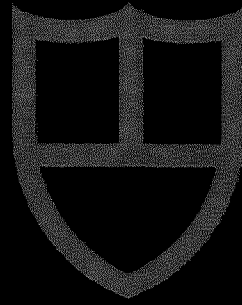


6.1



ANCASTER GLEN

COUNTRY CLUB LIVING

TUESDAY APRIL 3RD, 2012

ZAR-11-048

(PED12054)

WARD 12

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FORMER TOWN OF ANCASTER GENERAL LOCATION



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ANCASTER GLEN AERIAL PHOTOGRAPHY OF SUBJECT LANDS



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












ANCASTER GLEN

ZAR- 11-048



Subject Property: 435 Garner Road East

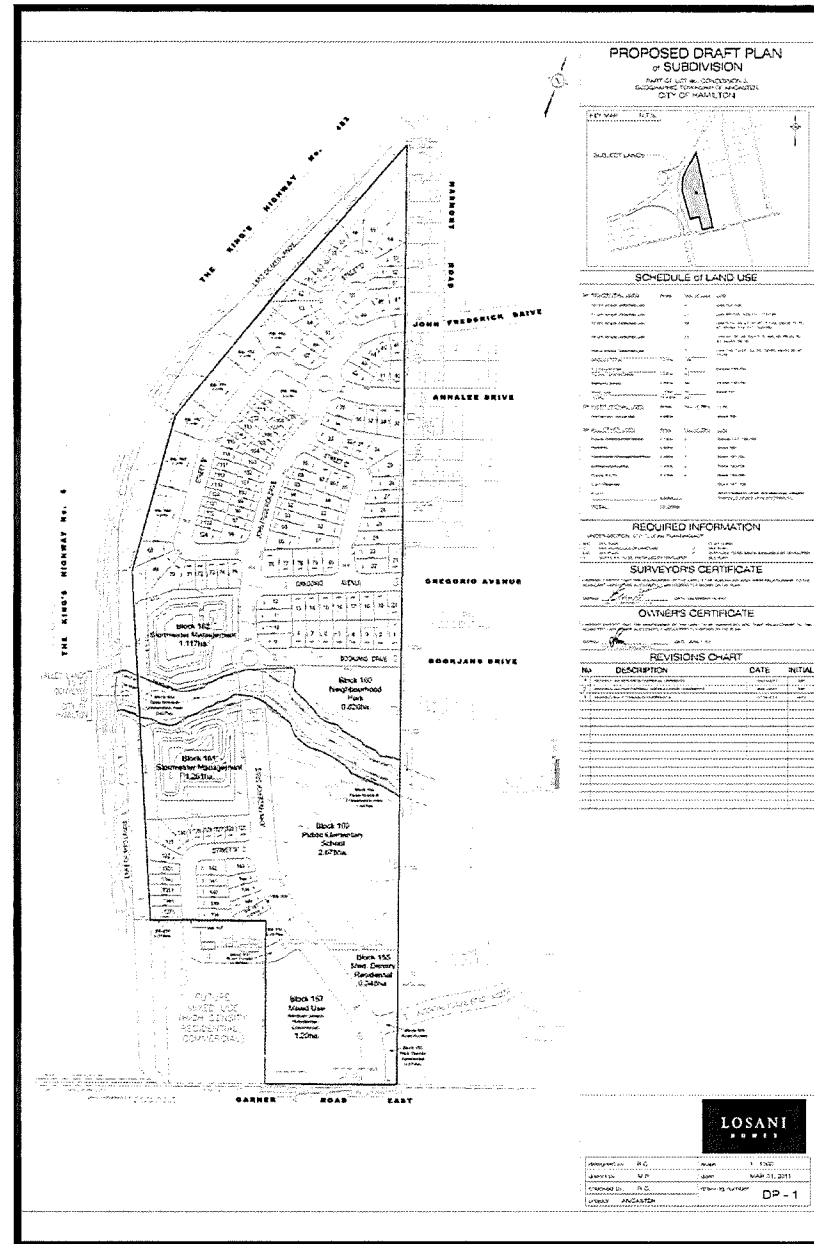
-  **Block 1** - Change in Zoning from the Residential "R4" Zone to the Residential "R4-642" Zone.
-  **Block 2** - Change in Zoning from the Residential "R4-608" Zone to the Residential "R4-643" Zone.
-  **Block 3** - Change in Zoning from the Residential Multiple "RM2-604" Zone to the Residential "RM2-644" Zone.
-  **Block 4** - Change in Zoning from the Residential Multiple "RM2-602" Zone to the Residential "RM2-645" Zone.
-  **Block 5** - Change in Zoning from the Residential "R5" Zone to the Residential "R5-646" Zone.
-  **Block 6** - Change in Zoning from the Residential "R5-601" Zone to the Residential "R5-647" Zone.
-  **Block 7** - Change in Zoning from the Residential "R4-621" Zone to the Residential "R4-648" Zone.
-  **Block 8** - Change in Zoning from the Residential "R4-621" Zone to the Residential "R4-649" Zone.
-  **Block 9** - Change in Zoning from the Residential "R4" Zone to the Residential "R4-650" Zone.

<p>This is Schedule "A" to By-Law No. 12- Passed the day of, 2012</p>		<p>----- Clerk ----- ----- Mayor</p>
<h3>Schedule "A"</h3> <p>Map Forming Part of By-Law No. 12-_____</p> <p>to Amend By-law No. 87-57</p>		<p>Subject Property: 435 Garner Road East</p> <ul style="list-style-type: none">  Block 1 - Change in Zoning from the Residential "R4" Zone to the Residential "R4-642" Zone.  Block 2 - Change in Zoning from the Residential "R4-608" Zone to the Residential "R4-643" Zone.  Block 3 - Change in Zoning from the Residential Multiple "RM2-604" Zone to the Residential "RM2-644" Zone.  Block 4 - Change in Zoning from the Residential Multiple "RM2-602" Zone to the Residential "RM2-645" Zone.  Block 5 - Change in Zoning from the Residential "R5" Zone to the Residential "R5-646" Zone.  Block 6 - Change in Zoning from the Residential "R5-601" Zone to the Residential "R5-647" Zone.  Block 7 - Change in Zoning from the Residential "R4-621" Zone to the Residential "R4-648" Zone.  Block 8 - Change in Zoning from the Residential "R4-621" Zone to the Residential "R4-649" Zone.  Block 9 - Change in Zoning from the Residential "R4" Zone to the Residential "R4-650" Zone.
<p>Scale: N.T.S.</p>	<p>File Name/Number: ZAR-11-048</p>	
<p>Date: March 8, 2012</p>	<p>Planner/Technician: DB/KA</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		



APPROVED DRAFT PLAN

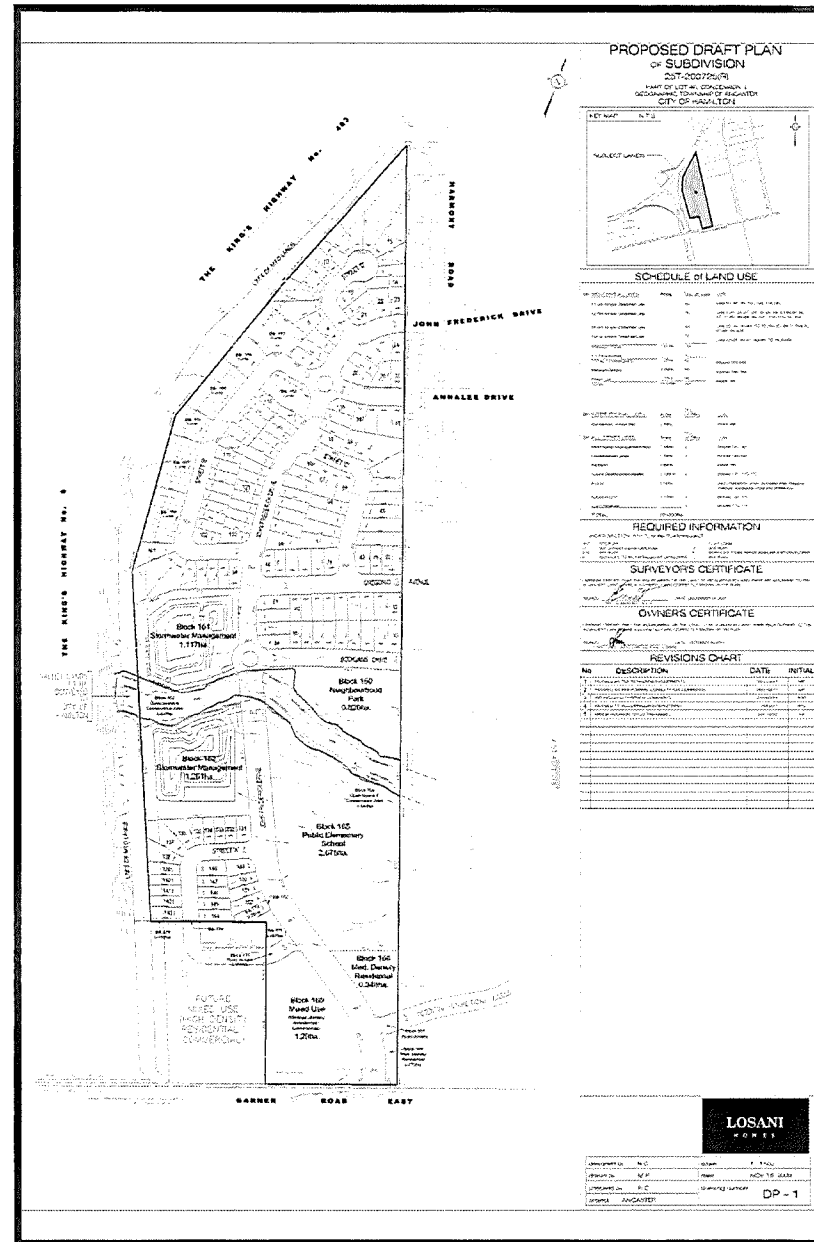
TYPE	FRONTAGE(m)	UNITS
Single	10	2
Single	11	21
Single	12	59
Single	14	23
Single	15+	41
Townhouse	7.0	42
Medium Density or Mixed Use Blocks	3 Blks.	143
Total		331



PROPOSED DRAFT PLAN

MINOR REDLINE MODIFICATION TO APPROVED DRAFT PLAN

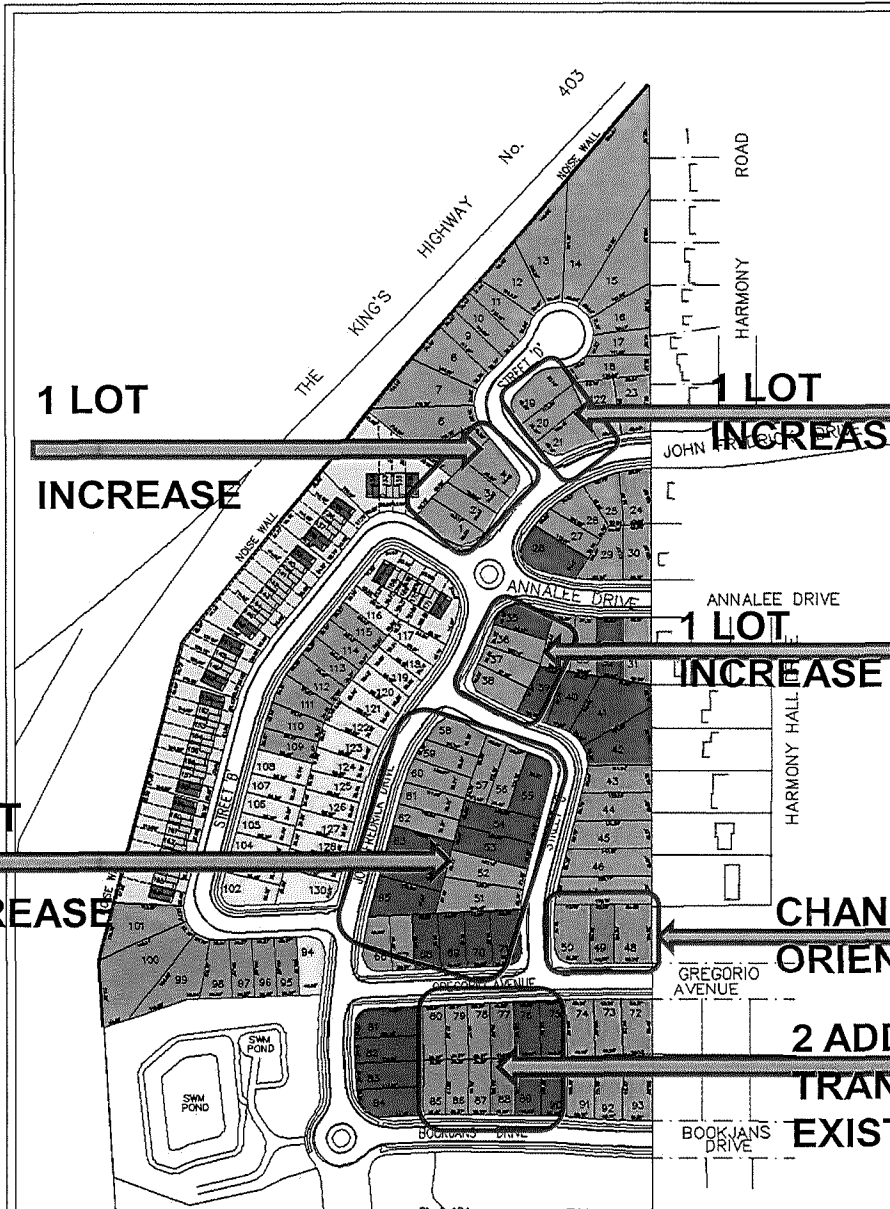
TYPE	FRONTAGE(m)	UNITS
Single	10	0
Single	11	22
Single	12	69
Single	12.8	3
Single	14	37
Single	15+	21
Townhouse	7.0	42
Medium Density or Mixed Use Blocks	3 Blks.	143
Total		337



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-ADDITIONAL 6 UNITS
 -INCREASE TO A TOTAL OF
 337 UNITS FROM 331 UNITS.

1 LOT
 INCREASE

1 LOT
 INCREASE

1 LOT
 INCREASE

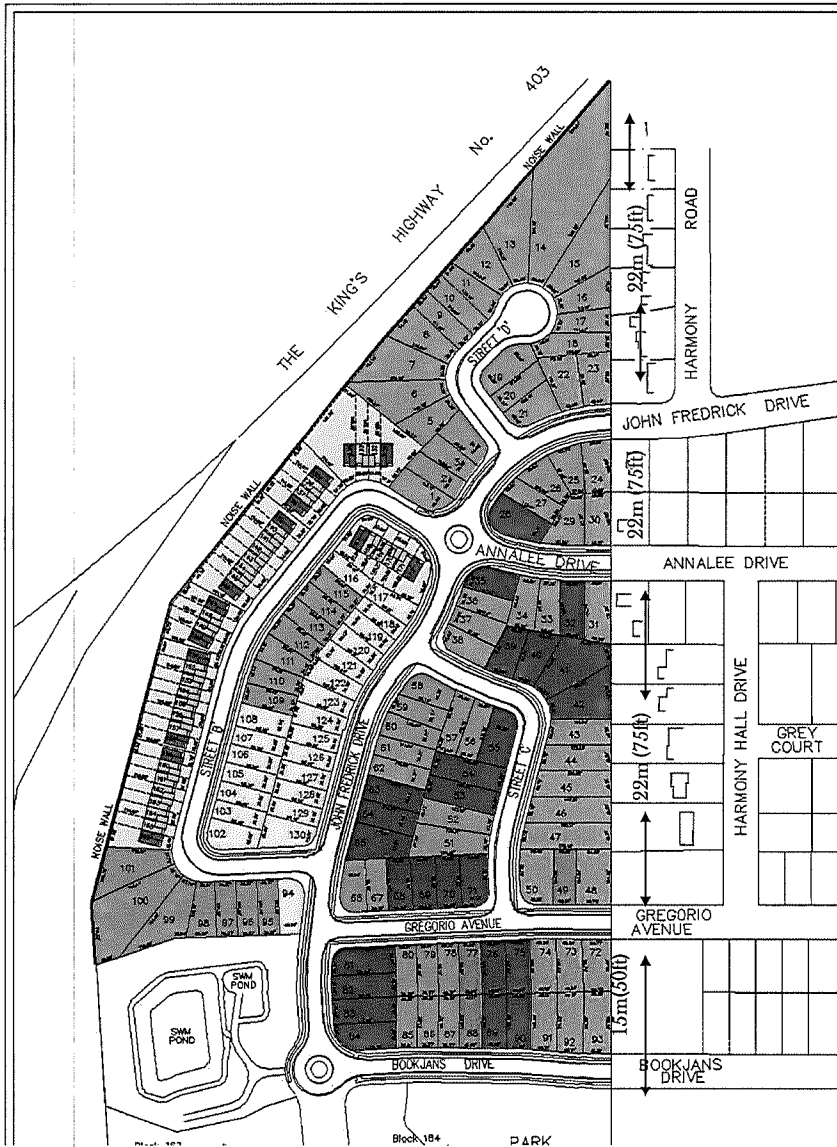
CHANGE IN THE
 ORIENTATION OF LOTS

2 ADDITIONAL LOTS
 TRANSITION IN LOT SIZE TO
 EXISTING RESIDENTIAL

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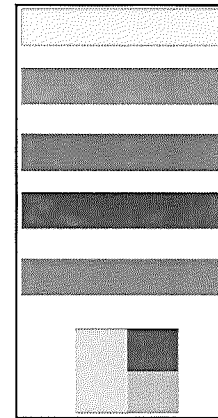
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PROPOSED LOTTING FOR DRAFT PLAN



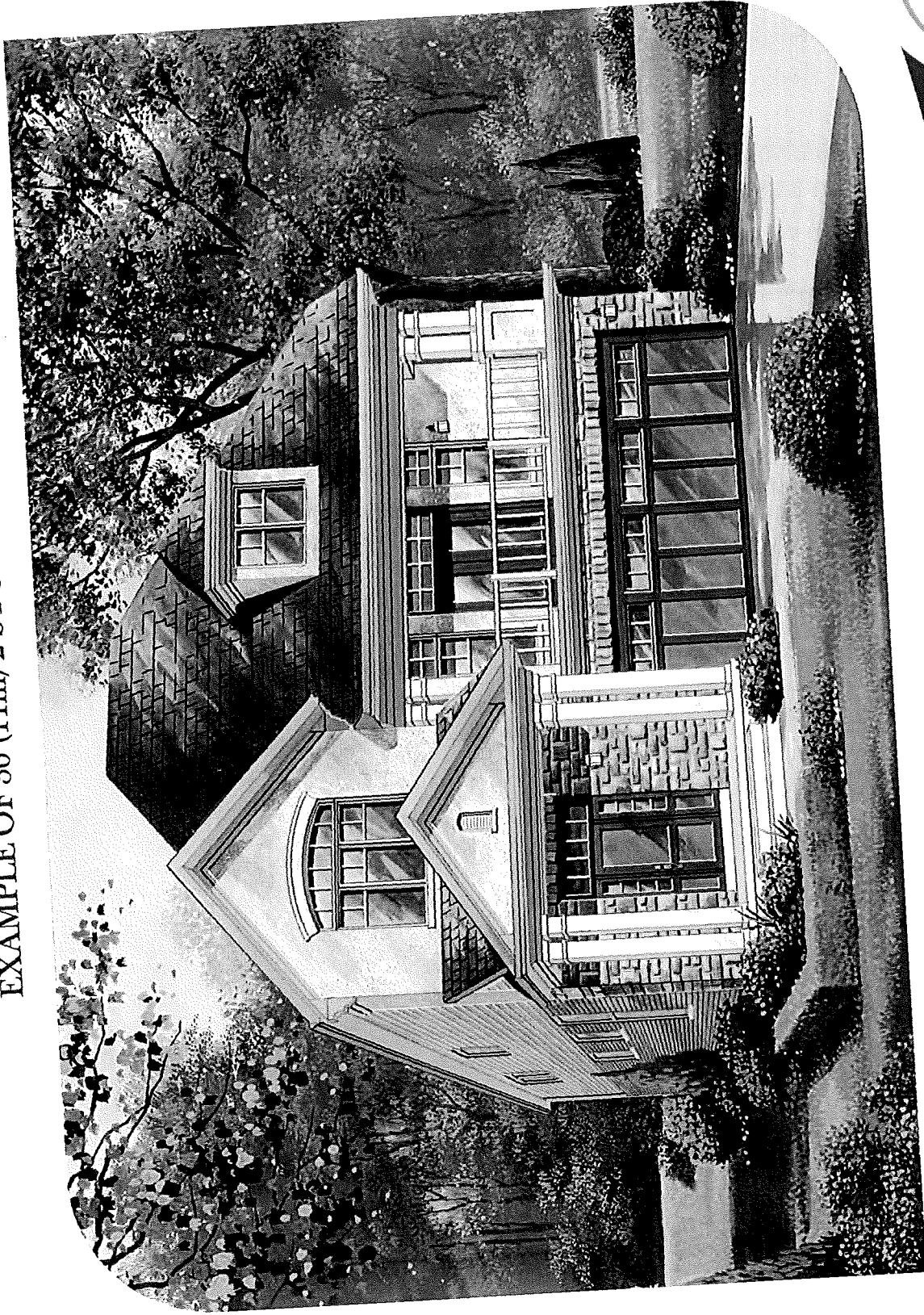
- 11.0m (36ft) SINGLE DETACHED LOTS
- 12.0m (40ft) SINGLE DETACHED LOTS
- 12.8m (42ft) SINGLE DETACHED LOTS
- 14.0m (46ft) SINGLE DETACHED LOTS
- 15.0m (50ft) SINGLE DETACHED LOTS
- 7.0m (23ft) EXT. STREET TOWHOUSE
- 7.0m (23ft) INT. STREET TOWHOUSE

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EXAMPLE OF 36' (11m) 2 STOREY PRODUCT

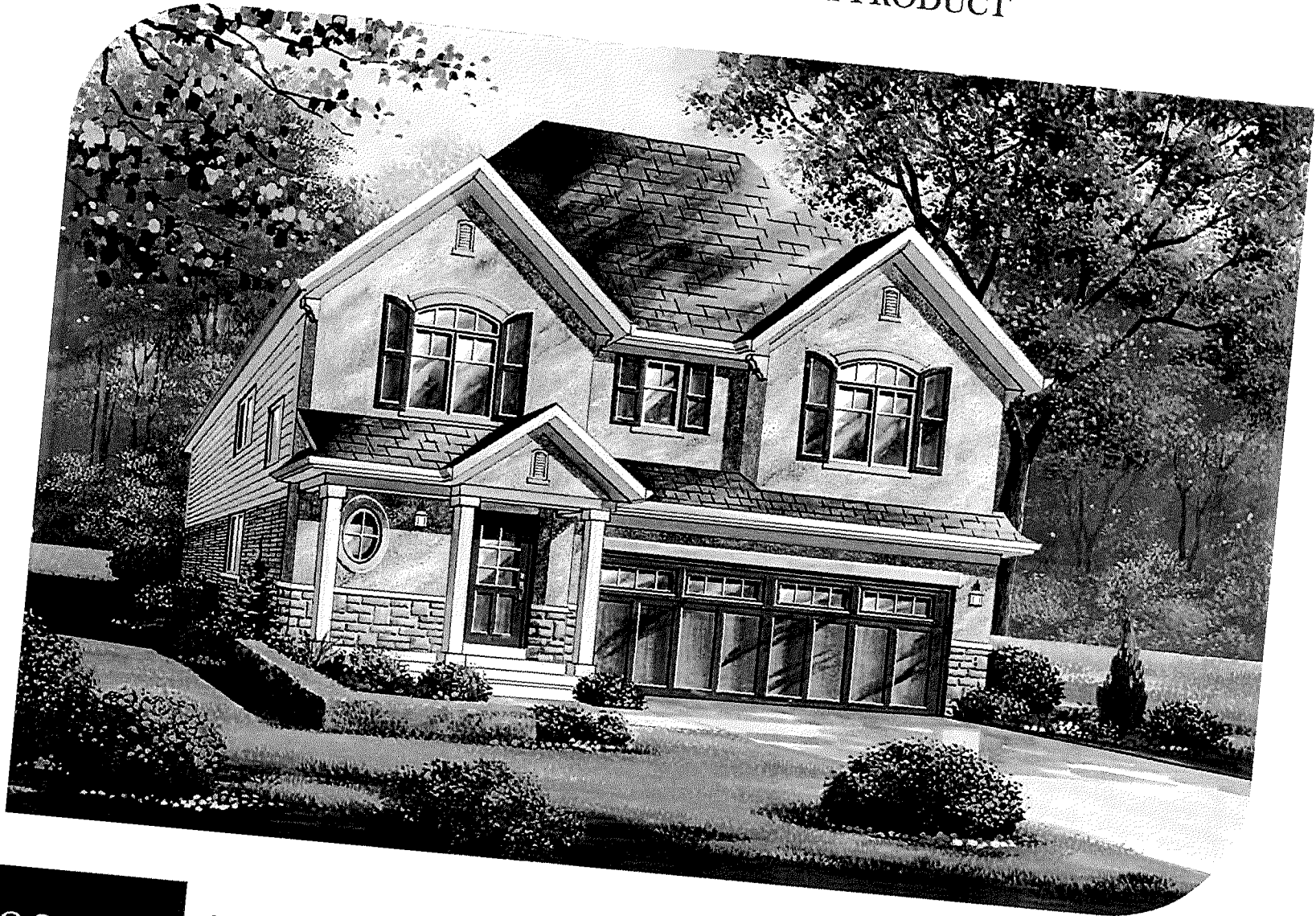


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EXAMPLE OF 36'(11m) 2 STOREY PRODUCT



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EXAMPLE OF 40'(12m) 2 STOREY PRODUCT



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EXAMPLE OF 40'(12m) 2 STOREY PRODUCT



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EXAMPLE OF 46'(14m) BUNGALOW PRODUCT

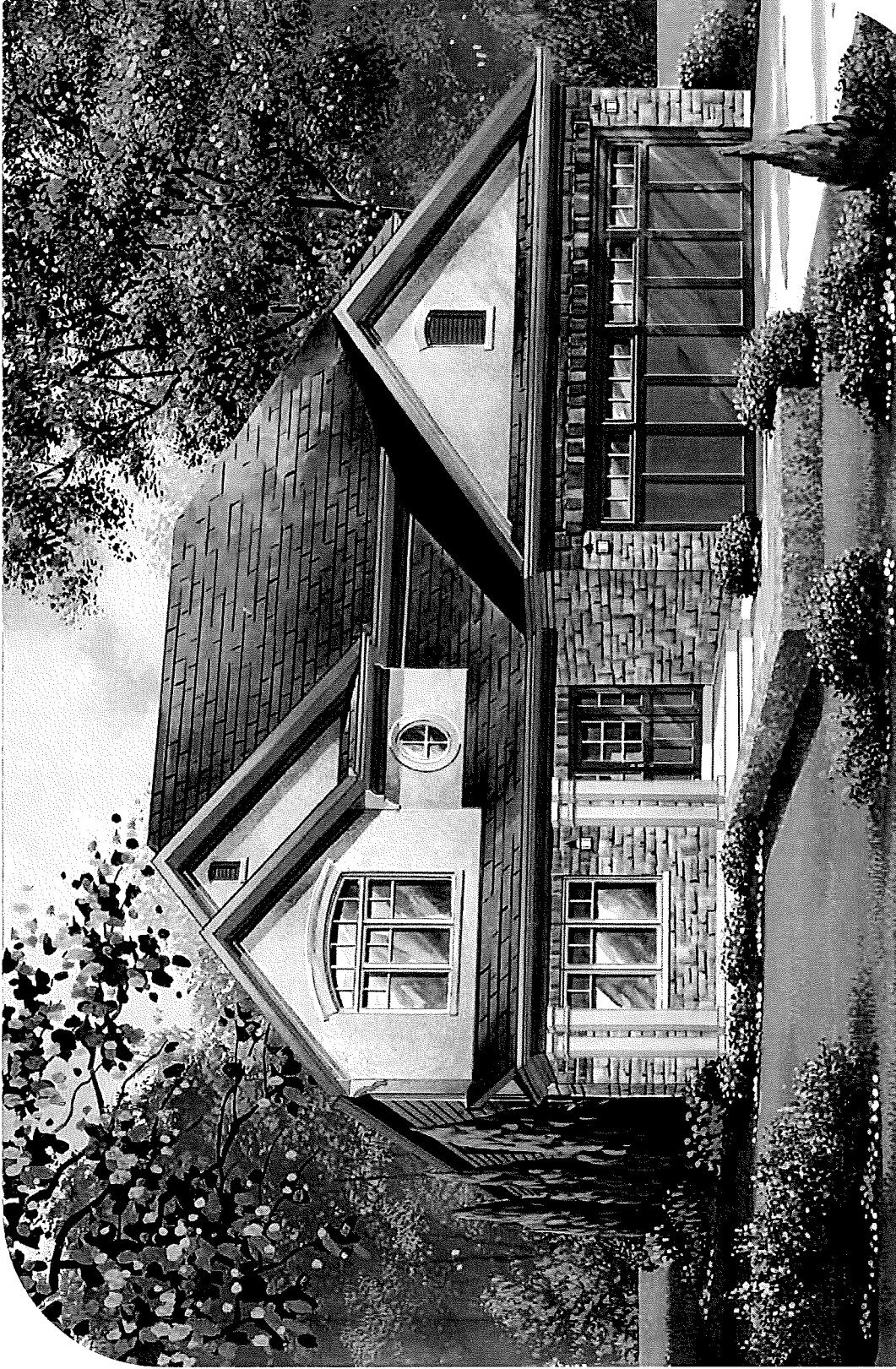


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EXAMPLE OF 46' (14m) 2 STOREY PRODUCT



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EXAMPLE OF 50'(15m) BUNGALOW PRODUCT



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EXAMPLE OF 50' (15m) 2 STOREY PRODUCT



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EXAMPLE OF 7.0m (23') STREET TOWNHOUSES

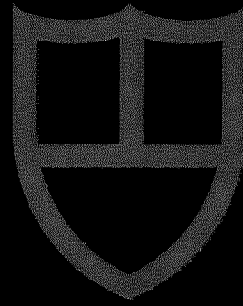


PROPOSED FOR UNITS ON STREET "B"

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COUNTRY CLUB LIVING

TUESDAY APRIL 3RD, 2012

ZAR-11-048

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WARD 12

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H O M E S

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