BRIDGEWATER

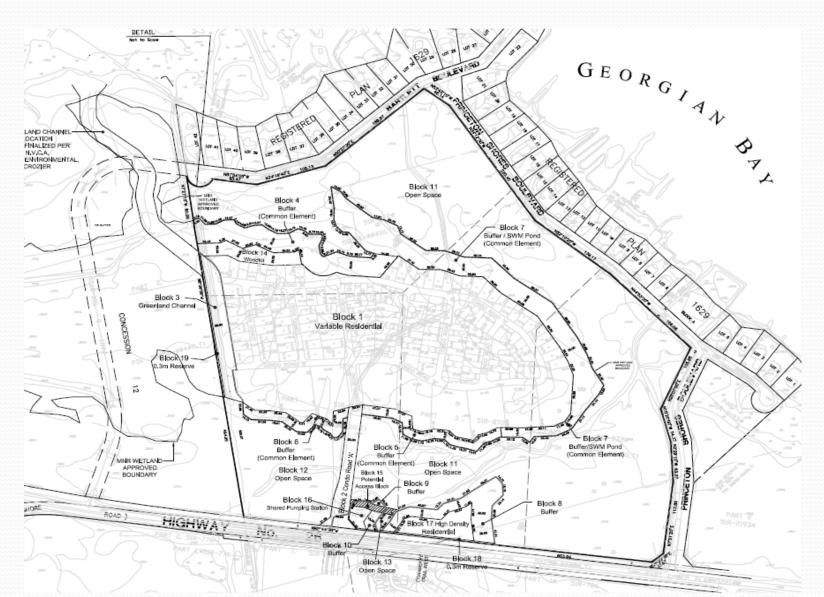
Proposed Zoning By-law Amendment and Draft Plan Conditions

March 25, 2019

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Existing Draft Plan



Existing Conditions – Draft Approval

Condition 1. j. k. and l. refer to specific unit types as follows:

- j. 71 Single Detached Dwellings (Block 1)
- k. 87 Townhomes (Block 1)
- I. 162 Three Storey Walk-up Apartment Units (Block 1)

Proposed Conditions – Draft Approval

In order to implement the requested Zoning By-law amendment, Condition 1 will need to be modified by deleting j. k. and l. and replacing with one reference to

"j. a maximum of 539 townhouse and 116 apartment type dwelling units"

and, re-numbering existing "1.m." to "1.k".

Existing Zoning - Residential

Existing residential Zoning Exceptions are summarized as follows:

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R3-5 71 units: singles, semis, duplex dwelling types
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R3-12 95 units: townhouse, group, cluster dwelling types

R3-23 54 units: apartment, group, cluster dwelling types

R3-24 108 units: apartment, group, cluster dwelling types

Proposed Zoning

- Uses shall be limited to single detached, semi-detached, townhouse, group or cluster dwellings and one apartment building.
- The number of dwelling units in the entire area within this zone shall not exceed six hundred and fifty-five (655).
- The following zoning exceptions shall apply;
- For an apartment dwelling;

| 0 | Minimum front yard | 6.0m |
|---|---|------|
| 0 | Minimum interior and exterior side yard | 6.0m |

Minimum rear yard 6.0m

Maximum height 15.0m & 4 storeys

Minimum setback from the EP zone

