

Zoning By-law Site Specific Modifications

<b>Provision</b>	<b>(P5) Zone Provision</b>	<b>Requested Amendment</b>	<b>Analysis</b>
Setback to a (P5) Zone	7.5 metres	3.0 metres, except 0.0 metres below grade	The intent of this provision is to ensure that buildings are adequately setback to a (P5) Zone. Staff note that the (P5) Zone is located in the lower lands and represents the hazard lands. Staff are of the opinion that the proposed setback will be adequate for the construction of the building and no setback is required for the underground parking structure which will be used to create the stable slope. This modification has merit and can be supported.
P5 Zone Uses	Passive Recreation	Recreation	The P5 Zone is intended for the conservation of lands with natural heritage significance or considered hazard lands. As such, passive recreation uses are permitted. Given the approval by the HCA Board regarding development of the lands and that recreational uses are permitted to locate within hazard lands, staff are of the opinion that active recreation uses can also be permitted and support this modification.