

PROPOSED DRAFT PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT

BAYVIEW-LEXIS SUBDIVISION PROPOSAL

MATTAMY (BROWNRIDGE) LIMITED

24T-20001/M & Z-01/20

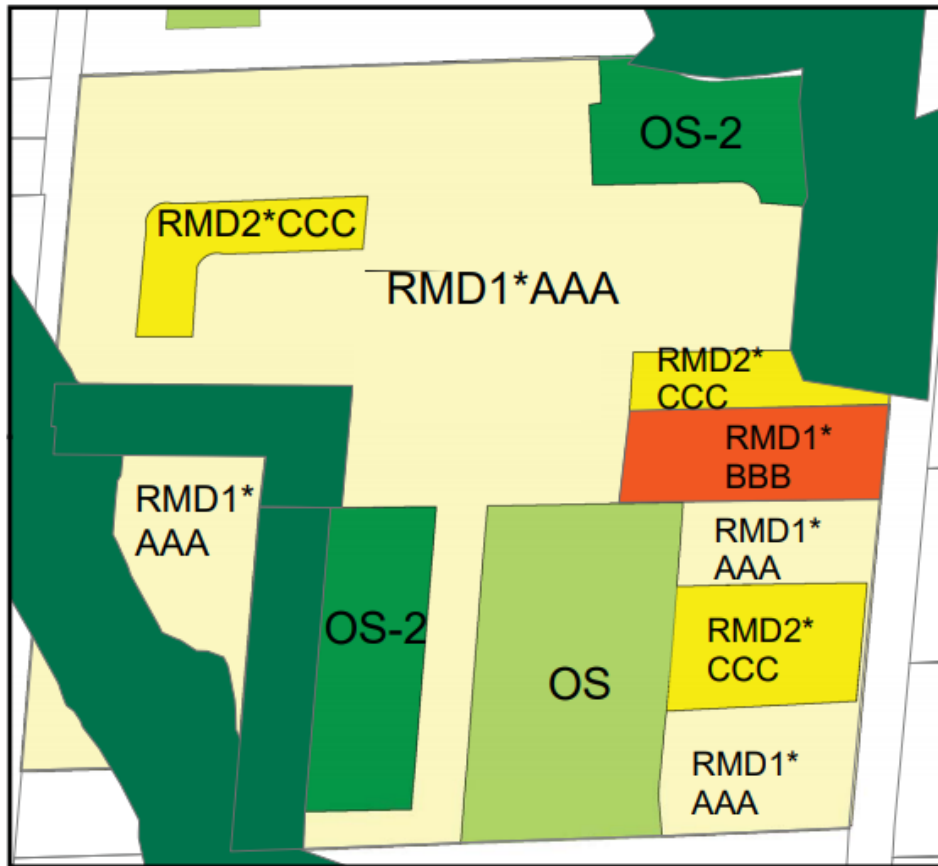
AUGUST 24, 2020



Proposed Draft Plan of Subdivision (Dec 2019)

- 400 detached, 205 townhouse units, 172 back-to-back townhouse units
- 1 future medium density condominium block
- 2 stormwater management blocks
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- 1 neighbourhood park
- 3 Natural Heritage System channel blocks





THIS IS SCHEDULE A
 TO BY-LAW NO. _____ PASSED
 THIS ___ DAY OF _____, 2020.

 MAYOR - Gordon A. Krantz

 TOWN CLERK- Troy McHarg

-  RMD1*AAA - Medium Density Residential 1 Zone Special
-  RMD1*BBB - Medium Density Residential 1 Zone Special
-  RMD2*CCC - Medium Density Residential 2 Zone Special
-  OS - Open Space Zone
-  OS2 - Open Space Zone 2

Z-01/20

The proposed subdivision is justified and represents good planning for the following reasons:

- Consistent with the PPS;
- Conforms to Growth Plan, Halton & Milton Official Plans, Boyne Survey Secondary Plan;
- Located within a Settlement Area and Designated Greenfield area;
- Consistent with the Boyne Survey Tertiary Plan and the Boyne Survey Land Use Plan;
- Provides a range and mix of low and medium density housing options;
- Makes efficient use of existing and planned hard and soft services;
- SWM ponds have been designed in accordance with the Subwatershed Impact Study;
- NHS is protected through the creation of three greenland channel blocks;
- Density and road fabric supportive of transit use and active transportation;
- Modified grid street network for efficient and safe pedestrian movement system;
- Range of residential and open space uses; and,
- Accounts for expected growth beyond the property limits by providing connections.