

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/723

<u>Applicant</u>	: Mr. TANG Wai-ip
<u>Site</u>	: Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long
<u>Site Area</u>	: About 734.7 m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
<u>Zoning</u>	: “Agriculture” (“AGR”) ¹
<u>Application</u>	: Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application Site (the Site) for proposed temporary animal boarding establishment for a period of 3 years and filling of land. According to the Notes of the OZP, ‘animal boarding establishment’ is a Column 2 use in “AGR” zone which requires permission from the Town Planning Board (the Board). Filling of land in the “AGR” zone also require planning permission from the Board. The Site is not subject to any previous application and is currently vacant and covered by vegetation (**Plans A-2 to A-4**).
- 1.2 According to the applicant, the proposed development involves three one to two-storey structures (3.5m to 6m in height) with a total floor area of about 248.5m² for animal boarding establishment and site office. The entire Site is proposed to be filled by about 0.5m (from about 8.6mPD to 9.1mPD). Four private car parking spaces and one loading / unloading space for light goods vehicles will be provided. The operation hours are from 9:00 a.m. to 6:00 p.m.

¹ About 30m² (4% of the total site area) of the application Site falls within the “Village Type Development” zone. It can be considered as minor boundary adjustment as permitted by the covering Notes of the OZP.

daily, including public holidays, with 24 hours boarding services. Not more than 20 dogs will be accommodated at the Site during the day and overnight. According to the applicant, no public announcement system and whistle blowing will be used at the Site. During non-operation hours, all dogs will be kept inside the enclosed structures equipped with soundproofing materials and 24-hour mechanical ventilation and air conditioning. The Site is accessible from Kong Tai Road via a local track. The layout plan submitted by the applicant is at **Drawing A-1**.

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

- (a) Application form with supplementary statement and plans received on 28.8.2020 **(Appendix I)**
- (b) Supplementary Information (SI) received on 2.9.2020 **(Appendix Ia)**
- (c) Further Information (FI) received on 29.9.2020 in response to departmental comments* **(Appendix Ib)**
- (d) FI received on 15.10.2020 in response to departmental comments* **(Appendix Ic)**

**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 supplementary planning statement and FI at **Appendices I to Ic**. They can be summarized as follows:

- (a) The proposed temporary development will not involve any permanent structures, and the Site can be easily reinstated afterwards, thus it would not frustrate the long-term planning intention of the area.
- (b) The size of the proposed two kennels has taken into account the Agriculture, Fisheries and Conservation Department (AFCD)'s guidelines and the Public Health (Animals) (Boarding Establishment) Regulations (Cap. 139I), in ensuring adequate quality space is provided for the dogs.
- (c) The proposed filling of land is to prevent the erosion of the ground within the Site by surface run-off, stabilize the base of the structures, facilitate the design and implementation of drainage facilities, and enable the easy manoeuvring of vehicles. No chemical cleaning agents will be used at the Site. After expiry of the planning approval, the paved materials will be removed and replaced by soil suitable for agricultural activity.

- (d) The proposed development will take into account the surrounding environment and landuse. It will also enhance the landscape, environment and drainage provisions in the vicinity. Septic tank is proposed to serve the proposed development, and metal fence wall will be erected along the site boundary. No vehicles exceeding 5.5 tonnes will be used.
- (e) There is a similar application for ‘animal boarding establishment’ nearby, which was previously approved by the Board.

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

The applicant is not the “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 section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and sending notification letter to the Pat Heung Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site is currently not a subject of any outstanding enforcement case.

5. **Previous Application**

There is no previous application at the Site.

6. **Similar Applications**

Animal Boarding Establishment

- 6.1 There are 32 similar applications for temporary animal boarding establishment involving 21 sites within the same “AGR” zone. Except application no. A/YL-KTN/156, which was rejected by the Rural and New Town Planning Committee (the Committee), the remaining 31 applications were approved with conditions by the Committee. Details of these applications are summarized in **Appendix II** while their locations are shown on **Plan A-1**.

One Rejected Application

- 6.2 Application No. A/YL-KTN/156 for proposed dog kennel for a period of 3 years was rejected by the Committee on 8.11.2002 on the grounds that the proposed development was not in line with the planning intention of the “AGR” zone; and there was no information in the submission to demonstrate that the proposed

development would not cause adverse environmental and drainage impacts on the surrounding areas.

31 Approved Applications

- 6.3 31 applications at 20 sites were approved with conditions by the Committee for 2 to 5 years between 2005 and 2020 for similar reasons that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; the developments were not incompatible with the surrounding land uses; previous approvals were granted and the applicants had made effort to comply with the approval conditions; and/or the relevant government departments generally had no adverse comments on the developments. However, planning permissions for 14 applications were revoked due to non-compliance with approval conditions.

1 Application to be considered at the same meeting

- 6.4 Application No. A/YL-KTN/724 for temporary animal boarding establishment with ancillary facilities for 3 years within the same “AGR” zone will be considered at the same meeting.

Land Filling

- 6.5 There are two applications involving filling of land (both for temporary hobby farm and/ or caravan holiday camp) within the same “AGR” zone. They involved filling of about 10% to 29.8% of the site area with a depth of 0.2m to 0.5m. Both applications were approved with conditions by the Committee in 2020 for similar reasons that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; the developments were not incompatible with the surrounding land uses; and/or the relevant government departments had no adverse comments on the applications.

7. The Site and Its Surrounding Areas (Plans A-2 to A-4)

- 7.1 The Site is:

- (a) vacant and covered by vegetation; and
- (b) accessible to Kong Tai Road via a local track.

- 7.2 The surrounding areas are rural in character intermixed with hobby farm, plant nursery, open storage / storage yards, parking of vehicles, temporary public car park, residential structures / dwellings, and vacant / unused land:

- (a) to its immediate west is Kam Tin River. To its north and further west in the same “AGR” zone are a hobby farm, plant nursery, vacant / unused land, open storage / storage yards and residential structures / dwellings; and

- (b) to its south and east in the “Village Type Development” (“V”) zone are storage yards, vacant / unused land, temporary public car park with valid planning permission, residential structures / dwellings (the nearest one about 10m away) and unused land.

8. Planning Intention

- 8.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.2 As filling of land / pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

9. Comments from Relevant Government Departments

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

Land Administration

- 9.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
 - (a) The Site comprises an Old Scheduled 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) Should the application be approved, 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, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications 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

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

- (a) He has no comment on the application from traffic engineering perspective.
- (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.

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

- (a) Part of Kong Tai Road is maintained by his office.
- (b) HyD is not / shall not be responsible for the maintenance of any access connecting the Site and part of Kong Tai Road maintained by his office.
- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Environment

9.1.4 Comments of the DEP:

- (a) There was no environmental complaint concerning the Site received in the past three years.
- (b) According to the applicant, all dogs (not more than 20 dogs) shall be kept inside the enclosed structures for the animal boarding establishment outside operation hours (i.e. 6:00pm to 9:00am); a solid metal fencing wall will be erected along the site boundary; and no public announcement system is allowed at the Site.
- (c) Provided that the facilities will be properly designed and maintained to minimize any potential environmental nuisance,

she has no objection to the application subject to the following approval conditions:

- (i) all animals shall be kept inside enclosed structure for the animal boarding establishment after operation hours (i.e. 6:00pm to 9:00am) as proposed by the applicant; and
 - (ii) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site as proposed by the applicant.
- (d) The applicant is advised to properly design and maintain the facilities to minimize any potential environmental nuisance e.g. the proposed structures for animal boarding establishment (including dog washing facilities & toilet and the dog kennels) should be enclosed with soundproofing materials with provision of 24-hours mechanical ventilation and air-condition system, and a solid metal perimeter fencing wall should be erected along the site boundary.
- (e) The applicant is also advised to follow the requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”. Effluent discharge from the Site is subject to control under the Water Pollution Control Ordinance. If connection to public sewers is not feasible, septic tank and soakaway system can be used. Its design, construction and operation should follow the Environmental Protection Department’s (EPD) requirements of Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolating test, with certification by an Authorized Person.

Landscape

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

- (a) She has no objection to the application from landscape planning perspective.
- (b) With reference to the aerial photo taken on 18.10.2019, the Site is situated in an area of rural landscape character comprising scattered tree groups, temporary structures, active and abandoned farmlands. Noting that the application of temporary animal boarding establishment use within the “AGR” zone in proximity

to the south-west of the Site was approved (No. A/YL-KTN/638) in 2019, the proposed development is not entirely incompatible with the surrounding environment. The Site is vacant, covered with self-seeded vegetation. Significant adverse impact to landscape resources within the Site is not anticipated.

Agriculture and Nature Conservation

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

- (a) The Site falls within the “AGR” zone and is currently an abandoned land. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses etc. As the Site possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view.
- (b) Kam Tin River is located to the west of the Site. Should the application be approved, the applicant should be reminded not to disturb / pollute the Kam Tin River nearby.
- (c) The subject address does not associate with any license granted by the AFCD. They have not received any application regarding this address.
- (d) Under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The applicant should be reminded that the establishment and ancillary facilities which is licensed under the Cap. 139I Public Health (Animals) (Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations. The dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and he is reminded to observe Cap. 169 Prevention of Cruelty to Animals Ordinance at all times.

Drainage

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

- (a) He has no objection in-principle to the proposed development from the public drainage point of view.
- (b) Should the application be approved, approval conditions requiring the submission of a drainage proposal (which should take into account comments in (c) and (d) below) and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included.
- (c) It is noted from the submission that there may be an underground existing stream / channel which is not maintained by DSD passing through the Site, and the drainage facilities are collecting surface run-off in the vicinity. The applicant should verify if there is such drainage facility on Site, and if it exists he should demonstrate that there would be adequate measures provided at the resources of the applicant to ensure function and capacity of the stream / channel would not be adversely affected by the proposed development.
- (d) Since the proposed development involves land filling and is fronting a surface drain to the west, the applicant should demonstrate, inter alia, how the existing flow paths as well as the run-off falling onto and passing through the Site could be intercepted and disposed of via proper discharge points.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to 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.

Building Matters

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

- (a) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are Unauthorized Building Works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (b) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (c) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (d) The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.
- (e) If the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with building safety and other relevant requirements as may be imposed by the licensing authority.
- (f) Detailed checking under the BO will be carried out at building plan submission stage.

Environmental Hygiene

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

- (a) Proper licence / permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap.

132) and other relevant legislation for the public and the operation of any business should not cause any obstruction.

- (b) If the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the activities in the premises, the applicant should handle on their own/at their expenses.
- (c) Any animal carcass / parts shall be properly wrapped or bagged before disposal.

District Officer's Comments

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

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

9.2 The following Government departments have no objection to / no comment on 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.

10. Public Comments Received During Statutory Publication Period

10.1 On 4.9.2020, the application was published for public inspection. During the three-week statutory publication period, 7 public comments were received.

10.2 One comment from an individual (**Appendix III-1**) supports the application mainly on the grounds that with the absence of agricultural activities, other developments are needed to make use of the vacant agricultural land; and animal boarding establishments could meet the demand of the public.

10.3 The remaining 6 comments from Kadoorie Farm & Botanic Garden Corporation, Hong Kong Bird Watching Society, Designing Hong Kong Limited, the manager of Lot 1070 RP in D.D. 109, local villager and an individual (**Appendices III-2 to III-7**) object to the application mainly on the following grounds:

- (a) the proposed development is not in line with the planning intention of the “AGR” zone. There are active farms and arable land in the area. Approval of the application will set an undesirable precedent for other similar applications;
- (b) the proposed development will affect the tranquillity of the village and result in adverse environmental, sewage, and hygiene impacts;
- (c) the Site is involved in planning enforcement case, and vegetation clearance and land filling had been observed at the Site. This is considered a “destroy first, develop later” case; and
- (d) there is no detail on the applicant and his expertise in the proper care of animals.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary animal boarding establishment for a period of 3 years in the “AGR” zone, with land filling for the entire Site (by 0.5m). The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The proposed use is not entirely in line with the planning intention of the “AGR” zone, and DAFC does not support the application from the agriculture point of view as the Site possesses potential for agricultural rehabilitation. However, approval of the application on temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the “AGR” zone.
- 11.2 The proposed development is considered not incompatible with the surrounding areas, which are rural in character intermixed with plant nursery, temporary public car park, residential structures / dwellings, and vacant / unused land. Although there are residential dwellings near the Site (the closest one is 10m to the east of the Site), the applicant advised that no public announcement system and whistle blowing will be used at the Site. All dogs will be kept inside the enclosed structures during non-operation hours which are equipped with soundproofing materials, 24-hour mechanical ventilation and air conditioning. DEP has no adverse comment on the application. According to the applicant, the floor area for the proposed kennels has taken into account the need to provide adequate floor space for the dogs, and the filling of land is to prevent erosion by surface run-off, stabilize the base of structures, facilities drainage facilities and for manoeuvring space. CE/MN of DSD has no in-principle objection to the proposal.
- 11.3 Relevant departments consulted, except DAFC, have no adverse comment on the application. To minimise the possible environmental nuisance, approval conditions on restricting the operation hours and outdoor animal activity and prohibiting public announcement system are recommended in paragraph 12.2 (a)

to (c) below. 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, CE/MN of DSD and D of FS could be addressed by approval conditions (d) to (i) in paragraph 12.2 below.

- 11.4 The Site is not subject to any previous application. 31 similar applications for temporary animal boarding establishment on 20 sites, and 2 similar applications involving filling of land for temporary uses within the same “AGR” zone were approved with conditions by the Committee between 2005 and 2020 as stated in paragraph 6 above. The circumstance of the only rejected application is different from the current one (there is no land filling involved for the approved cases involving animal boarding establishment).
- 11.5 A total of 7 public comments were received during the statutory publication period as detailed in paragraph 10 above. In this regard, the departmental comments and planning considerations and assessments as stated above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the proposed temporary animal boarding establishment for a period of 3 years and filling of land.
- 12.2 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 23.10.2023. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no operation between 6:00 p.m. and 9:00 a.m. (except for overnight animal boarding), as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) all animals shall be kept inside the enclosed structures on the Site between 6:00pm and 9:00am, as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, portable loud speaker, any form of audio amplification system or whistle blowing is allowed to be used on 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 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 23.4.2021;
- (f) in relation to (e) above, the implementation of 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 23.7.2021;
- (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 fire service installations proposal within **6** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 23.4.2021;
- (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 23.7.2021;
- (j) if any of the above planning condition (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;
- (k) if any of the above planning condition (e), (f), (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; and
- (l) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 12.3 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 "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 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.
- 13.3 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.

14. Attachments

- Appendix I** Application form with supplementary statement and plans received on 28.8.2020
- Appendix Ia** SI received on 2.9.2020
- Appendix Ib** FI received on 29.9.2020
- Appendix Ic** FI received on 15.10.2020
- Appendix II** Similar applications within the same “AGR” zone on the Kam Tin North OZP
- Appendices III-1 to III-7** Public Comments
- Appendix IV** Advisory Clauses
- Drawing A-1** Layout Plan
- Plan A-1** Location Plan with Similar Applications
- Plan A-2** Site Plan
- Plan A-3** Aerial Photo
- Plan A-4** Site Photos

**PLANNING DEPARTMENT
OCTOBER 2020**