

BRIDGEWATER

Proposed Zoning By-law Amendment and Draft Plan
Conditions

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LAND CHANNEL LOCATION FINALIZED PER N.V.C.A. ENVIRONMENTAL CROZIER

DETAIL
Not to Scale

REGISTERED PLAN

Block 11
Open Space

Block 7
Buffer / SWM Pond
(Common Element)

Block 4
Buffer
(Common Element)

Block 14
Woodlot

Block 3
Greenland Channel

Block 19
0.3m Reserve

Block 1
Variable Residential

Block 6
Buffer
(Common Element)

Block 12
Open Space

Block 16
Shared Pumping Station

Block 2
Condo Road 'N'

Block 5
Buffer
(Common Element)

Block 15
Potential Access Block

Block 9
Buffer

Block 17
High Density Residential

Block 10
Buffer

Block 13
Open Space

Block 18
6.3m Reserve

Block 8
Buffer

Block 7
Buffer/SWM Pond
(Common Element)

CONCESSION ROAD

MINOR WETLAND APPROVED BOUNDARY

GEORGIAN BAY

PRINCETON

SHORE ROAD

HIGHWAY 7

NO.

PART 2, SIR-776

PART 1, SIR-776

PART 7, SIR-776

PART 14, SIR-796

PART 15, SIR-796

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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)

l. 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:

R3-5 71 units: singles, semis, duplex dwelling types

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;
 - Minimum front yard 6.0m
 - 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 55m

