

# Schedule A – Proposed Zoning Amendments

## PROPOSED CHANGE

### **Blocks A and E** (public square park and public linear park)

Rezone the northern half of Block A, extending 500 metres west from the east lot line, from Rural Area Zone (RA) to Low Density Residential Zone (R3), and rezone the southern half, extending approximately 220 metres north from the southern lot line, to Medium Density Residential Zone (R4).

Rezone Block E from Rural Area Zone (RA) to Low Density Residential Zone (R3).

### **Block B** (apartment buildings)

Rezone from Rural Area Zone (RA) to Medium Density Residential Zone (R4.S) with a special exception to include the following provisions:

- Reduce the front yard setback (north facing) from 7.5 metres to 3.5 metres.
- Reduce the interior side yard setback (west facing) from 7.5 metres to 5 metres.
- Permit parking in a required front yard.
- Permit loading spaces to be located in a parking aisle.
- Waive the requirement that loading spaces be visually screened.

### **Blocks C and G** (single, semis, and townhouses)

Rezone from Rural Area Zone (RA) to Low Density Residential Zone (R3.S) with a special exception to include the following provisions:

- Reduce the 'other side yard setback' from 3 metres to 1.8 metres for a two-storey building, and 1.2 metres for a one-storey building.
- Reduce the rear yard setback from 10 metres to 1.2 metres for one-storey residential structures.
- Increase the maximum lot coverage from 40% to 47% for one-storey residential structures.

### **Block D** (neighbourhood commercial building)

Amend the Official Plan by way of a site-specific textual amendment to Residential Policy R.7 to increase the gross floor area of commercial space from 200 square meters to 400 square meters.

Rezone from Rural Area Zone (RA) to Commercial Transitional Zone (CT2.S) with a special exception to:

- Prohibit the following uses: residential structures, bed and breakfasts, group homes and residences, nursing and residential care facilities, rooming houses, bars and taverns, parking lots, and short-term rentals.
- Increase the gross floor area of retail trade from 300 square metres to 400 square metres.
- Reduce the required number of parking spaces to the downtown equivalent where applicable.

# Schedule A – Proposed Zoning Amendments

## Block F (private amenity building)

Rezone from Rural Area Zone (RA) to Low Density Residential Zone (R3.S) with a special exception to include the following provisions:

- Amusement and fitness facilities, arts and cultural heritage uses, day care facilities, recreational facilities, in addition to the uses permitted in an R3 zone.
- Reduce the required number of parking spaces to the downtown equivalent where applicable.

