

Community Consultation Meeting

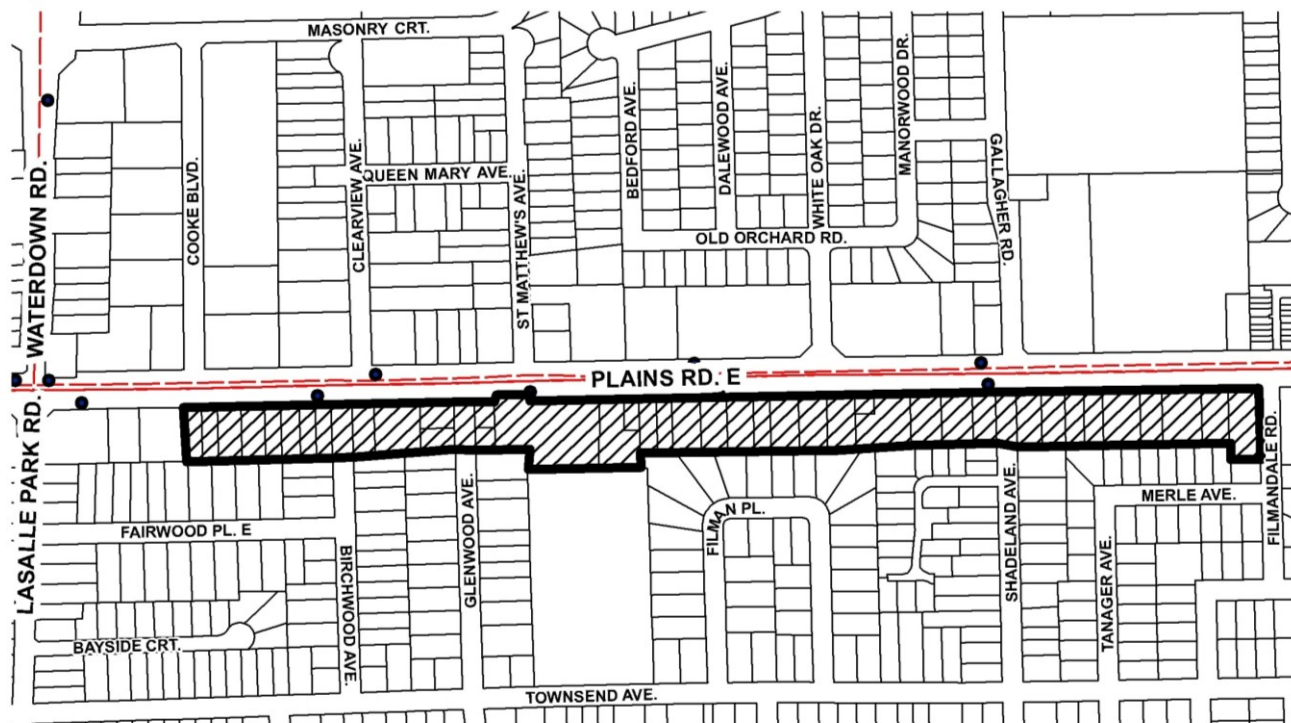
Potential change to land use on the south side of Plains Rd. E. (Cooke Blvd. to Filmandale Rd.)

Date: Tuesday, March 24, 2015

Time: 6:30pm

Place: St. Matthew on the Plains Church, 126 Plains Road East

Site Location and Description



--- Bus Routes ● Bus Stops

Official Plan Designation:

Residential Medium Density (Part III 2.0 Residential Areas).

Site-specific Official Plan policy:

Part III. 2.2.3. h) Notwithstanding the policies of Part III, Subsection 2.2.2 d) of this Plan, the lands designated "Residential Medium Density" on the south side of Plains Road, between Cooke Boulevard and Filmandale Road, *shall* be subject to site-specific zoning regulations designed to protect the existing character of this portion of Plains Road and provide *compatibility* with the abutting neighbourhood to the south. Any exterior alteration or addition to the property *shall* maintain the residential appearance and character of the property.

Zoning By-Law Designation: RM1-346

1. Prohibited Use: Townhouse

2. Regulations:

All permitted uses shall be subject to the following regulations:

Lot width: 20 m

Lot Area: 1000 m²

Front Yard: 12 m

Side Yard: with attached garage or carport: 10% of actual lot width

without attached garage or carport: 10% of actual lot width, 3 m on one side.

Street Side Yard: 9 m

Garages shall not project from the front elevation of a building.

Landscape Area: 50% of the front yard area shall be maintained as landscape area;

25% of the rear and street side yard areas shall be maintained as landscape area.

3. Additional Regulations for Office Uses:

Part 1 – Section 2.19 (Office Uses in Residential Zones) shall not apply; office uses shall be subject to the following:

Fencing: Solid screen fencing shall be installed along a rear lot line. Solid screen fencing shall be installed along a side lot line extending from the rear lot line to the front wall of the building, if the office use is abutting a residential property. The minimum height of the fencing shall be 1.8 m.

Landscape Buffer Area: 6 m abutting an R2.1 and R5 zone.

Parking: Parking shall be provided in accordance with Part 1, Subsection 2.25, "Off Street parking and Loading Requirements." Parking associated with office uses shall be located in a side or rear yard only. Parking shall be set back 1 m from a residential property line and 3 m from a street line.

Storage and Display: Storage or display of merchandise, material or equipment is prohibited.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.