Planning or of the TPB by 25.3.2022;
- (j) the submission of a 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 25.12.2021;
- (k) in relation to (j) 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 25.3.2022;
- (l) if any of the above planning conditions (a), (b), (c), (d) or (g) 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

- (m) if any of the above planning condition (e), (f), (h), (i), (j) or (k) 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 attached at **Appendix V**.

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

The proposed development is not in line with the planning intention of the "OU(RU)" zone which is primarily for the preservation of the character of the rural area. 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 with Plans received on 26.4.2021
Appendix Ia	FI received on 21.6.2021
Appendix II	Previous Applications covering the Site
Appendix III	Similar Applications in the same "OU(RU)" zone
Appendices IV-1 to IV-3	Public Comments received during the Statutory Publication Period
Appendix V	Advisory Clauses
Drawing A-1	Layout Plan

Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
JUNE 2021**