THE CITY OF WINNIPEG

BY-LAW No. 127/2016, as amended

A By-law of The City of Winnipeg to impose fees on new development to assist with the costs associated with accommodating and managing growth and development.

WHEREAS subsection 5(1) of *The City of Winnipeg Charter* defines the purposes of The City of Winnipeg as follows:

(a) To provide good government for the city;
(b) To provide services, facilities or other things that council considers to be necessary or desirable for all or part of the city;
(c) To develop and maintain safe, orderly, viable and sustainable communities; and
(d) To promote and maintain the health, safety and welfare of the inhabitants;

AND WHEREAS accommodating and managing growth and development so that it is safe, orderly, viable and sustainable and so that it promotes and maintains the health, safety and welfare of the inhabitants requires urban planning, zoning and land use restrictions, enforcement of building codes and the creation of a variety of infrastructure and services, including (but not restricted to) transportation, sewer, water, land drainage, recreation and police, fire, paramedic and emergency services;

AND WHEREAS to date, the costs to The City of Winnipeg of accommodating and managing growth and development have been only partially paid through development agreements, zoning agreements and fees for the permits and approvals required to develop and construct buildings;

AND WHEREAS the Council of The City of Winnipeg has determined that the costs of accommodating and managing growth should be more fully paid for by the individuals and businesses directly benefitting from growth and development;

AND WHEREAS clause 210(1)(b) of *The City of Winnipeg Charter* provides as follows:

210(1) *The city may, if authorized by council, establish*

…

(b) fees, and the method of calculating and the terms of payment of fees, for

(i) applications,
(ii) filing appeals under this Act or a by-law,
(iii) permits, licences, consents and approvals,

(iv) inspections,
(v) copies of by-laws and other city records including records of hearings, and
(vi) other matters in respect of the administration of this Act or the administration of the affairs of the city.

AND WHEREAS subsection 6(1) of *The City of Winnipeg Charter* provides as follows:

6(1) *The powers given to council under this Act are stated in general terms*
(a) to give broad authority to council to govern the city in whatever way council considers appropriate within the jurisdiction given to it under this or any other Act; and
(b) to enhance the ability of council to respond to present and future issues in the city.

AND WHEREAS the imposition of fees under subsection 210(1) of *The City of Winnipeg Charter* promotes the purposes of the City of Winnipeg and enhances the ability of Council to respond to present and future issues in the City, as set out in subsection 5(1) and clause 6(1)(b) of the *The City of Winnipeg Charter.*

NOW THEREFORE the City of Winnipeg, in Council assembled, enacts as follows:

Short title
1 This By-law may be cited as the Impact Fee By-law.

Definitions and interpretation
2(1) In this By-law

Accessory structure means a building or structure that is located on the same zoning lot as, and is subordinate or incidental to, a principal building, and includes an outbuilding, garage, gazebo, utility building, play structure, sign and structures supporting a sign, garbage enclosure, awning, fence, racking, storage unit or container, deck, antenna, canopy, marquee, satellite dish, mechanical penthouse, hot tub, fountain, water barrel, pond and swimming pool, but does not include an attached secondary suite or a detached secondary suite;

Affordable housing means any dwelling unit provided for persons of low or moderate income where the total shelter cost of the dwelling unit represents 30% or less of the median household total income for private households, as defined by Statistics Canada for the City of Winnipeg;

Attached secondary suite has the same meaning as "secondary suite, attached" in the Winnipeg Zoning By-law;

Basement has the same meaning as in the Neighbourhood Liveability By-law;

Building means any building used or intended to be used to support or shelter any use or occupancy;

Building permit means a permit issued pursuant to the Winnipeg Buildings By-law;

City means The City of Winnipeg continued under the Charter;

Change in use means a change of the use of a particular zoning lot under either the Winnipeg Zoning By-law or the Downtown Winnipeg Zoning By-law;

Charter means the "*The City of Winnipeg Charter*";

Commercial and Retail Uses means a development that falls within the following use categories, depending on the applicable zoning by-law:

(a) under the Winnipeg Zoning By-law:

(i) Recreation and Entertainment, Indoor;

(ii) Recreation and Entertainment, Outdoor;

(iii) Accommodation;

(iv) Animal Sales and Service;

(v) Food and Beverage Service;

(vi) Personal Services;

(vii) Retail;

(viii) Restricted; and

(ix) Private Motor Vehicle Related, and

(b) under the Downtown Winnipeg Zoning By-law:

(i) Commercial Sales & Service;

(ii) Private Motor Vehicle-Related;

(iii) Cultural and Entertainment, except Cultural centre, Gallery, and Museum; and

(iv) Restricted;

Common area, with respect to a mixed use development, means the portion of the total floor area which

(a) connects; or

(b) is used by

two or more areas within the development that fall into different fee categories;

Construction means the erection, placement, alteration, renovation, extension, or relocation of any building or part of a building for which a building permit is required;

Conversion, with respect to a building, means a change in use of all or part of the building under either the Winnipeg Zoning By-law or the Downtown Winnipeg Zoning By-law with the result that all or part of the building falls under a different fee category after the change in use;

Designated employee means the Director and any employee of the City to whom the Director has delegated a duty or authority under this By-law;

Detached secondary suite has the same meaning as "secondary suite, detached" in the Winnipeg Zoning By-law;

Development means construction, conversion, or both construction and conversion;

Development permit means a permit authorizing a development issued under either the Downtown Winnipeg Zoning By-law or the Winnipeg Zoning By-law;

Director means the Director of Planning, Property and Development for the City of Winnipeg;

Dwelling has the same meaning as in the Neighbourhood Liveability By-law;

Dwelling unit has the same meaning as in the Neighbourhood Liveability By-law;

Expansion means, with respect to a building, an increase in floor area of the building;

Fee category means one of the five fee categories set out in subsection 4(2);

Floor area means the sum of the gross horizontal areas of the several floors of all buildings on a zoning lot, measured from the exterior faces of exterior walls, or from the centre line of partitions, except:

(a) with respect to residential development:

(i) any accessory structure;

(ii) any basement, and

(iii) any part of the dwelling unit that is not habitable throughout the year, including porches and sun rooms;

(b) with respect to non-residential development:

(i) any space within the building used as a parking area or a loading area;

Impact fee means a fee applicable to a development which is imposed pursuant to clause 3(1)(b);

Industrial Uses means a development that falls within the following use categories, depending on the applicable zoning by-law:

(a) under the Winnipeg Zoning By-law:

(i) Industrial Service;

(ii) Manufacturing and Production;

(iii) Warehouse and Freight Movement; and

(iv) Waste and Salvage, and

(b) under the Downtown Winnipeg Zoning By-law:

(i) Light Industrial;

Mixed use development means a development which contains more than one fee category;

Office Uses means a development that falls within the following use categories, depending on the applicable zoning by-law:

(a) under the Winnipeg Zoning By-law:

(i) Office, and

(b) under the Downtown Winnipeg Zoning By-law:

(i) Office;

Principal building has the same meaning as in the Neighbourhood Liveability By-law;

Public and Institutional Uses means a development that falls within the following use categories, depending on the applicable zoning by-law:

(a) under the Winnipeg Zoning By-law:

(i) Community Facilities;

(ii) Education;

(iii) Park and Park-Related;

(iv) Other Public and Institutional;

(v) Cultural Facilities;

(vi) Transit and Transportation; and

(vii) Utility, and

(b) under the Downtown Winnipeg Zoning By-law:

(i) Public and Institutional;

(ii) Cultural and Entertainment – Cultural Centre, Gallery, and Museum only;

(iii) Park and Park-related; and

(iv) Transportation, Utility, & Communications;

Renovation, with respect to residential development, has the same meaning as in the Winnipeg Building By-law;

Replacement, with respect to a building, means the demolition or removal of a building and the construction of another building on the same zoning lot within 5 years following the demolition or removal;

Residential development means the development of dwelling units;

Zoning lot has the same meaning as “lot, zoning” in the Winnipeg Zoning By-law;

Fee imposed

3(1) Every person who is issued a building permit or a development permit must pay to the City

(a) the applicable fee or fees set out in the Planning, Development and Building Fees By-law; and

(b) an Impact Fee in accordance with this By-law.

3(2) The Impact Fee must be paid prior to the issuance of any building permit or development permit for the development in respect of which the Impact Fee applies.

3(3) For greater certainty, where both a building permit and a development permit are issued in respect of a development, only one Impact Fee is payable under clause 3(1)(b).

3(4) Where the Impact Fee in respect of a development:

(a) has been paid;

(b) has not been refunded by the City; and

(c) the development authorized by the building permit or development permit applicable to that development has not been completed,

the Impact Fee paid shall be credited towards any subsequent Impact Fee payable under this By-law in respect of a building permit or development permit issued for the land on which the original development was located within 5 years of the date the initial Impact Fee was paid.

Impact Fee calculation

4(1) Subject to subsection (3), the Impact Fee payable in respect of a development is the product of the total floor area that is being constructed or converted multiplied by the fee per square metre established by Council for the fee category applicable to the development.

4(2) For the purposes of subsection (1), the following fee categories are hereby established:

(a) Residential Uses;

(b) Office Uses;

(c) Commercial and Retail Uses;

(d) Public and Institutional Uses; and

(e) Industrial Uses.

4(3) Subject to subsection 6(1), where all or part of an existing building is being converted, expanded or replaced, the amount of the Impact Fee payable is the difference between the amount of the Impact Fee applicable to the converted, expanded or replacement building less the amount of the Impact Fee that would have been payable for the existing building prior to its conversion, expansion or replacement if the

Impact Fee determined in accordance with current rates were applicable to it. Where the difference is $0.00 or less, no Impact Fee is payable and no refund shall be issued.

Mixed use development

5(1) The Impact Fee payable in respect of mixed use development shall be calculated separately for the floor area of the development that falls within each fee category in accordance with subsection 4(1).

5(2) For the purposes of subsection (1), common areas within mixed use development shall be attributed proportionately to each fee category based on the proportion of the floor area of the entire development that falls within each fee category.

Exemptions

6(1) Notwithstanding subsection 4(1), no Impact Fee is payable in respect of residential development on land where

(a) one or more existing dwelling units are being renovated, expanded or, replaced; and

(b) there is no increase in the total number of dwelling units on that land.

6(2) Notwithstanding subsection 4(1), no Impact Fee is payable in respect of dwelling units which the following organizations have entered into a written agreement with the City, under such terms and conditions deemed necessary by the Director of Legal Services and City Solicitor to protect the interests of the City, to provide as affordable housing for a period of no less than 10 years:

(a) Winnipeg Housing Rehabilitation Corporation;

(b) The Manitoba Housing and Renewal Corporation;

(c) The Government of Canada or the Province of Manitoba; or

(d) any organization that has been approved to receive funding from the Government of Canada or the Province of Manitoba under an affordable housing program, as determined by that government.

Withdrawals of and changes to permits

7(1) Where an Impact Fee has been paid and the building permit or development permit to which the Impact Fee is applicable is voluntarily withdrawn prior to its expiration pursuant to the Winnipeg Building By-law, the person who paid the Impact Fee is entitled to a refund of the entire Impact Fee paid, less an administration fee established by Council.

7(2) Where, after being issued, a building permit or development permit is amended in a way that results in an increase in floor area or a change in the fee category applicable to all or part of the development, the person to whom the building permit or development permit has been issued must pay an additional Impact Fee which reflects the increase of floor area or change in fee category, as the case may be. The additional Impact Fee is the difference between the Impact Fee payable in respect of the development authorized by the amended permit less the Impact Fee that either was paid or would have been payable in respect of the development authorized by the original permit. Where the difference is $0.00 or less, no Impact Fee is payable and no refund shall be issued. The additional Impact Fee, if any, must be paid prior to the issuance of the amended building permit or development permit.

Powers of designated employees

8 Designated employees have authority to conduct inspections and take steps to administer and enforce this By-law or remedy a contravention of this By-law in accordance with the Charter and, for those purposes, have the powers of a designated employee under the Charter.

Director review

9(1) Upon payment of a refundable application fee established by Council, a person may apply to the Director for a review of the application or interpretation of this By-law by a designated employee.

9(2) An application under subsection (1) must be submitted within 14 days following the date the Impact Fee in respect of a development is paid.

9(3) The requirement in subsection 3(1) to pay the Impact Fee as determined by a designated employee prior to a building permit or development permit being issued is not suspended because an application for a review has been made.

9(4) In conducting a review, the Director must give the applicant an opportunity to explain the basis for his or her conclusion that this By-law was misapplied or misinterpreted. This may be done in person, by telephone, in writing or by any other any media determined by the Director to be appropriate.

9(5) Where an application is made under subsection (1), the Director must make a decision with respect to the application within 90 days following the date the application is received and must notify the applicant of his or her decision in accordance with the Charter.

9(6) Where, after conducting his or her review, the Director determines that the designated employee erred in the application or interpretation of this By-law, resulting in an incorrect Impact Fee being paid or applied, the Director may refund all or part of the application fee and may also refund the Impact Fee paid in respect of a development in order to correct the error.

Appeals

10(1) An appeal

(a) from a decision of the Director in respect of issuing, granting, suspending or cancelling, or refusing to issue or grant, a licence, permit, approval or consent under this By-law; or

(b) any other matter for which an appeal is authorized by *The City of Winnipeg Charter*

may be made to the Executive Policy Committee.

10(2) An appeal must not be accepted until an appeal fee in an amount established by Council is paid. The appeal fee may be refunded by the Executive Policy Committee if the committee considers that the appeal has been made in good faith and has merit.

10(3) The requirement in subsection 3(1) to pay the Impact Fee as determined by a designated employee prior to a building permit or development permit being issued is not suspended because an appeal has been made.

Development without paying fee an offence

11 The owner of land must not permit development in respect of which an Impact Fee is payable to occur on the land prior to the Impact Fee being paid.

Penalties for non-compliance

12(1) Any person who contravenes any section of this By-law is guilty of an offence and liable upon conviction to a fine in the amount of:

(a) not less than double the amount of the applicable Impact Fee for a contravention of subsection 3(1) or section 11; and

(b) not less than $5,000.00 for any other contravention.

12(2) Where development in respect of which an Impact Fee is payable occurs prior to the Impact Fee being paid, the owner of the land on which development has taken place must pay to the City:

(a) the Impact Fee; and

(b) a monetary penalty, that is in addition to a fine under subsection (1), for the contravention of this by-law in an amount equal to the Impact Fee.

Transition

13(1) The Impact Fee applies only to those areas identified on Map 1, and further depicted in detail on Maps 2 to 11, inclusive, all attached as Schedule "A".

13(2) Notwithstanding subsection 3(1), no Impact Fee is payable at the time a building permit or development permit is issued if

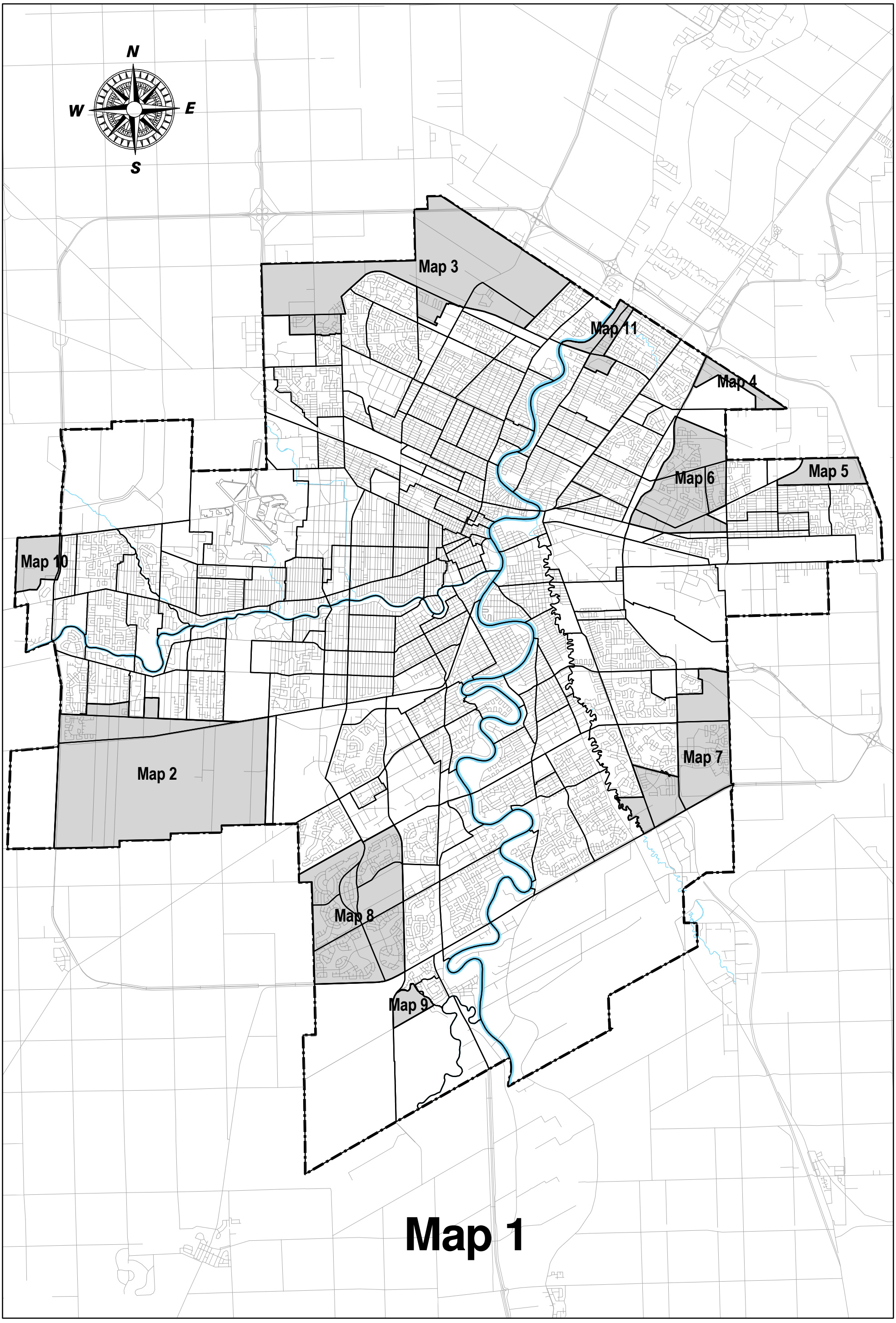
(a) an application for the building permit or development permit is made prior to May 1, 2017;

(b) the building permit or development permit is issued within 6 months following the date of the application, or such later date as determined by the Director to be reasonable in the circumstances; and

(c) the construction of the development begins, or the conversion of the development takes place, prior to November 1, 2017.

13(3) Notwithstanding that a development meets the criteria set out in clauses (2)(a) and (b), a building permit or development permit that has been issued in respect of the development expires when a designated employee determines and provides notice to the permit holder that the development does not meet the requirement set out in clause (2)(c). A new permit in respect of that development is required and is subject to payment of the Impact Fee.

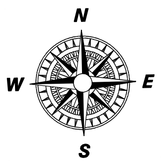
DONE AND PASSED, this 26TH day of October, 2016.


N
W
E
S
Map 3
Map 11
Map 4
Map 6
Map 5
Map 10
Map 2
Map 7
Map 8
Map 9
Map 1

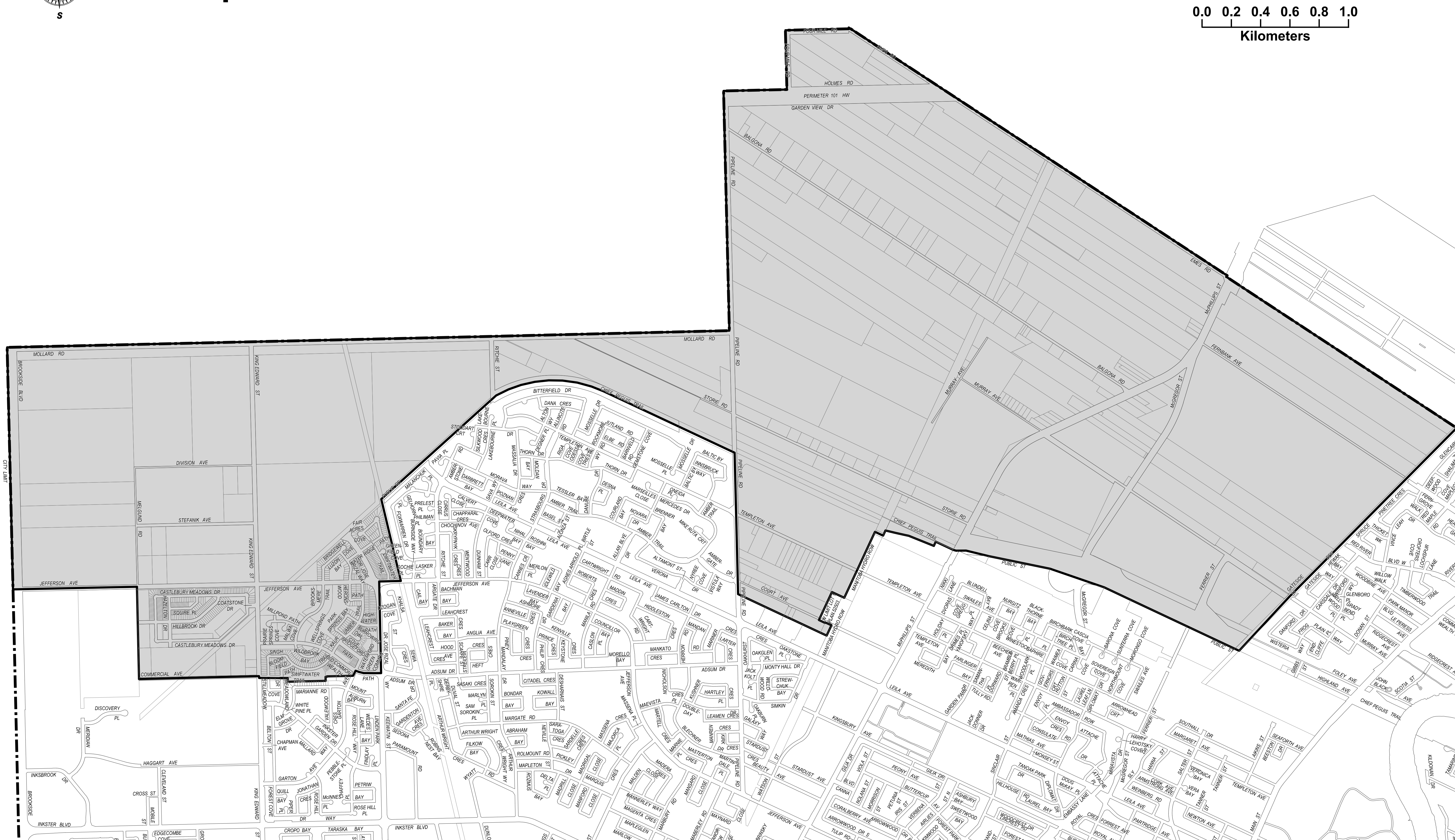
By-law No. 127/2016 - Schedule A

Map 2

0.0 0.2 0.4 0.6 0.8 1.0
Kilometers


N
W
E
S

Map 3


0.0 0.2 0.4 0.6 0.8 1.0
Kilometers
HOLMES RD
PERIMETER 101 HW
GARDEN VIEW DR
BALGONA RD
PIPELINE RD
MOLLARD RD
EMES RD
MCPHILLIPS ST
FERNBANK AVE
MURRAY AVE
MCGREGOR ST
STORIE RD
CHIEF PEGUIS TRAIL
TEMPLETON AVE
COURT AVE
FERRIER ST
PUBLIC ST
MANITOBA HYDRO ROW
BITTERFIELD DR
RITCHIE ST
KING EDWARD ST
BROOKSIDE BLVD
DIVISION AVE
STEFANIK AVE
MELGUND RD
JEFFERSON AVE
CITY LIMIT
CASTLEBURY MEADOWS DR
COMMERCIAL AVE
LEILA AVE
ADSUM DR
MANKATO
KINGSBURY AVE
HAGGART AVE
INKSTER BLVD
DISCOVERY PL
MERIDIAN DR
INKSBROOK DR
CROSS ST
SEAFORTH AVE
HIGHLAND AVE
FOLEY AVE
STARDUST AVE
ARROWWOOD DR S

N
W E
S

0.0 0.2 0.4 0.6 0.8 1.0
Kilometers

Map 4

GATEWAY AVE
EMERSON AVE
LEATHER-WOOD COVE
GATEWAY RD
KNOWLES AVE
MIRAMONTE COVE
TAMARISK COVE
SUNNY MORNING RD
POPKO CRES
DESERT PARK COVE
VINTAGE HILLS CRT
SHADOW HILLS COVE
HEADMASTER ROW
BONNER AVE
WAY
SUNKIST COVE
CINDY KLASSEN WAY
CINDY KLASSEN WAY
MITCHEL-SON
EAGLE LAKE COVE
WEST SPRINGS COVE
JOHN HUYDA DR
EAST SPRINGS COVE
ALLAN ROUSE COVE
DE VRIES AVE
ALFRED PENNER BAY
MIDDLEHURST CRES
STRONGBERG DR
GREEN MEADOWS AVE
DROBOT PL
RUSHMORE RD
McIVOR AVE
THURLBY RD
HOVINGHAM ST
JASPER PL
BANFF PL
TOMKINS BAY
CAPRICORN PL
RUSHMORE RD
ST. MORITZ RD
SUN VALLEY DR
DE VRIES AVE
LAGIMODIERE BLVD
SOUTHWELL RD
ALBERHILL CRES
JOROWSKI COVE
SUNRISE COVE
SPRING VALLEY RD
NORRIS RD
SPRINGFIELD RD
LAGIMODIERE BLVD
NORRIS RD
KNOWLES AVE
COUNTRYSIDE WAY
MANITOBA HYDRO ROW
McIVOR AVE
N IIMIT KILCONA PARK
KNOWLES AV
COX BV
SPRINGFIELD RD
PLESSIS RD

N
W
E
S

0.0 0.2 0.4 0.6 0.8 1.0
Kilometers

Map 5

GUNN RD
REDONDA ST
PERIMETER 101 HWY
HEWITSON RD
DAY ST
CEMR PINE FALLS
VALDE AVE
ST
GEVAERT
LARCHE AVE W
LARCHE AVE E
LARCHE CRES
PAULLEY DR
BRAMWELL
AVE
ALLENBY
CRES
FAIRVIEW DR
MILLWOOD
MEADOW
NORTHCLIFFE
CORNER
CRAGLEA
DR
FOXBOROUGH
RD
CRITTENDEN CORNER
ALEX TAYLOR
BLAIRMOR
DR
AVE W
THOM AVE E
DOWLING AVE E
McMEANS
AVE E
EDWARD
NEWMAN AVE
HORTON AVE
DOWLING
AVE E
BAYVIEW
PL
LANCELOT
CAMELOT CRT
ST. MARTIN
BAYVIEW DR
MILL-
BROOK
LANE
HEATHER-
BLOOM RD
TUNBRIDGE
BLVD
BAY
WYNFORD
BAXTER
WYNFORD
DR
McMEANS
AVE
CORLISS CRES
RD
ARGUS
HUNTINGTON
DR
BLVD
ST. CLAIRE
PARADE
CROSS-
GATE
REDONDA
BRIDGECRES
CRAM
MOND
PL

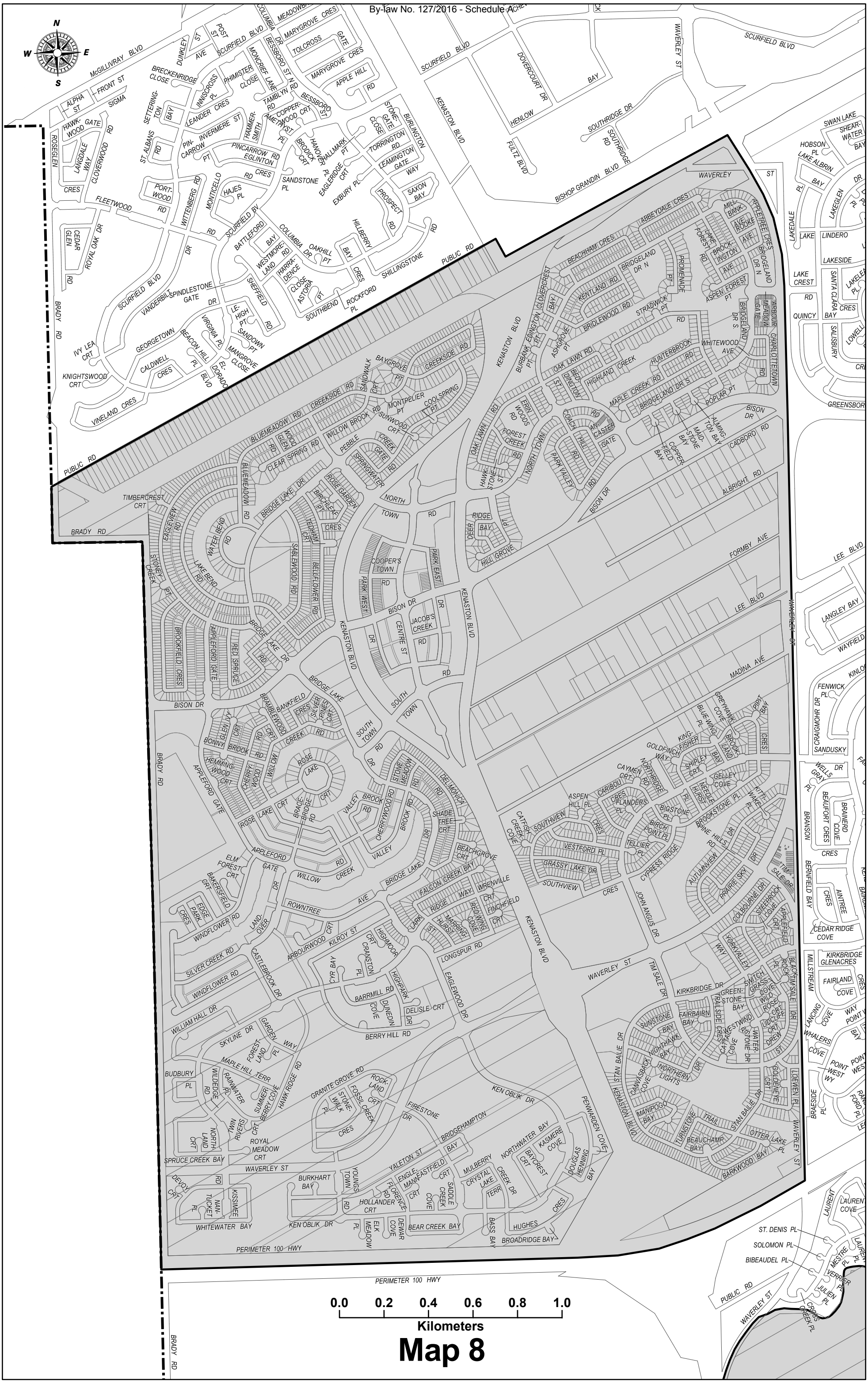
Map 6

0.0 0.2 0.4 0.6 0.8 1.0
Kilometers

N W E S

EDISON AVE
RALEIGH ST
GATEWAY RD
LEXINGTON PK
BURNETT AVE
FURNITURE PK
McLEOD AVE
BRUNSWICK ST
GROUSE PL
ALBERHILL CRES
JOROWSKI COVE
SUNRISE COVE
MALLOWS WAY
SPRING VALLEY RD
NORRIS RD
SPRINGFIELD RD
MAHONEE DR
CHIEF PEGUIS TRAIL
RED OAK
TANYA
MELANIE COVE
THORNBURY
MEGHAN COVE
ASHLEY COVE
STEFANIE
KIRLYSTONE WAY
TARALEE COVE
MOLSON ST
PLESSIS RD
CORDITE RD
PUBLIC RD
LANIGAN ST
RENWICK AV
WREN ST
COLIN MAXWELL BAY
ORUM DR
SHAUNA WAY
SKOWRON CRES
OUTHWAITE ST
FIELDS
SILVER LANE
BLUE HORIZON COVE
JACQUES AVE
GRASSIE BLVD
PEARN AVE
WILLIAMSON CRES
RUTLEDGE CRES
EVELYN SHANNON PL
PARASIUK DR
ANNA JO
TIMMERMAN PL
McLELLIAN AVE E
NOTLEY DR
RUTLEDGE CRES
HOWARD KENDEL PL
McMAHON PL
MARANDA PL
AL THOMPSON DR
GRANTSMUIR WAY
JOHN MANN PL
CONCORDIA RADLEY BAY
ELLBERT CRES
WHITTINGTON RD
GOLIS BAY
DOMA PL
REG WYATT PL
LUKANOWSKI DR
ROBERT BLAKE PL
MONGEAU PL
CLAUDEL
PERFANICK DR
TERRY SCOTT
BRUNKA PL
DENNIS LINDSAY
PINETOP RD
HARVEY PL
CLARA DeMARCHI PL
DAVID EVANS PL
VANDER GRAFF PL
BRIDGEWOOD DR
HELEN MAYBA CRES
MEADOW BAY DR
LOU PELTIER CRES
KILDONAN GREEN DR
TOMMY KILDONAN
EDNA PERRY WAY
ROD BLACK
SARCEE COVE
MARY ANDREE WAY
DOUGLAS DR
BILL BRIERCLIFFE DR
EDWARD SCHREYER PKY
DAVY DR
JIM GAUTHIER DR
KEN BUTCHART CRES
DARTMOOR DR
DEVONSHIRE DR W
DAWNVILLE WILLIS DR
STONEY LAKE BAY
SAND POINT BAY
SUNWAY AVE
BEACH SIDE DR
SUNGLOW RD
WYATT PL
EVITA PL
WOODSIDE CRES
KILDONAN MEADOW DAWNVILLE
MARGOLIS PL
PLESSIS RD
CEMR PINE FALLS
TRANSCONA BLVD
KOOTENAY
VICTORIA
SPRING BLOSTEIN BAY CRES
LONG
PO
WH
LAGIMODIERE BLVD
HAM ST
CONCORDIA AVE E
PEGUIS ST
PHILIP LEE DR
ANGELA EVERTS DR
PRAIRIE CROCUS LANE
GOLDENROD
DONNA WYATT WAY
STAN SCHRIBER DR
CRES
RAVELSTON AVE W
MANASTYRSKY COVE
MARGARET SWANN DR
FIORENTINO ST
MARUCA PL
ALMEY AVE
EL TASSI DR
REENDERS DR
AVE W
STAPON
IVYBRIDGE DR W
GATE
GOODFELLOW WAY
CHESTON GATE
LARRY VICKAR DR E
DR DAVID MARSH ROW
STEVE MYMKO DR
CAL GARDNER DR
PRYMAK PL
DAVY DR
JIM GAUTHIER DR
DAVY DR
DARTMOOR DR
DEVONSHIRE DR W
KEN BUTCHART CRES
BILL BRIERCLIFFE DR
PEGUIS ST
LANE
DR MICHAEL K. GRACE
BAY
GEORGE BARONE
SHELAGH BALL COVE
DAVID
GEORGE
TYSON TRAIL
JOHN NEUFELD CRES
LIBA WAY DR
WILLIAM TWEED TERR
TACKABERRY WAY
HI NEIGH BOUR
TYSON TRAIL
KURYLKO COVE
JEAN DELORME PL
TRANSCONA BLVD
EDWARD SCHREYER PKY
PEGUIS ST
OWEN ST
BRADLEY ST
BIENVENUE ST
CHRISLIND ST
REGENT AVE W
RAVELSTON AVE W
ROUGEAU AVE
STARLIGHT DR
OWEN ST
WALTER STILL COVE
PANDORA AVE W
PRYCHITKO PL
RICK BOYCHUK BAY
ROUGEAU GARDEN DR
TRUDELL BAY
ROUGEAU AVE
BACHINSKY ST
BALABAN PL
RIZZUTO BAY
BERNARD BAY
PERRY BAY
WENDLENE ST
GARDNER COVE
GEORGE LAWRENCE
SIMS CRES
INSPIRATION PL
HATCHER RD
HEROIC PL
McMULLEN RD
DZYNDRA CRES
VISIONARY COVE
HEARTSTONE DR
RANCH-GROVE
DANAKAS DR
ROBSON ST
PETER GLACKEN PL
PEAKE AVE
BARRY AVE
KERNAGHAN AVE
BIRCH GROVE
STEWIN AVE
PAUL MARTIN DR
ATWOOD ST
HICKORY WOOD PL
CEDAR-GROVE CRES
GALLANT COVE
COURAGEOUS COVE
ROUGEAU CRES
ELAN BLVD
BOURNAIS DR
IVUGENT RD
AVE
GILLIES CRES
HATCHER RD
MISSION ST
BOURNAIS DR
DUGALD RD
SOFTLEY RD
PLESSIS RD
AMELIA CRES
BAYNE CRES
CLOSE
LONDON ST
McCREEDY RD
COLLEY CRES
PEKARY PL
COPP CRES
DE JONG
MEIGHEN BAY
ROCK-SPUR ST
BONNY-DOON PL
CRES
DAMPSY CRES
NORILYN BAY
ANTRIM RD
TOMLINSON AVE
LOUELDA ST
KIMBERLY AVE
OAK PARK WALK
KULLMAN ST
SNOWDON BAY
RUDOLPH AVE
TREGER BAY
AVACO CRES
MERRILL DR
HENRIETTA ST
GREEN VALLEY BAY
TIMBERLINE DR
EAGLEMERE DR
DEERING CLOSE
SILVER SPRINGS BAY
ALUTHRA PL
WALTER PIPER GROVE DR
EAGLE-MERE DR
EAGLE DR
SCHMIDT ST
CROZIER AVE
LOUELDA ST
SORLEY ST
STACEY BAY
SIDDALL CRES
JOHN TAYLOR PL
WERRELL CRES
RAVENHILL RD
LEMMEN DR
TUPELO AVE
GOLDEN ROUTLY RD
EAGLE DR
KIRK-LAND RD
GOLDEN EAGLE DR
BATTERSHILL ST
MONCTON AVE
GARVIE WALK
GARVIE BAY
BREWER CRES
MOLSON ST
PRICE DR
CALLSBECK AVE
GIRDWOOD CRES
PANET RD
MUNROE AVE
KISIL BAY
REENDERS DR


N
W
E
S
0.0 0.2 0.4 0.6 0.8 1.0
Kilometers
Map 7
FERMOR AVE
WINAKWA RD
JOGUES RD
COTTONWOOD RD
CRESTWOOD CRES
BETOURNAY ST
BIBEAU BAY
WESTMOUNT BAY
LAGIMODIERE BLVD
MAZENOD RD
CAM FONTAINE DR
LOCHMOOR AVE
DAWSON RD
PENFOLD CRES
LEVEQUE ST
PUBLIC RD
NIAKWA RD E
PATERSON ST
MONTEREY RD
CANBERRA DR
CORAL CRES
CONIFER CRES
CHERRY CRES
CASCADE BAY
COVENT RD
GREEN-MOUNT RD
LAKEWOOD BLVD
BEAVERHILL BLVD
VERMILLION RD
CLEARWATER RD DR
LAKEMERE PL
WEATHER-STONE PL
MEADOWBROOK RD
BROOKHAVEN BAY
EDGEWATER
TAHOE BAY
CORMORANT
OSPREY PL
D'ORSAY PL
GAD-WALL PL
STILLWATER RD
GLEN-EAGLES
TAMARAC BAY
CYRIL PL
CRES
BURNTWOOD CRES
BLUEWATER CRES
FARNHAM RD
CHERWELL RD
CULLODEN RD
BROMTON RD
ABINGTON PL
LONER-GAN PL
ST. HILAIRE
APPLEBY COVE
QUEENSWAY
SERINO PL
CRES
McGURRAN PL
DRIFTWOOD BAY
EDGEMONT
VALE PL
JADE PL
KENTON COVE
HARWICK LANE
MARWOOD CRES
DR
CLIFFWOOD DR
MANKING COVE
DAYTON DR
NEW-CROFT RD
CAPSTON RD
MOUNT LAUREL CRES
GARWICK COVE
BURSILL DR
DESWOOD PL
RD
NEWCOMBE CRES
SHAMROCK
COURTWOOD PL
MARINA PL
LAKE LAWN DR
BAYWATER PL
BURMAC RD
BISHOP GRANDIN BLVD
HIGH RIDGE
CHARBONNEAU RD
CHARBONNEAU CRES
NORCROSS
HARBINGER CRES
SHOREHILL DR
BEAUPRE CRES
JOYAL PL
BERUBE PL
GAUVREAU PL
CORBEIL RD
TIDAL COVE
WATER-FRONT BAY
WINDLASS RD
ISLAND COVE
WATERSIDE COVE
BREAKWATER COVE
MYLES ROBINSON WAY
LEE-WARD PL
DESJARDINS
PERES OBLATS
QUAYSIDE DR
COVE
CASSIN CRES
PYNOO PL
SMUGGLER'S COVE
DR
BV DE LA SEIGNEURIE
SURFSIDE CRES
WILLMINGTON BAY
BREAND BAY
BEAUDRY DR
BRIDGEWAY CRES
BEDARD
WILD-FIRE
BRASWELL BAY
PHEASANT PL
LARDON CRT
JOHN BRUCE RD E
HARDMAN CRT
HAVERHILL CRES
TASCONA RD
EDENWOOD PL
DALLNER BAY
RIVER VALLEY DR
CRT
ELSTREE
SHOREHILL DR
WALDPORT BAY
DEMETROFF
EASTOAK DR
WESTWATER DR
STONE-COURT PL
YORK-WOOD
BURKE BAY
BRETON BAY
NORTHPORT BAY
DR
MONTVALE CRES
SHOREHILL DR
BRIDGETOWN DR
WATERTON DR
EARLTON PL
SOUTHSIDE
NORTH-WOOD CRT
WARDE AVE
EASTMOUNT DR
SAUVE CRES
SAND LILY DR
WILLOWLAKE CRES
LAKEWOOD BLVD
ABINGTON PL
BEAVERHILL BLVD
RD
BLACKHEATH CLOSE
HALFIELD RD
UPAVON CIR
TWICK-ENHAM LANE
GUERNSEY CRES
JACQUAY CRES
PL
ALDGATE RD
KEELEGATE CRES
WAINWRIGHT CRES
WINTERHAVEN DR
CLAPHAM COVE
AMBER-WELL BAY
ERINDALE CRES
RETHEWAY CLOSE
WILFORD CLOSE
DR
FULTON ST
JULIA RD
ST
FULTON AVE
HOGHMAN
LANYON
COLE-MAN COVE
ESTA-BROOK COVE
ASHWORTH ST S
QUANTRELL BAY
LYONSGATE COVE
CEDAR-CROFT PL
UPPIN-HAM PL
RAVENSDENE CRES
PENTONVILLE CRES
HARDING CRES
WILLIAMSCOL-JOHNSTONE CRT
ROE-HAMPTON PL
RAVENSDEN DR
COTSWOLD PL
CRES
ST. ANNE'S RD
CREEK BEND RD
SIOUX RD W
ROAD ALLOWANCE
MELNICK RD
AIMES RD
HARRISON RD
PERIMETER 100 HW
SUMKA RD
SENIUK RD
TWO MILE RD
FOUR MILE RD
CREEK BEND RD
SIOUX RD W
BUDD RD
DONRIDGE DR
HALPARIN DR
KOSTY LANE
RAMBLEWOOD RD N
PHIL CHRIS WAY
WYNMOOR RD
RAMBLEWOOD RD
LAGIMODIERE BLVD
PLESSIS RD
FERMOR AVE
DAWSON RD S
E LIMIT PCL A PLAN 10749
LINMAR WAY
RED WILLOW
BLUE MOUNTAIN
ROYAL MINT CRES
EAST MINT
COPPERSTONE CRES
BLUESTEM CRES
COVE
PARK
MORNING GLORY
ROYAL
GOLDENROD COVE
ROYAL MINT
RAINBOW COVE
PLESSIS RD
NAVIN RD
BISHOP GRANDIN BLVD
SNOWBERRY
RED SKY RD
PEPIN PL
CIR
DUMONTET CRES
EDWARD TURNER DR
HIGH PLAIN RD
WEST PLAINS DR
EAST PLAINS DR
DUST DR
DIAMOND
PINTAIL PT
RAIN SHADOW BAY
LACEMING JOHN LANE
PELLMAN DR
PRAIRIE SMOKE DR
SAGE CREEK BLVD
DR. DAVID FRIESEN DR
BOUL DES HIVERNANTS
BURNING GLASS RD
SILVER SAGE CRES
WILD IRIS WALK
VIREO LANE
PALISADE COVE
WATER LILY LANE
DRAGONFLY GREY OWL PL
CRT
MOONBEAM WAY
BAPTISTE
TOUROND RD
CHARITY LANE
RANVILLE RD
BLUE SUN
SOLSTICE LANE
LAFRANCE LANE
BURNING GLASS
BLVD
SAGE CREEK
RED MOON RD
RED MOON
TAWS LANE
PROULX PL
DES HIVERNANTS
TALLGRASS CRES
HAZELNUT LANE
IRONWEED RD
RED LILY
WILLOW LANE
WOOD SAGE BLVD
CRES
HEART-LEAF LANE
WILD-FLOWER
WARDE AVE WAY
REDPOLL PL
BOREALIS
FISETTE PS
PELICAN PT
BAY
CRES
CONEFLOWER
SUNDOG DR
SAGE CREEK BLVD
ROBERT BOCKSTAEL DRIVE
KOTELKO DR
MELNICK RD
LAGIMODIERE BLVD
BONAVENTURE DR W
BONAVENTURE DR E
BOW WATER DR
CRIMSON WAY
GENEVA LANE
THELON WAY
BONAVENTURE DR W
WAPTA CRES
ATHABASCA TRAIL
WARDE AVE
JACK REIMER DR
LUCERNE PL
MALIGNE WAY
BLVD
DE LA SEIGNEURIE
TWINTREE WAY
CRESTMONT DR
EVELYNE REESE BLVD
EAU-CLAIRE DR
MARA WAY
WHITEHORN CRES
KOTELKO DR
PERIMETER 100 HW
MAILHIOT RD
SEBO DR
FOUR MILE RD
SIOUX RD W
CREEK BEND RD
ROAD ALLOWANCE
MELNICK RD
AIMES RD
FOUR MILE RD
PLESSIS RD
LAGIMODIERE BLVD
BUDD RD
HALPARIN DR
WYNMOOR RD
RAMBLEWOOD RD
SIOUX RD W
ST. ANNE'S RD
SENIUK RD
TWO MILE RD
CAPTAINS WAY
ISLAND SHORE BLVD
FRIGATE BAY
HENRY DORMER
GEORGES DRIVE CRES
BRIAN MONKMAN
HARBOURS END COVE
NORDSTROM DR
SABOURIN PL
GWYNNE RD
SCHOLBERG LANE
TREASURE COVE
CAUSEWAY BAY
PAULINE BOUTAL CRES
McKALL BAY
LAKE-VIEW COVE
DE CAIGNY COVE
ISLAND LAKES DR
LANGTON CRES
CAMIRANT DR
BLVD DE LA SEIGNEURIE
DOCKSIDE WAY
PAMELA RD
COXSWAIN COVE
MACAULAY PL
LEGER CRES
MARCOUX PL
BOISSELLE BAY
BLVD
CHENIER BAY
ISLAND LIGHTHOUSE PT
SHORE
HUPPE BAY
TIDEWATER BAY
GULL WING BAY
CORAL REEF COVE
BOUNTY BAY
HAVEN
WAYFARERS
BLACK PEARL COVE
ROCKCLIFFE DR
PARK TERRACE DR
EVER-GLADE PL
ASPEN COVE
GROVER HILLS LANE
BONA-VISTA PL
LAKE PARK DR
MINAKI BAY
BRERETON RD
LAKEMERE PL
ASH-WOOD COVE
SWEET-WATER BAY
SHOREVIEW PL
RADBURN RD
ORCHARD LANE
CARNABY PL
BAY
BAYSHORE COVE
SEABROOK COVE
CHARS-WORTH PL
MAN-BROUGH PL
PARK GROVE
HIDDEN VALLEY COVE
DR
COOLING WOOD CRES
LONER-GAN PL
ST. HILAIRE
APPLEBY COVE
QUEENSWAY
SERINO PL
CRES
McGURRAN PL
DRIFTWOOD BAY
EDGEMONT
VALE PL
JADE PL
KENTON COVE
HARWICK LANE
MARWOOD CRES
DR
CLIFFWOOD DR
MANKING COVE
DAYTON DR
NEW-CROFT RD
CAPSTON RD
MOUNT LAUREL CRES
GARWICK COVE
BURSILL DR
DESWOOD PL
RD
NEWCOMBE CRES
SHAMROCK
COURTWOOD PL
MARINA PL
LAKE LAWN DR
BAYWATER PL
BURMAC RD
BISHOP GRANDIN BLVD
HIGH RIDGE
CHARBONNEAU RD
CHARBONNEAU CRES
NORCROSS
HARBINGER CRES
SHOREHILL DR
BEAUPRE CRES
JOYAL PL
BERUBE PL
GAUVREAU PL
CORBEIL RD
TIDAL COVE
WATER-FRONT BAY
WINDLASS RD
ISLAND COVE
WATERSIDE COVE
BREAKWATER COVE
MYLES ROBINSON WAY
LEE-WARD PL
DESJARDINS
PERES OBLATS
QUAYSIDE DR
COVE
CASSIN CRES
PYNOO PL
SMUGGLER'S COVE
DR
BV DE LA SEIGNEURIE
SURFSIDE CRES
WILLMINGTON BAY
BREAND BAY
BEAUDRY DR
BRIDGEWAY CRES
BEDARD
WILD-FIRE
BRASWELL BAY
PHEASANT PL
LARDON CRT
JOHN BRUCE RD E
HARDMAN CRT
HAVERHILL CRES
TASCONA RD
EDENWOOD PL
DALLNER BAY
RIVER VALLEY DR
CRT
ELSTREE
SHOREHILL DR
WALDPORT BAY
DEMETROFF
EASTOAK DR
WESTWATER DR
STONE-COURT PL
YORK-WOOD
BURKE BAY
BRETON BAY
NORTHPORT BAY
DR
MONTVALE CRES
SHOREHILL DR
BRIDGETOWN DR
WATERTON DR
EARLTON PL
SOUTHSIDE
NORTH-WOOD CRT
WARDE AVE
EASTMOUNT DR
SAUVE CRES
SAND LILY DR
WILLOWLAKE CRES
LAKEWOOD BLVD
ABINGTON PL
BEAVERHILL BLVD
RD
BLACKHEATH CLOSE
HALFIELD RD
UPAVON CIR
TWICK-ENHAM LANE
GUERNSEY CRES
JACQUAY CRES
PL
ALDGATE RD
KEELEGATE CRES
WAINWRIGHT CRES
WINTERHAVEN DR
CLAPHAM COVE
AMBER-WELL BAY
ERINDALE CRES
RETHEWAY CLOSE
WILFORD CLOSE
DR
FULTON ST
JULIA RD
ST
FULTON AVE
HOGHMAN
LANYON
COLE-MAN COVE
ESTA-BROOK COVE
ASHWORTH ST S
QUANTRELL BAY
LYONSGATE COVE
CEDAR-CROFT PL
UPPIN-HAM PL
RAVENSDENE CRES
PENTONVILLE CRES
HARDING CRES
WILLIAMSCOL-JOHNSTONE CRT
ROE-HAMPTON PL
RAVENSDEN DR
COTSWOLD PL
CRES
ST. ANNE'S RD
CREEK BEND RD
SIOUX RD W
ROAD ALLOWANCE
MELNICK RD
AIMES RD
HARRISON RD
PERIMETER 100 HW
SUMKA RD
SENIUK RD
TWO MILE RD
FOUR MILE RD
CREEK BEND RD
SIOUX RD W
BUDD RD
DONRIDGE DR
HALPARIN DR
KOSTY LANE
RAMBLEWOOD RD N
PHIL CHRIS WAY
WYNMOOR RD
RAMBLEWOOD RD
LAGIMODIERE BLVD
PLESSIS RD
FERMOR AVE
DAWSON RD S
E LIMIT PCL A PLAN 10749
LINMAR WAY
RED WILLOW
BLUE MOUNTAIN
ROYAL MINT CRES
EAST MINT
COPPERSTONE CRES
BLUESTEM CRES
COVE
PARK
MORNING GLORY
ROYAL
GOLDENROD COVE
ROYAL MINT
RAINBOW COVE
PLESSIS RD
NAVIN RD
BISHOP GRANDIN BLVD
SNOWBERRY
RED SKY RD
PEPIN PL
CIR
DUMONTET CRES
EDWARD TURNER DR
HIGH PLAIN RD
WEST PLAINS DR
EAST PLAINS DR
DUST DR
DIAMOND
PINTAIL PT
RAIN SHADOW BAY
LACEMING JOHN LANE
PELLMAN DR
PRAIRIE SMOKE DR
SAGE CREEK BLVD
DR. DAVID FRIESEN DR
BOUL DES HIVERNANTS
BURNING GLASS RD
SILVER SAGE CRES
WILD IRIS WALK
VIREO LANE
PALISADE COVE
WATER LILY LANE
DRAGONFLY GREY OWL PL
CRT
MOONBEAM WAY
BAPTISTE
TOUROND RD
CHARITY LANE
RANVILLE RD
BLUE SUN
SOLSTICE LANE
LAFRANCE LANE
BURNING GLASS
BLVD
SAGE CREEK
RED MOON RD
RED MOON
TAWS LANE
PROULX PL
DES HIVERNANTS
TALLGRASS CRES
HAZELNUT LANE
IRONWEED RD
RED LILY
WILLOW LANE
WOOD SAGE BLVD
CRES
HEART-LEAF LANE
WILD-FLOWER
WARDE AVE WAY
REDPOLL PL
BOREALIS
FISETTE PS
PELICAN PT
BAY
CRES
CONEFLOWER
SUNDOG DR
SAGE CREEK BLVD
ROBERT BOCKSTAEL DRIVE
KOTELKO DR
MELNICK RD
LAGIMODIERE BLVD
BONAVENTURE DR W
BONAVENTURE DR E
BOW WATER DR
CRIMSON WAY
GENEVA LANE
THELON WAY
BONAVENTURE DR W
WAPTA CRES
ATHABASCA TRAIL
WARDE AVE
JACK REIMER DR
LUCERNE PL
MALIGNE WAY
BLVD
DE LA SEIGNEURIE
TWINTREE WAY
CRESTMONT DR
EVELYNE REESE BLVD
EAU-CLAIRE DR
MARA WAY
WHITEHORN CRES
KOTELKO DR
PERIMETER 100 HW
MAILHIOT RD
SEBO DR
FOUR MILE RD
SIOUX RD W
CREEK BEND RD
ROAD ALLOWANCE
MELNICK RD
AIMES RD
FOUR MILE RD
PLESSIS RD
LAGIMODIERE BLVD
BUDD RD
HALPARIN DR
WYNMOOR RD
RAMBLEWOOD RD
SIOUX RD W
ST. ANNE'S RD
SENIUK RD
TWO MILE RD


N
W
E
S
0.0
0.2
0.4
0.6
0.8
1.0
Kilometers
Map 8

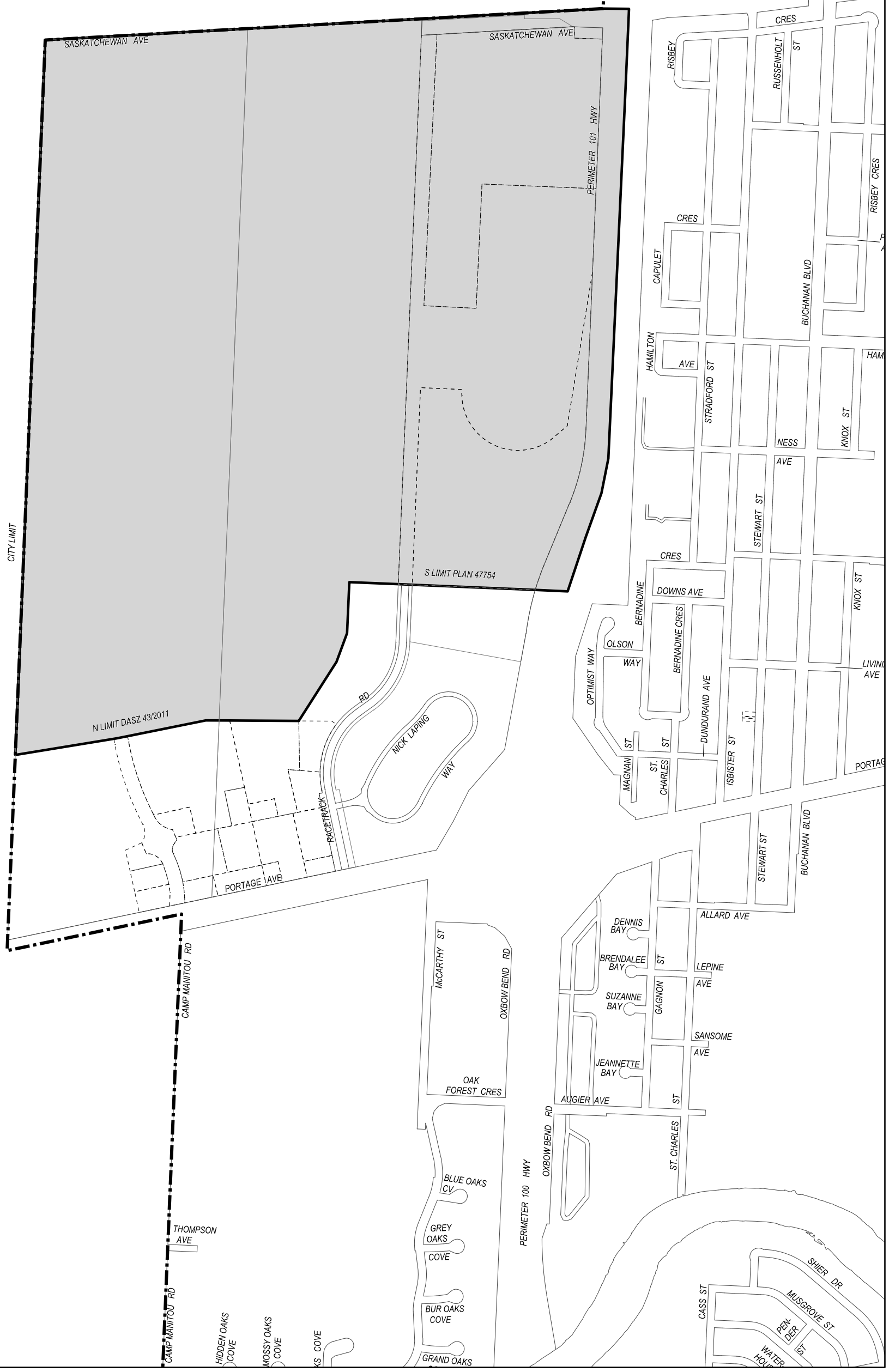
BEAUCHAMP BAY
BARKWOOD BAY
WAVERLEY ST
N
W
E
S
NOLIN PL
NOLIN AVE
LAMIRANDE PL
CRES
GOSSELIN BAY
WAY
DELORME PL
DELORME BAY
RAMAGE PL
BLVD
DR
LAURENT
LAURENT COVE
GRANDMONT
BONIN BAY
JOLIBOIS PL
PARISIEN PL
CHABBER PL
BELLEMER
PIRSON CRES
LECLAIR PL
LAURENT PL
MESTRE PL
PAYMENT ST
ST. DENIS PL
SOLOMON PL
BIBEAUDEL PL
VERRIER PL
JULIEN PL
PUBLIC RD
WAVERLEY ST
CROSS CREEK PL
DUFORT PL
LAPORTE DR
RUE LEMAIRE
LAFLEUR PL
GERVAIS PL
HOUDE DR
CENTRE LINE OF CROSS CREEK
WAVERLEY ST
RUE DU MONASTERE
RUE DES TRAPPISTES
WAVERLEY ST
0.0
0.2
0.4
0.6
0.8
1.0
Kilometers

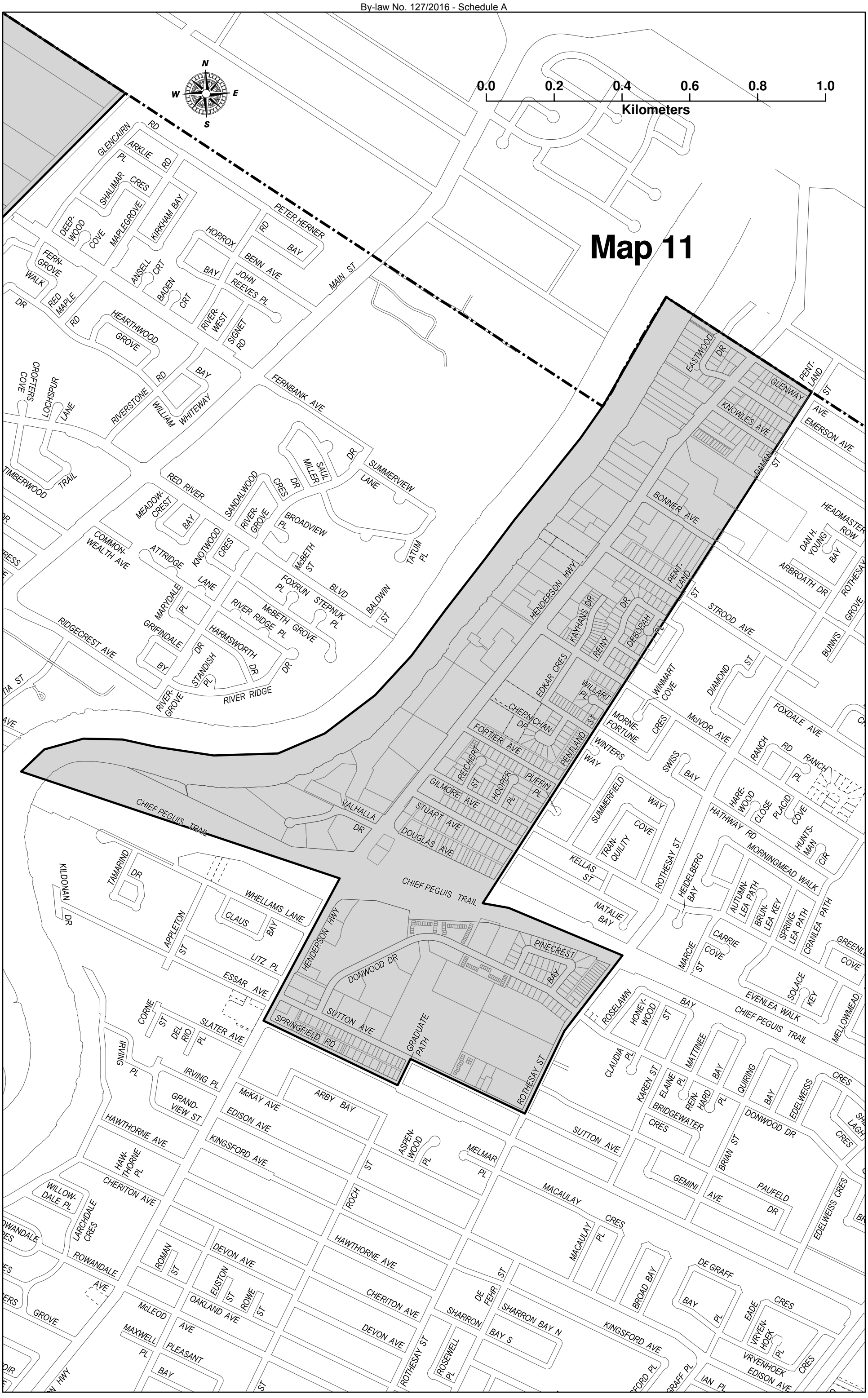
Map 9

N
W E
S

0.0 0.2 0.4 0.6 0.8 1.0
Kilometers

Map 10




N
W
E
S
0.0
0.2
0.4
0.6
0.8
1.0
Kilometers
Map 11
GLENCAIRN RD
ARKLIE RD
SHALIMAR PL
CRES
DEEP-WOOD COVE
MAPLEGROVE
KIRKHAM BAY
PETER HERNER RD
HORROX BAY
BENN AVE
MAIN ST
JOHN REEVES PL
FERN-GROVE WALK
RED MAPLE DR
ANSELL CRT
BADEN CRT
RIVER-WEST
SIGNET RD
HEARTHWOOD GROVE RD
CROFTERS COVE
LOCHSPUR LANE
RIVERSTONE
WILLIAM
WHITEWAY BAY
FERNBANK AVE
TIMBERWOOD TRAIL
RED RIVER
SANDALWOOD
CRES
SAUL MILLER DR
SUMMERVIEW LANE
MEADOW-CREST BAY
RIVER-GROVE
BROADVIEW PL
TATUM PL
COMMON-WEALTH AVE
ATTRIDGE
KNOTWOOD CRES
McBETH ST
FOXRUN PL
STEPNUK BLVD
BALDWIN ST
MARYDALE LANE
PL
GRIFINDALE BY
RIVER RIDGE PL
McBETH GROVE PL
HARMSWORTH DR
STANDISH DR
PL
RIDGECREST AVE
RIVER-GROVE
RIVER RIDGE
CHIEF PEGUIS TRAIL
VALHALLA DR
KILDONAN DR
TAMARIND DR
WHELLAMS LANE
CLAUS BAY
APPLETON ST
LITZ PL
ESSAR AVE
HENDERSON HWY
PINECREST BAY
DONWOOD DR
SUTTON AVE
SPRINGFIELD RD
GRADUATE PATH
ROTHESAY ST
CORNE ST
DEL RIO PL
SLATER AVE
IRVING PL
GRAND-VIEW ST
McKAY AVE
ARBY BAY
EDISON AVE
KINGSFORD AVE
HAWTHORNE AVE
HAW-THORNE PL
CHERITON AVE
WILLOW-DALE PL
LARCHDALE CRES
ROWANDALE
ROMAN ST
DEVON AVE
EUSTON ST
ROWE ST
OAKLAND AVE
McLEOD AVE
MAXWELL PL
PLEASANT BAY
ROCH ST
ASPEN-WOOD PL
MELMAR PL
MACAULAY CRES
MACAULAY PL
BROAD BAY
DE FEHR ST
SHARRON BAY S
SHARRON BAY N
ROSEWELL PL
DE GRAFF BAY
PL
EADE CRES
VRYEN-HOEK PL
VRYENHOEK CRES
EDISON AVE
IAN PL
EDELWEISS CRES
PAUFELD AVE
DR
BRIAN ST
GEMINI
BRIDGEWATER CRES
REIN-HARD PL
ELAINE PL
KAREN ST
CLAUDIA PL
ROSELAWN
HONEY-WOOD ST
MATTINEE BAY
QUIRING
BAY
EDELWEISS CRES
SHI-LAGH CRES
BUNNIS GROVE
ROTHESAY
MELLOWMEAD
EVENLEA WALK
SOLACE KEY
CHIEF PEGUIS TRAIL
BAY
ARBROATH DR
DAN H. YOUNG BAY
HEADMASTER ROW
CRANLEA PATH
SPRING-LEA PATH
BRUN-LEA KEY
AUTUMN-LEA PATH
HEIDELBERG BAY
MARCIE ST
CARRIE COVE
NATALIE BAY
ROTHESAY ST
KELLAS ST
TRAN-QUILITY COVE
SUMMERFIELD WAY
WINTERS WAY
SWISS BAY
MORNE-FORTUNE CRES
WINMART COVE
DIAMOND ST
McIVOR AVE
FOXDALE AVE
RANCH RD
RANCH PL
HARE-WOOD CLOSE
PLACID COVE
HUNTS-MAN CIR
HATHWAY RD
MORNINGMEAD WALK
CHERNICHAN DR
FORTIER AVE
PENTLAND PL
REICHERT ST
HOOPER PL
PUFFIN PL
GILMORE AVE
STUART AVE
DOUGLAS AVE
WILLART PL
ST
EDKAR CRES
REINY
KAYHANS DR
DEBORAH DR
PL
HENDERSON HWY
PENT-LAND ST
STROOD AVE
EASTWOOD DR
GLENWAY
KNOWLES AVE
DAMAN ST
BONNER AVE
PENT-LAND ST
AVE
EMERSON AVE