



Proposed Amendments to the Municipal Planning Strategy and Land Use By-law

Perry Lake – Phase 3

Municipal Planning Strategy amendment

The Municipal Planning Strategy is amended by:

- (a) Deleting the first bullet of the third paragraph of Section **4.1.3 Multiple Unit Residential Development** as follows:

“In addition to single and two unit residential developments this proposal includes a site for multiple unit residential development consisting of two buildings of six storeys. Council has determined that this development is consistent with criteria contained in this Strategy and will zone these sites to the Multiple Mid Rise Residential (R-3B) Zone.”

and substituting therefor the following:

“In addition to single and two unit development the proposal includes a number of sites for townhouse development and apartment buildings as shown on a concept plan submitted to the Town in 2007.

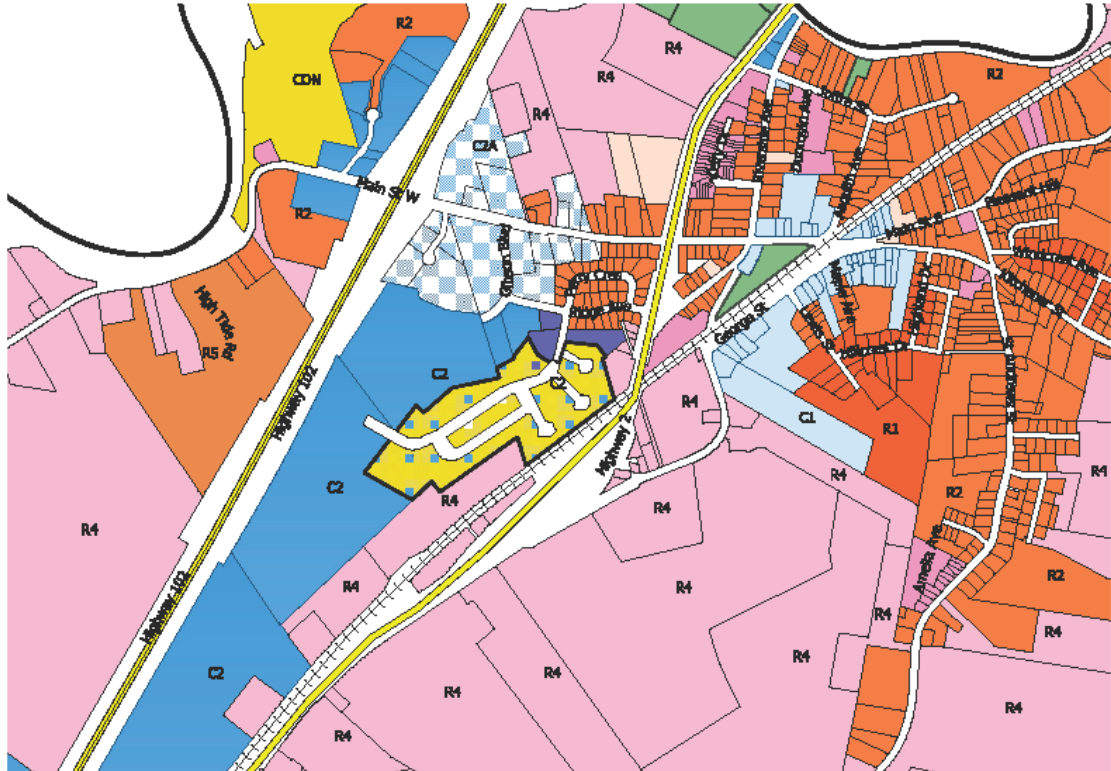
Council is in favour of zoning the site to reflect this 2007 Concept Plan. The Town is planning to upgrade its water and wastewater system and the owner Perry Lake Limited is aware that these upgrades will be necessary to service all of the site in the long term. Perry Lake has indicated the planned “build out” of the site is in the order of 10 to 12 years.

The Statement of Provincial Interest on Housing states that the measures that should be considered in planning documents include: enabling higher densities, smaller lot sizes and reduced yard requirements that encourage a range of housing types. Council has already made changes to reduce lot sizes and yard requirements. This zoning will more directly encourage higher densities.

As well, the senior levels of government have stated that establishing higher densities will be a requirement in accessing funding for service upgrades such as the ones being planned by the Town.”

(b) adding “including the multi-unit development shown on the Perry Lake Limited Concept Plan” to the end of Policy RP-8.

(c) redesignating the area highlighted below to Serviced Residential.



Land Use By-law Amendment

The Land Use By-law is amended by rezoning to the General Residential (R-2) Zone and the Multiple Mid-Rise Residential (R-3B) zone the area as shown below.

