

Appendix A – Reports Submitted in Support of Complete Applications

Document	Consultant
Planning Opinion Report	Malone Given Parsons Ltd.
Draft Official Plan Amendment	Malone Given Parsons Ltd.
Draft Zoning By-law Amendment	Malone Given Parsons Ltd.
Conceptual Plan	Malone Given Parsons Ltd.
Neighbourhood Plan	Malone Given Parsons Ltd.
Urban Design Brief	Malone Given Parsons Ltd.
Priority Lot Plan	Malone Given Parsons Ltd.
Slope Stability Study	Soil Engineers Ltd.
Geotechnical Investigation	Soil Engineers Ltd.
Hydrogeological Investigation	Golder Associates Ltd.
Natural Heritage Evaluation	Beacon Environmental
Phase 1 Environmental Site Assessment	Soil Engineers Ltd.
Arborist Report	Beacon Environmental
Lake Simcoe Protection Conformity Report	Malone Given Parsons Ltd./ Beacon Environmental
Functional Servicing Brief and Stormwater Management Report	SCS Consulting Group Ltd.
Engineering Drawing Package	SCS Consulting Group Ltd.
Transportation Mobility Plan	Dillion
Noise Study	HGC Engineers
Stage 1-2-3 Archaeological Assessment	This Land Arch

Appendix B – Zoning By-law Comparison

	R3- Detached Third Density Residential	R3(XX) - Detached Third Density Residential Exception Zone
Permitted Uses	<ul style="list-style-type: none"> • Dwelling, Detached • Dwelling, Second Suite • Home occupation 	<ul style="list-style-type: none"> • Dwelling, Detached • Dwelling, Second Suite • Home occupation
Lot Area (minimum)	460m ²	460m ²
Lot Frontage	15m	15m
Front Yard (minimum)	6m	4.5m to Main Building* 6.0m to Garage Face*
Rear Yard (minimum)	7.5m	7.5m
Minimum Exterior Side Yard	6m	3m*
Minimum Interior Side Yard	1.2m for one storey buildings 1.5m for buildings greater than one storey	1.2m (one side)* 0.6m (other side)*
Maximum Building Height	10m	11m*
Coverage	35%	N/A*

Note: The proposed bylaw exceptions are highlighted and labelled with an asterisk “*”. Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment presented to Council for enactment.

	R4 - Detached Fourth Density Residential	R4(XX) - Detached Fourth Density Residential Exception Zone
Permitted Uses	<ul style="list-style-type: none"> • Dwelling, Detached • Dwelling, Second Suite • Home occupation 	<ul style="list-style-type: none"> • Dwelling, Detached • Dwelling, Second Suite • Home occupation
Lot Area (minimum)	370m ²	370m ²
Lot Frontage	11m	11m
Front Yard (minimum)	3.0m to Main Building 5.5m to the garage	3.0m to Main Building* 6.0m to Garage Face*
Rear Yard (minimum)	7.5m	7.5m
Minimum Exterior Side Yard	3.0m to Main Building 5.0m to the garage	3.0m*
Minimum Interior Side Yard	1.2m one side 0.6m other side	1.2m (one side) 0.6m (other side)
Maximum Building Height	11m	11m
Coverage	50%	N/A*

Parent Zone Requirement – Yard Encroachments			Proposed Encroachments	
Structure or Feature	Applicable Yard	Max encroachment into a Minimum Yard		
Open porches, uncovered terraces and decks (3.2m in height or less)	Front and Exterior Side Yards	2.5m In no case shall it be 4.5m from the Front Lot line, 3.0m from the Exterior Side Yard Lot line	Maximum projection for open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3.0m above grade with or without foundation and steps*	3.0m (into any required yard)*
	Rear Yards	3.7m In no case shall be closer than 3.8m from the rear Lot line.		
Window Bays, with or without foundation up to 3.0m in width	Front, Rear & Exterior Side Yards	1.0m	Bay, bow or box window maximum width*	4.5m*
	Interior Side Yards	0.33m		
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, or canopies	Any yard	0.7m	Bay, bow or box window or fireplace maximum projection*	0.6m (required, front, exterior and rear yards)*

	RA2- Second Density Apartment Residential	RA2(XX)- Second Density Apartment Residential Exception Zone
Permitted Use	• Second Density Apartment Residential	• Second Density Apartment Residential
Lot Area (minimum)	95m ²	40m ² per dwelling unit
Lot Frontage	30m	No exception has been requested to this standard of the zoning By-law.
Front Yard	½ the height of the Main Building and in no case less than 9.0m from the Street Line	6.0m*
Rear Yard (minimum)	9.0m	No exception has been requested to this standard of the zoning By-law.
Minimum Exterior Side Yard	½ the height of the Main Building and in no case less than 9.0m	N/A*
Minimum Interior Side Yard	½ the height of the Main Building and in no case less than 6.0m	6.0m*
Maximum Building Height	26m	32.0m*
Coverage	35%	N/A*
Parking	1.5 spaces per dwelling unit, minimum 20% of spaces provided shall be set aside for visitor parking.	No exception has been requested to this standard of the zoning By-law.
Amenity Area	18m ² per dwelling unit, minimum 50% of the required amenity area is provided as interior amenity space.	No exception has been requested to this standard of the zoning By-law.

	I - Institutional Zone	I(XX)- Institutional Exception Zone
Permitted Uses	<ul style="list-style-type: none"> • Athletic Fields • Cemetery • Crematoriums • Day Care Centres • Hospitals • Library, Public • Long Term Care Facility • Museum • Place of Worship • Recreation Centre • Retirement Home • School, Post Secondary • School, Private • School, Public 	<ul style="list-style-type: none"> • Athletic Fields • Day Care Centres • Museum* • Place of Worship ⁽¹⁾ • Recreation Centre • School, Private ⁽¹⁾⁽²⁾ • Place of Entertainment*
Lot Area (minimum)	460m ²	No exception has been requested to this standard of the zoning By-law.
Lot Frontage	30m	15m*
Front Yard (minimum)	10m	No exception has been requested to this standard of the zoning By-law.
Rear Yard (minimum)	15m	No exception has been requested to this standard of the zoning By-law.
Minimum Exterior Side Yard	10m	No exception has been requested to this standard of the zoning By-law.
Minimum Interior Side Yard	½ the height of the building and no less than 4.5m	4.5m*
Maximum Building Height	15m	25m*
Coverage	35%	35%
Minimum Accessory Structure setback	Not specifically addressed.	1m

(1) A Dwelling unit may be permitted as an accessory use and shall be in accordance with Section 7.2m with respect to height and yard requirements for the R3 zone.

(2) Dormitories may be permitted as an accessory use

Appendix C – Draft Plan of Subdivision Breakdown

Proposed Land Use	Lot and Block #	# of Units	Area (ha)
Single Detached (min 15.24m)	1-79	31	2.00
Single Detached (min 13.7m)	1-79	29	1.59
Single Detached (Min 12.2m)	1-79	19	0.83
Lane Access Single Detached (Min 13.7m)	80-88	5	0.30
Land Access Single Detached (Min 12.2m)	80-88	4	0.19
Mid/High Rise Residential	89	200	0.87
St. Anne's School	90		4.28
Neighbourhood Park	91		1.61
Natural Heritage/Open Space	92		17.72
Servicing Block	93		0.02
Trail Head	94		0.02
Road Widening	95		0.21
0.3 Reserves	96-97		0.01
23.0m Right of Way	Street A		1.03
18.0m Right of Way	Street B-C		0.81
15.0m Right of Way	Street B		0.16
9.2m Laneway (Right of Way 141m)	Lane A		0.14
Totals		288	31.79