



245 Riverbank Drive

OR07/24 – Recommendation to
Council

September 17, 2024



01

Official Plan and Zoning By-law Amendments

Applicant submitted applications for Official Plan Amendment and Zoning By-law Amendment to facilitate approval for a residential townhouse development on 245 Riverbank Drive.

Existing Zoning: Rural Residential (RR2), Agricultural (E)A1, and Open Space (OS1) uses.

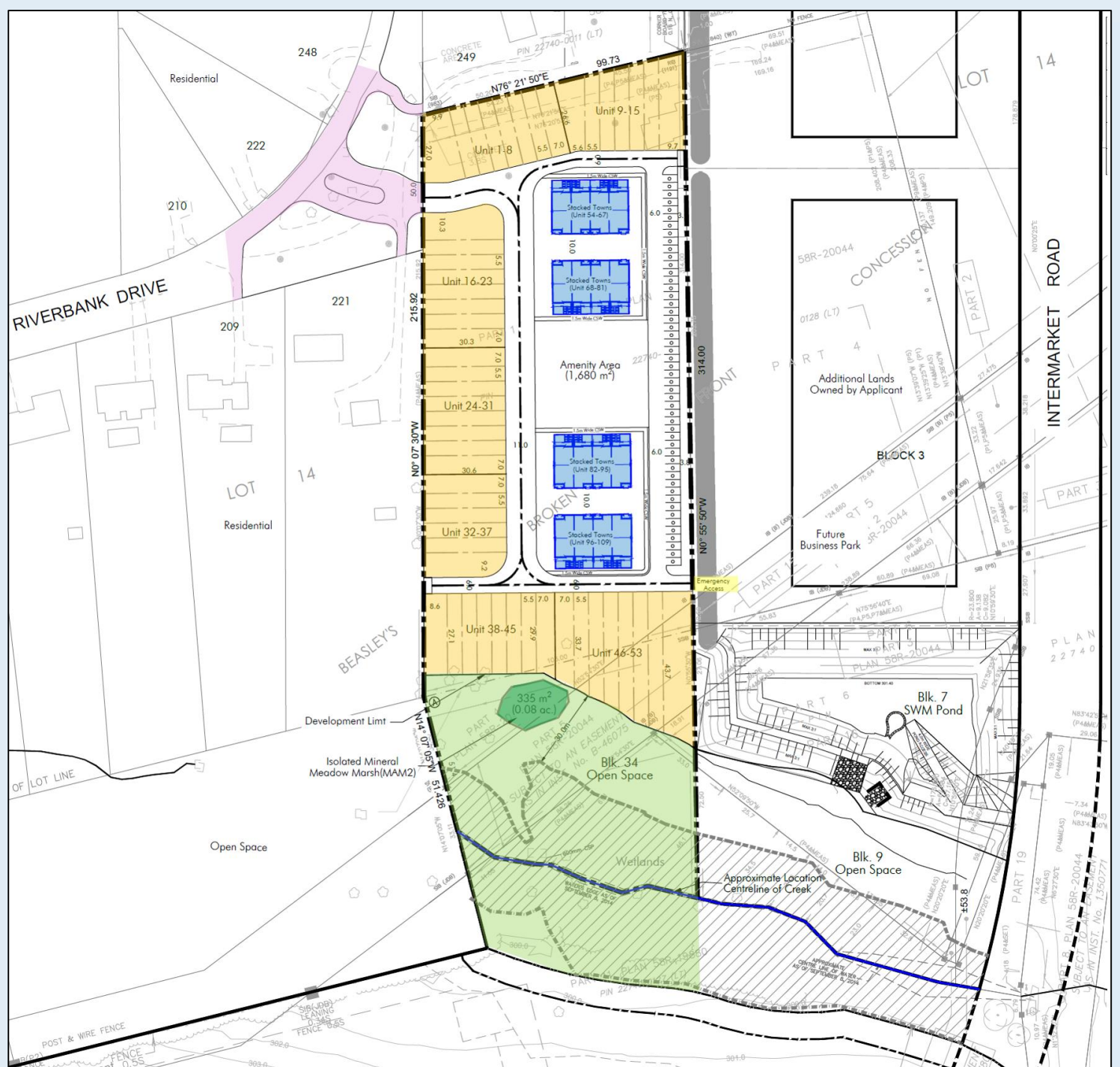
Proposed Zoning: Multiple Residential (RM3) with site-specific provisions including increased density to 55 units per hectare.

Existing Land Use Designation(s): Rural Residential and Natural Open Space System as per Map 2 in the City's Official Plan.

Proposed Site-Specific Official Plan Designation: The applicant is proposing Low/Medium Density Residential and Natural Open Space System with Site-Specific Policy to increase density to 55 units per hectare.

02

Concept Plan Submitted with the Application



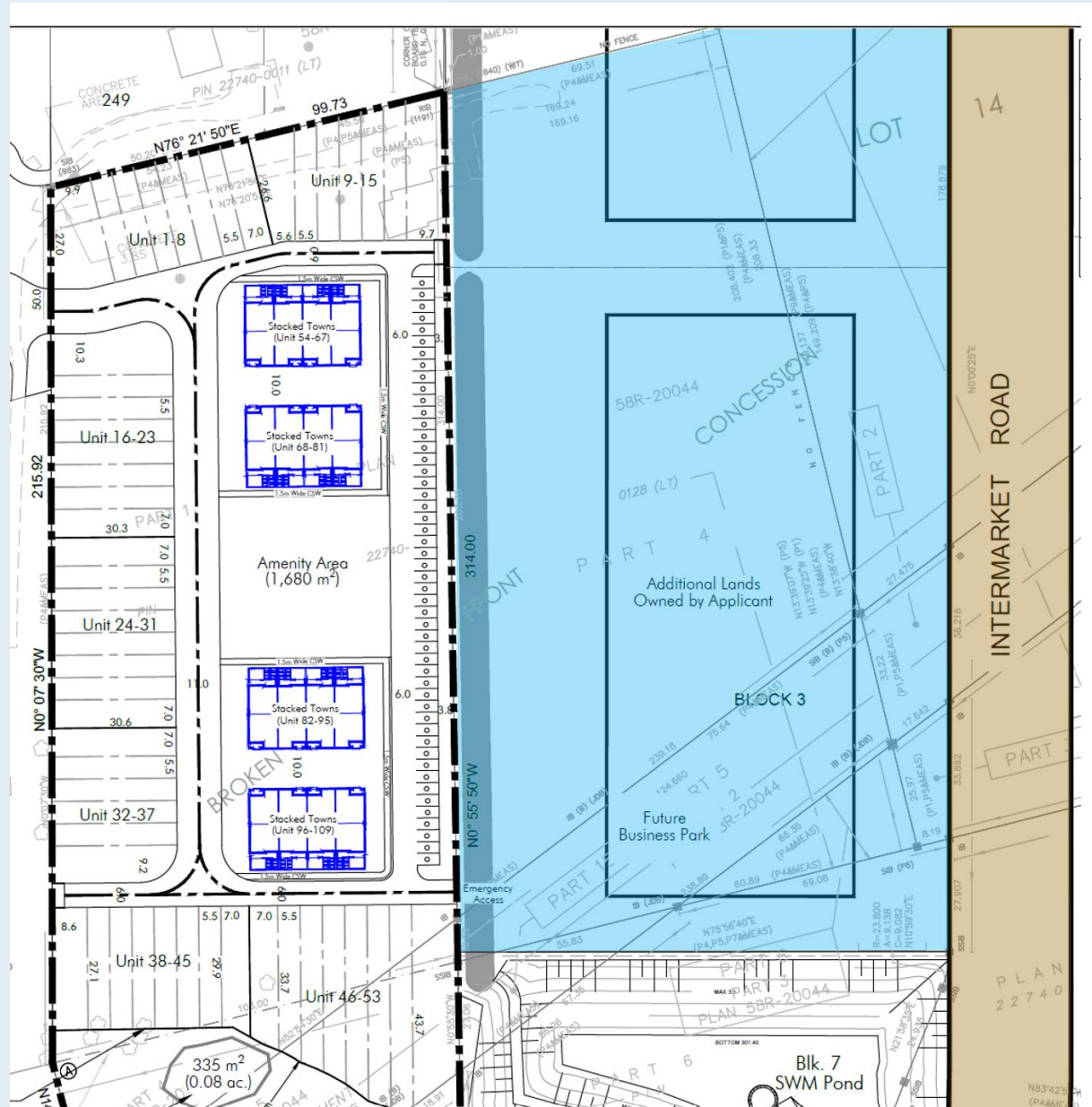
03

Recommendation

Planning staff recommend refusal of the Official Plan Amendment and Zoning By-law Amendment applications as the following key issues to be addressed include:

- municipal servicing
- inadequate buffer around the natural heritage feature
- unresolved road access
- land use compatibility and proposed density.

Municipal Servicing and Noise

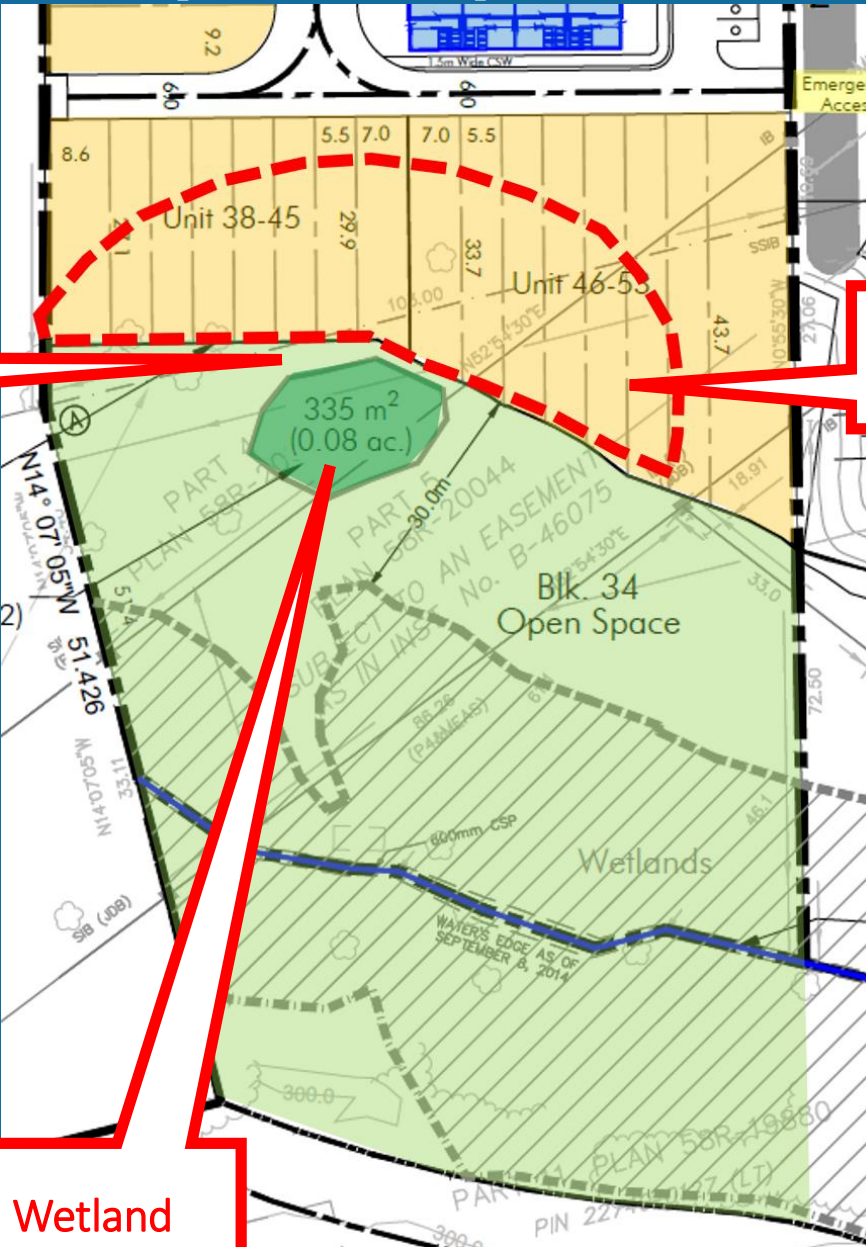


05

Wetland Open Space

2m buffer proposed

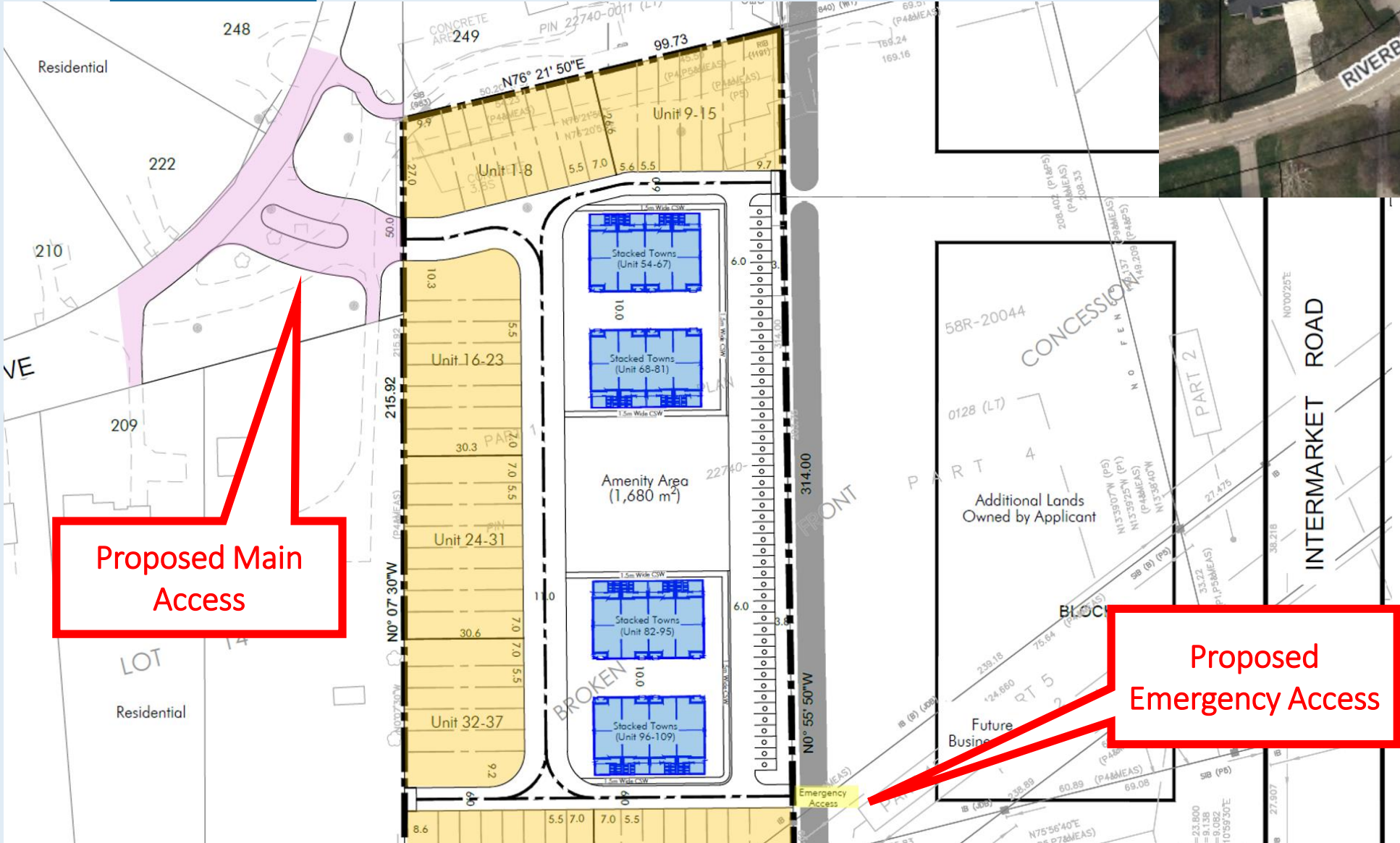
Potential 30m buffer



Wetland

06

Site Access



Proposed Main Access

Proposed Emergency Access



Thank you!

Questions?

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