PREVIOUS ZONING BYLAW
PRIOR TO
2006-2010 Term Of
COUNCIL
NO HEIGHT RESTRICTIONS
MINIMUM DENSITY OF 80 UNITS / HECTARE

HOWEVER:

MAXIMUM DENSITY OF
150 UNITS / HECTARE
NOTE THIS PLAN HAS NOT BEEN
BEEN APPROVED BY THE CITY
OF STONEY CREEK COUNCIL
ZBA
APPROVED
APRIL 2010
BY COUNCIL
MUC-4  310 Frances Avenue, Schedule “A”, Map No. 1

Notwithstanding the provisions of Subsection 8.8.2 of the Mixed Use Commercial “MUC” Zone, on those lands zoned “MUC-67 by this By-law, Nursing Homes, Homes for the Aged, and Residential Care Facilities shall also be permitted. Notwithstanding the provisions of Paragraphs (a), (c), (d), (e), (f), (g), (h), (i) and (k) of Subsection 8.8.3 of the Mixed Use Commercial “MUC” Zone, on those lands zoned “MUC-4” by this By-law, the following shall apply:

(a) Minimum Lot Area - 19,400 square metres
(c) Maximum Lot Coverage - None
(d) Maximum Gross Leasable Commercial Floor Area - 7,000 square metres
(e) Minimum Front Yard - 0 metres
(f) Minimum Side Yard - 3 metres, except 0 metres for a flankage yard
(g) Minimum Rear Yard - 3 metres, except 0 metres for a through lot
(h) Minimum Residential Density - 585 units
(i) Maximum Building Height - None
(k) Maximum Number of Buildings Per Lot - No maximum
(p) Minimum Distance Between Buildings on the Same Lot - 15 metres

(q) Location of Residential Care Facilities

(i) Every Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility.
HIGHLIGHTS:

PARAGRAPH (H) OF THE MUC PARENT BY-LAW

(WHICH NORMALLY APPLIES TO MAXIMUM DENSITY)

WAS CHANGED TO A MINIMUM RESIDENTIAL DENSITY OF 585 UNITS

(ON THE WHOLE LOT)
PRESENT DAY

1,842 UNITS
(ON 2 HECTARES OF LAND)

& ADDITIONAL VARIANCES
NOT A

“DONE DEAL”

COUNCIL

HAS OPTIONS
Approval of plans or drawings

(4) No person shall undertake any development in an area designated under subsection (2) unless the council of the municipality or, where a referral has been made under subsection (12), the Tribunal has approved one or both, as the council may determine, of the following . . .
TRAFFIC IMPACT STUDY

WIND STUDY

SUN/SHADOW STUDY

PLANNING JUSTIFICATION REPORT

TRANSPORTATION DEMAND MANAGEMENT: PARKING & BIKE STORAGE
REASONS TO INVOKE COUNCIL’S AUTHORITY

Jen Davis’ Delegated Time
Thank you for your time, your consideration and we hope your help.

Respectfully submitted,

Lakewood Beach Community Council

April 16, 2019 Presentation to Planning Committee