



# Hi-Way Pentecostal Church

Official Plan & Zoning Bylaw Amendment Application

Public Meeting – September 25<sup>th</sup>, 2017



# Application Context



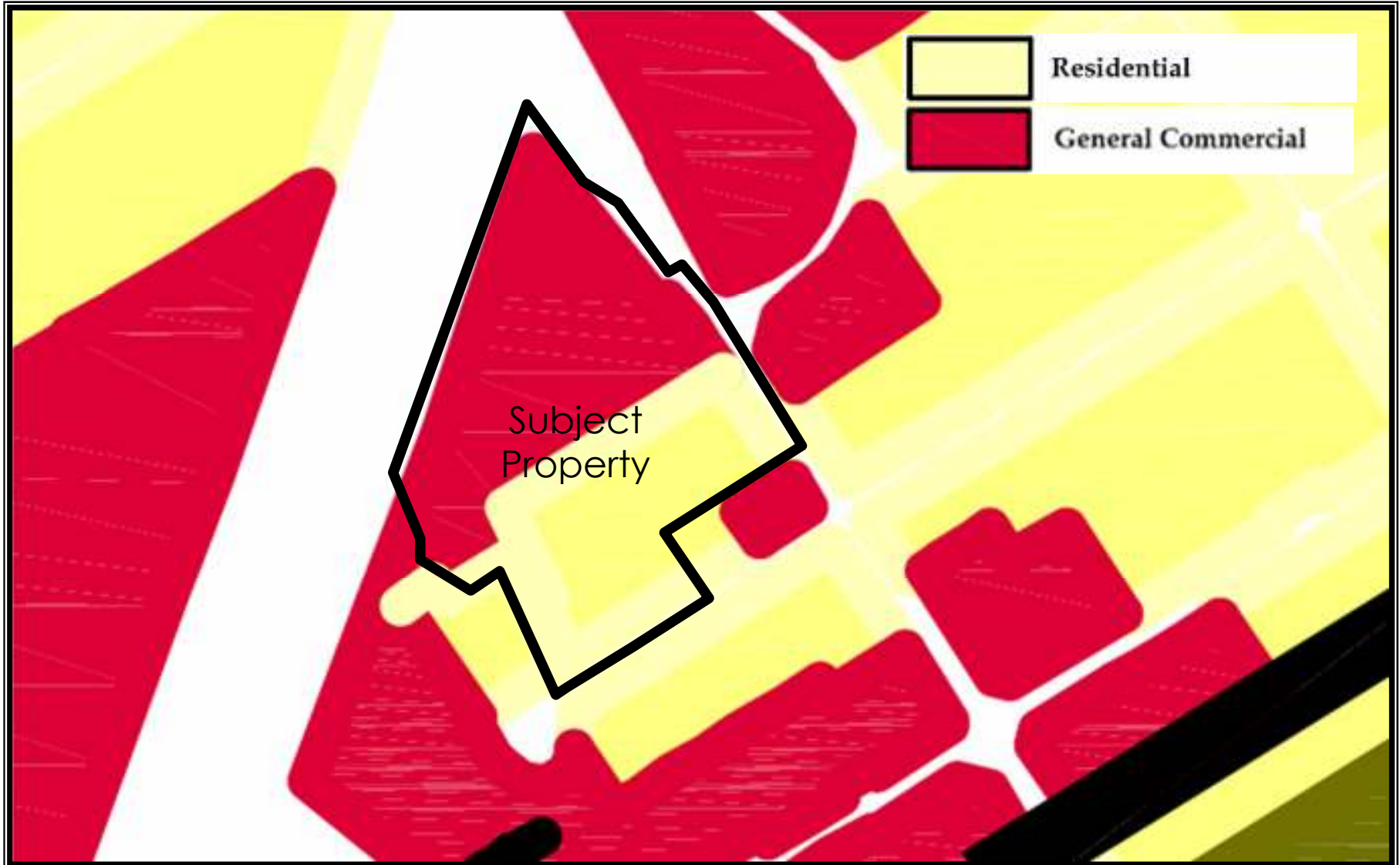
## Site:

- Frontage:
  - Highway 400 – 149.8m
  - Anne St – 176.4m
  - Henry St – 71.8m
- Area: 1.98ha (4.89ac)
- Existing – Church Building, Single Detached Dwellings, Accessory Structure

## Surrounding:

- Single detached dwellings
- Multi-unit residential buildings
- Commercial Developments
- Highway 400 & Dunlop Street Interchange

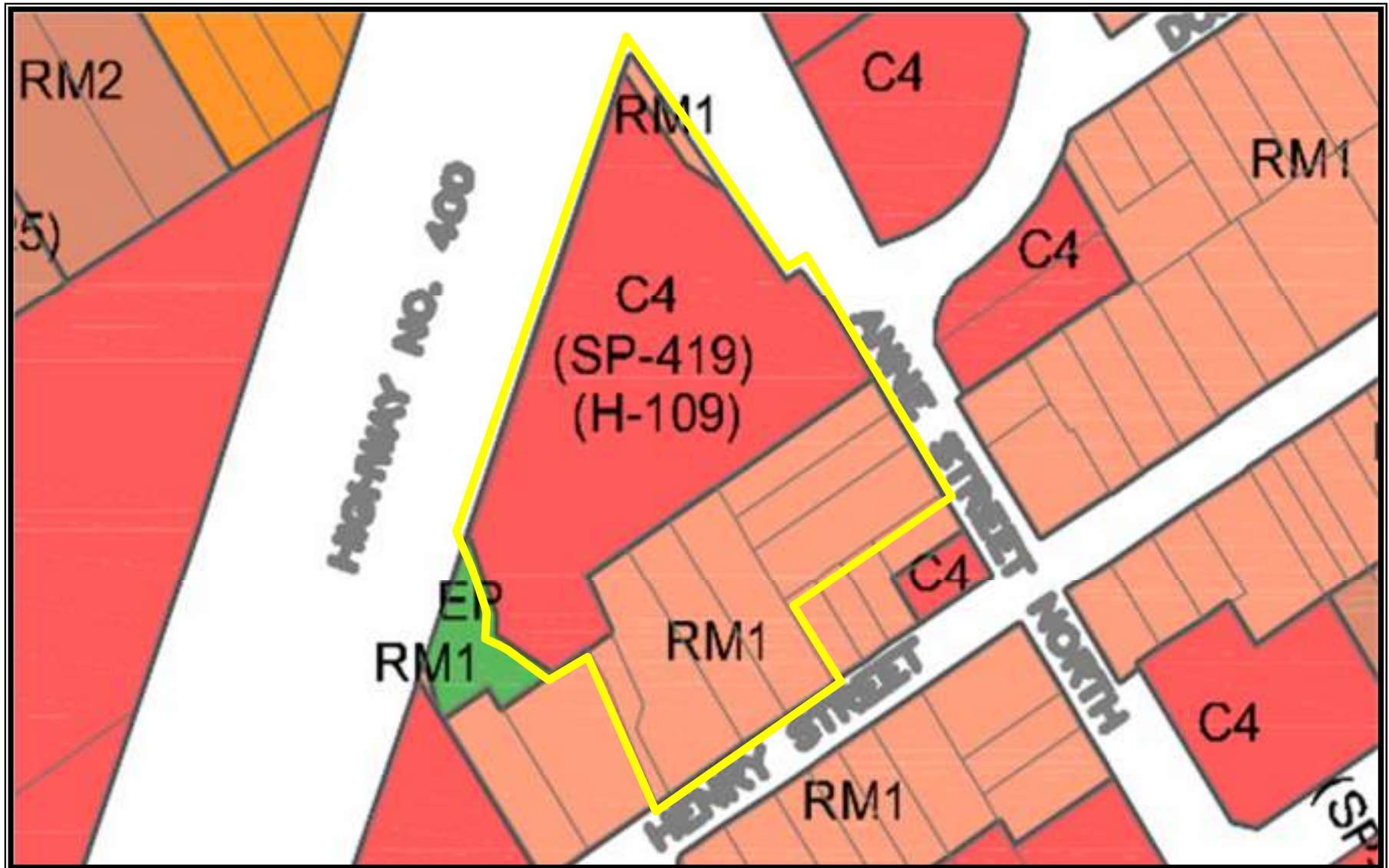
# Land Use Designation





# Zoning By-law

General Commercial (C4) (SP-419) (H-109)  
Residential Multiple Family Dwelling First Density (RM1)



# Development Proposal





# Proposed Amendment

- In order to facilitate the proposed development, Official Plan and Zoning Bylaw Amendments are required
- Application aims to redesignate a portion of the lands from:
  - 'Residential' → 'General Commercial'
  - 'Residential' → 'Environmental Protection Special Provision'
  - 'General Commercial' → 'Environmental Protection Special Provision'
- Application aims to rezone a portion of the lands from:
  - Residential Multiple One (RM1) → General Commercial (C4) (SP-419) (H-109)
  - General Commercial (C4) (SP-419) (H-109) → Environmental Protection Exception (EP-X) Zone
  - Residential Multiple One (RM1) → Environmental Protection Exception (EP-X) Zone
- Special Provisions proposed as follows:
  - General Commercial (C4) (SP-419) (H-109)
    - A minimum of 9.0m landscape buffer strip along HWY 400 and 1.2m along Anne Street
    - A minimum rear yard of 5.0m (abutting a street)
    - A minimum side yard of 5.0m (abutting residential zone)
    - Parking shall be permitted in the front yard



# Accompanying Studies

The following reports have been completed to support the succeeding applications:

- Planning Justification Report
  - Prepared by Innovative Planning Solutions
- Functional Servicing Report
  - Prepared by WMI & Associates Limited
- Traffic Impact Assessment
  - Prepared by JD Northcote Engineering Inc.
- Tree Inventory & Preservation Plan Report
  - Prepared by Kuntz Forestry Consulting Inc.

