

Zoning Bylaw Amendments with Location Plan

Existing	Proposed Wording
<p>13.4.2</p> <p>(ii) to ensure that the Willows Golf Course Community is developed in a manner which is consistent with Section 5.6 of the Official Community Plan;</p>	<p><i>Update OCP section reference</i></p> <p>13.4.2</p> <p>(ii) to ensure that the Willows Golf Course Community is developed in a manner which is consistent with <i>Section 3.2</i> of the Official Community Plan;</p>
<p>13.4.2</p> <p>(iii) to create single-unit lot areas, frontages, front, rear and side yard setbacks that generally exceed the typical standards for conventional residential development;</p>	<p><i>Edit wording</i></p> <p>13.4.2</p> <p>(iii) Replace “generally” with “may”.</p>
<p>13.4.2</p> <p>(iv) to contain a mix of one-unit and multi-unit developments in a condominium or homeowners’ association format, to be constructed over an extended period of time, as demand warrants;</p>	<p><i>Edit wording</i></p> <p>Remove reference to requirement for ownership to be in a condominium or homeowners’ association.</p>
<p>13.4.2</p> <p>(v) to permit associated commercial uses sufficient to serve the convenience needs of the golf course community, as well as commercial facilities which are accessory to the golf course.</p>	<p><i>Edit wording</i></p> <p>13.4.2</p> <p>(v) Replace “sufficient” with “intended”; replace “which are accessory” with “that are complementary”.</p>
<p>13.4.3 Permitted Uses</p> <p>The Permitted Uses in the DCD4 are the following:</p> <p>i) one-unit dwellings, located in accordance with Map No. 1;</p> <p>ii) home-based businesses;</p> <p>iii) secondary suites;</p> <p>iv) low density multiple-unit dwellings and dwelling groups containing no more than 17 dwelling units per gross acre of land, located in accordance with Map No. 1;</p> <p>v) medium density multiple-unit dwellings and dwelling groups containing no more than 50 dwelling units per gross acre of land, located in accordance with Map No. 1.</p>	<p><i>Add section references; clarify what type of dwellings can be developed as part of a dwelling group; replace acres with hectares; decrease allowable density for low-density multiple-unit dwellings and dwelling groups from 17 du / acre to 12 du / acre; add hotels and commercial uses as permitted uses.</i></p> <p>13.4.3 Permitted Uses</p> <p>i) one-unit dwellings;</p> <p>ii) home-based businesses (<i>in accordance with Section 5.29</i>);</p> <p>iii) secondary suites (<i>in accordance with Section 5.30</i>);</p> <p>iv) low density multiple-unit dwellings and dwelling groups (<i>which may contain one-unit, two-unit and townhouse dwellings as part of</i></p>

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<p>vi) golf courses, located in accordance with Map No. 1;</p> <p>vii) compounds for storage of RV equipment for the use and convenience of the residents of the DCD4, located in accordance with Map No. 1.</p>	<p><i>the dwelling group) containing no more than 42 dwelling units per gross ha of land (12 DU / acre);</i></p> <p>v) medium density multiple-unit dwellings and dwelling groups (<i>which may contain two-unit, townhouse and multiple-unit dwellings as part of the dwelling group</i>) containing no more than 123 dwelling units per gross ha of land (50 DU / acre);</p> <p>vi) golf courses;</p> <p>vii) compounds for storage of RV equipment for the use and convenience of the residents of the DCD4;</p> <p><i>viii) hotels and accessory uses limited to, spa facilities (up to a maximum of 1,030 square metres); restaurant/patio (up to a maximum of 200 square metres); meeting/convention space (up to a maximum of 500 square metres)</i></p> <p><i>ix) commercial uses, limited to, retail stores, bakeries, restaurants, photography studios, pharmacies, personal service trades, small animal grooming, art galleries, offices and office buildings, and medical clinics.</i></p>
<p>13.4.4 Accessory Uses</p> <p>Accessory Uses in the DCD4 are the following:</p> <p>i) golf clubhouse and uses considered accessory and related to the clubhouse and golf course operation, including, but not limited to, restaurants, lounges, pro shop, tennis courts, swimming pools, retail and retail services limited to 929 m² of gross floor area, personal service trades, medical clinics, banquet facilities, convention and catering facilities, administration and sales offices;</p> <p>iii) uses considered accessory to one-unit dwellings, multiple-unit dwellings and dwelling groups.</p>	<p><i>Clarify size restriction for retail uses within a clubhouse; add accessory uses for hotels and commercial uses.</i></p> <p>13.4.4 Accessory Uses</p> <p>Accessory Uses in the DCD4 are the following:</p> <p>i) golf clubhouse and uses considered accessory and related to the clubhouse and golf course operation, including, but not limited to restaurants, lounges, pro shop, tennis courts, swimming pools, retail and retail services limited to 929 m² of <i>combined</i> total gross floor area <i>with no single retail use larger than 279 square metres</i>, personal service trades, medical clinics, banquet facilities, convention and catering facilities, administration and sales offices;</p> <p>ii) uses considered accessory to one-unit dwellings, multiple-unit dwellings and</p>

Existing	Proposed Wording
	dwelling groups, hotels, and commercial uses.
<p>13.4.5 Development Standards - DCD4</p> <p>b) Phase 1 and Phase 2 shall be residential developments as shown on Map No. 1.</p>	<p><i>Add clarifying language</i></p> <p>13.4.5 Development Standards – DCD4</p> <p>b) Phase 1 and Phase 2 shall be developed in accordance with the land uses as shown on Map No. 1.</p>
<p>13.4.5</p> <p>c) Development Standards for each parcel of a bare land condominium unit designated for one-unit dwellings are the following:</p> <p>i) Minimum site area (m²) 630.0</p> <p>ii) Minimum site width (m) 18.0</p>	<p><u><i>One-unit dwellings: reduce minimum site area for one-unit dwellings from 630 to 525 m²; reduce minimum site width for one-unit dwellings from 18 m to 15 m; add clarifying language.</i></u></p> <p>13.4.5</p> <p>c) Development Standards for each site designated for a one-unit dwelling (a site also includes bare land condominium units) are the following:</p> <p><i>i) Minimum site area (m²) 525.0</i></p> <p><i>ii) Minimum site width (m) 15.0</i></p>
<p>13.4.5</p> <p>d) Development Standards for the area designated for low-density multiple-unit dwellings and dwelling groups are the following:</p> <p>Note to Development Standards</p> <p>1 rear yard of not less than 3 metres in width throughout shall be provided for dwellings in dwelling groups with an attached covered patio or deck.</p>	<p><u><i>Low density multiple-unit dwellings: add clarifying language; format change.</i></u></p> <p>13.4.5</p> <p>d) Development Standards for each site within parcels designated for low-density multiple-unit dwellings, including dwelling groups, are the following:</p> <p><i>viii) A rear yard of not less than 3 metres in width throughout shall be provided for dwellings in dwelling groups with an attached covered patio or deck.</i></p>
<p>13.4.5</p> <p>e) Development Standards for the area designated for medium-density multiple-unit dwellings and dwelling groups are the following:</p> <p>iv) Maximum building height (m) 15.0</p> <p>v) Maximum site coverage (%) 50.0</p> <p>vi) Minimum amenity space (m²) 5.0 per unit</p>	<p><u><i>Medium density multiple-unit dwellings: add clarifying language, add a minimum rear requirement of 3 metres and renumber section.</i></u></p> <p>13.4.5</p> <p>e) Development Standards for <i>each site within parcels</i> designated for medium-density multiple-unit dwellings, including dwelling groups, are the following:</p> <p><i>iv) Minimum rear yard (m) 3.0</i></p>

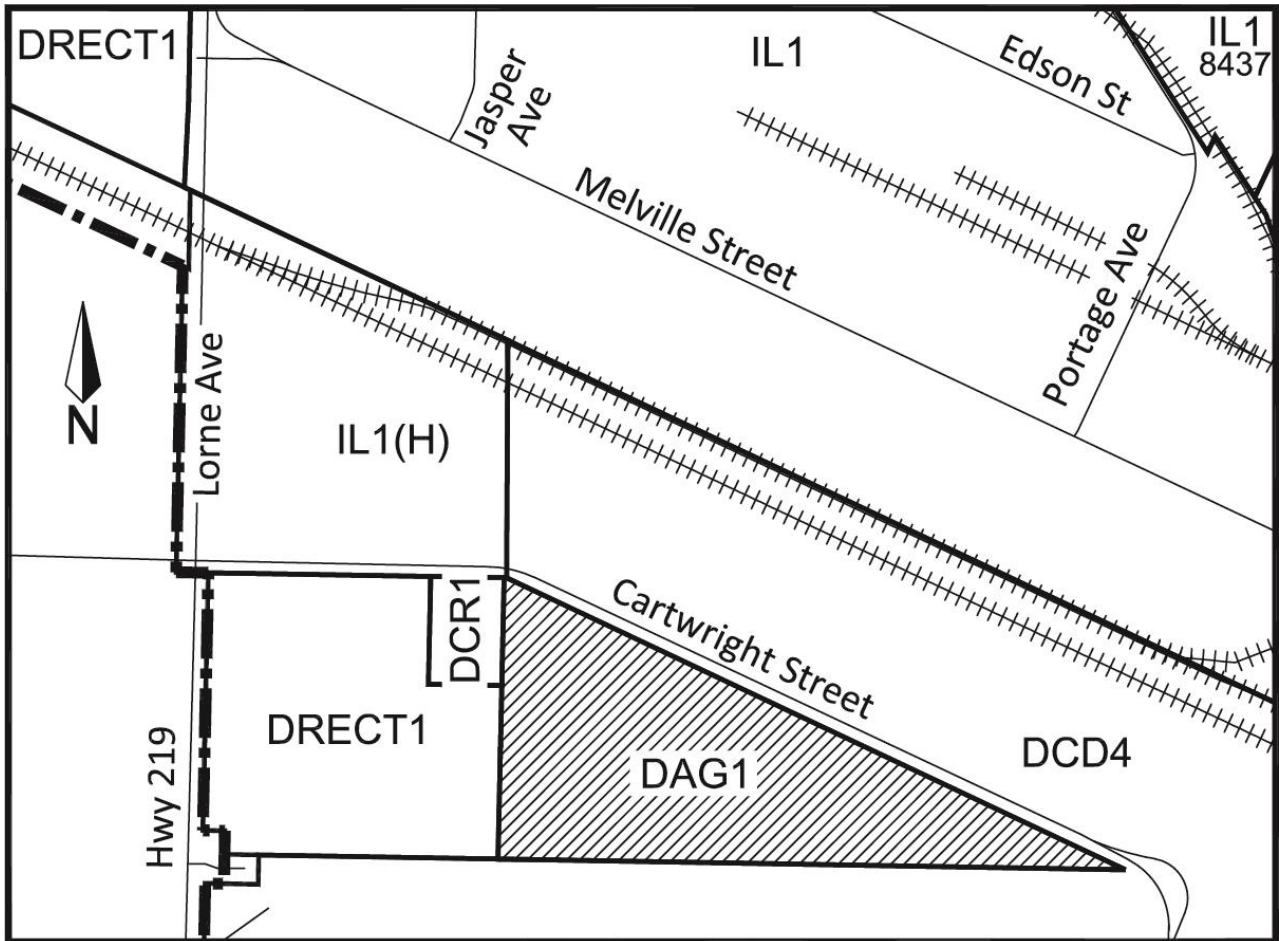
Existing	Proposed Wording
	v) Maximum building height (m) 15.0 vi) Maximum site coverage (%) 50.0 vii) Minimum amenity space (m ²) 5.0 per unit
13.4.5	<p><i>Add development standards for neighbourhood node.</i></p> <p>13.4.5</p> <p><i>f) Development Standards for each site within parcels designated as neighbourhood node, including residential uses, are the following:</i></p> <p><i>i) Minimum site area (ha) 0.4</i></p> <p><i>ii) Minimum front yard setback (m) 6.0</i></p> <p><i>iii) Minimum side yard setback (m) 3.0</i></p> <p><i>iv) Minimum rear yard setback (m) 3.0</i></p> <p><i>v) Maximum building height (m) 15.0</i></p> <p><i>vi) Maximum site coverage (%) 50.0</i></p> <p><i>vii) Minimum amenity space (m²)* 5.0 per dwelling unit</i></p> <p><i>viii) Commercial uses within the neighbourhood node may be developed as attached units or as a single building.</i></p> <p><i>ix) the total maximum building floor area for all commercial uses within the neighbourhood node shall not exceed 929 square metres.</i></p> <p><i>x) each commercial use within the neighbourhood node shall not exceed a maximum building floor area of 279 square metres.</i></p> <p><i>xi) If a commercial use (as permitted in Section 13.4.3) is located within the neighbourhood node it shall be located at grade.</i></p> <p><i>note: residential dwellings developed on sites within parcels designated as neighbourhood node shall be restricted to</i></p>

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	<p><i>multi-unit dwellings and shall not include semi-detached, two-unit or townhouse dwellings.</i></p> <p><i>*amenity spaces are required for residential uses only</i></p>
<p>13.4.5</p>	<p>Add development standards for commercial (hotel site)</p> <p>13.4.5</p> <p>g) Development Standards for each parcel designated as commercial (hotel site) are the following:</p> <p>i) Minimum site area (ha) 0.4</p> <p>ii) Minimum front yard setback (m) 6.0</p> <p>iii) Minimum side yard setback (m) 3.0</p> <p>iv) Minimum rear yard setback (m) 3.0</p> <p>v) Maximum building height (m) 15.0</p> <p>vi) Site coverage 50.0%</p>
<p>13.4.6 Parking</p> <p>c) The off-street parking requirement for accessory uses referred to in Clause 13.4.5(i) is 1 space per 50 m² of gross floor area.</p>	<p><i>Correct section reference; add additional parking standards</i></p> <p>13.4.6 Parking</p> <p>c) The off-street parking requirement for accessory uses referred to in Clause 13.4.4(i) is 1 space per 50 m² of gross floor area.</p> <p>d) The off-street parking requirement for commercial uses referred to in Clause 13.4.3(ix) is 1 space per 50 m² of gross floor area.</p> <p>e) the off-street parking requirement for hotels is 1 space per guest room, plus 1 space per 14m² of gross floor area devoted to public assembly, plus the applicable number of parking spaces for any other use contained on the site.</p>

Existing	Proposed Wording
<p>13.4.7 Landscaping</p> <p>A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line shall be provided for every site for low and medium density multiple-unit dwelling units and dwelling groups which shall be used for no purpose except landscaping and necessary driveway access to the site.</p>	<p><i>Add clarifying language; add additional landscaping regulations</i></p> <p>13.4.7 Landscaping</p> <p><i>a) Except as otherwise provided in this clause, the regulations governing landscaping in the DCD4 are contained in Section 7.0.</i></p> <p><i>b) A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line and all site lines adjacent to Cartwright Street shall be provided for every site for low and medium density multiple-unit dwelling units and dwelling groups which shall be used for no purpose except landscaping and necessary driveway access to the site.</i></p> <p><i>c) A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line and all site lines adjacent to Cartwright Street shall be provided for every commercial site which shall be used for no purpose except landscaping and necessary driveway access to the site.</i></p> <p><i>d) A landscape strip of not less than 1.5 metres in depth lying parallel to and abutting the site lines as identified on Map 1 shall be provided for all sites which shall be used for no purpose except landscaping and necessary driveway access to the site.</i></p>
<p>13.4.9 Phasing</p> <p>The Willows Golf Course Community will be constructed in two phases, as shown on the original concept plan. Each phase may contain a mix of one-unit dwellings and multiple-unit dwellings.</p>	<p><i>Add clarifying language</i></p> <p>13.4.9 Phasing</p> <p>The Willows Golf Course Community will be constructed in two phases, as shown on the concept plan. Each phase may contain a mix of one-unit dwellings, <i>semi-detached dwellings, townhouses</i>, and multiple-unit dwellings.</p>

Existing	Proposed Wording
New Section – Approval Process	<i>Add new Section to provide for approval of applications in the DCD4 to be delegated to the Development Officer pursuant to Section 66 of The Planning and Development Act, 2007. Approvals would be subject to conformance with the approved Concept Plan and requirements of the Zoning Bylaw.</i>

Proposed Map Amendment



PROPOSED ZONING AMENDMENT

 From DAG1 to DCD4

File No. 17-2021