

Town Initiated Land Use Review Victoria Square



Update Report and Presentation June 2, 2009

Existing Zoning

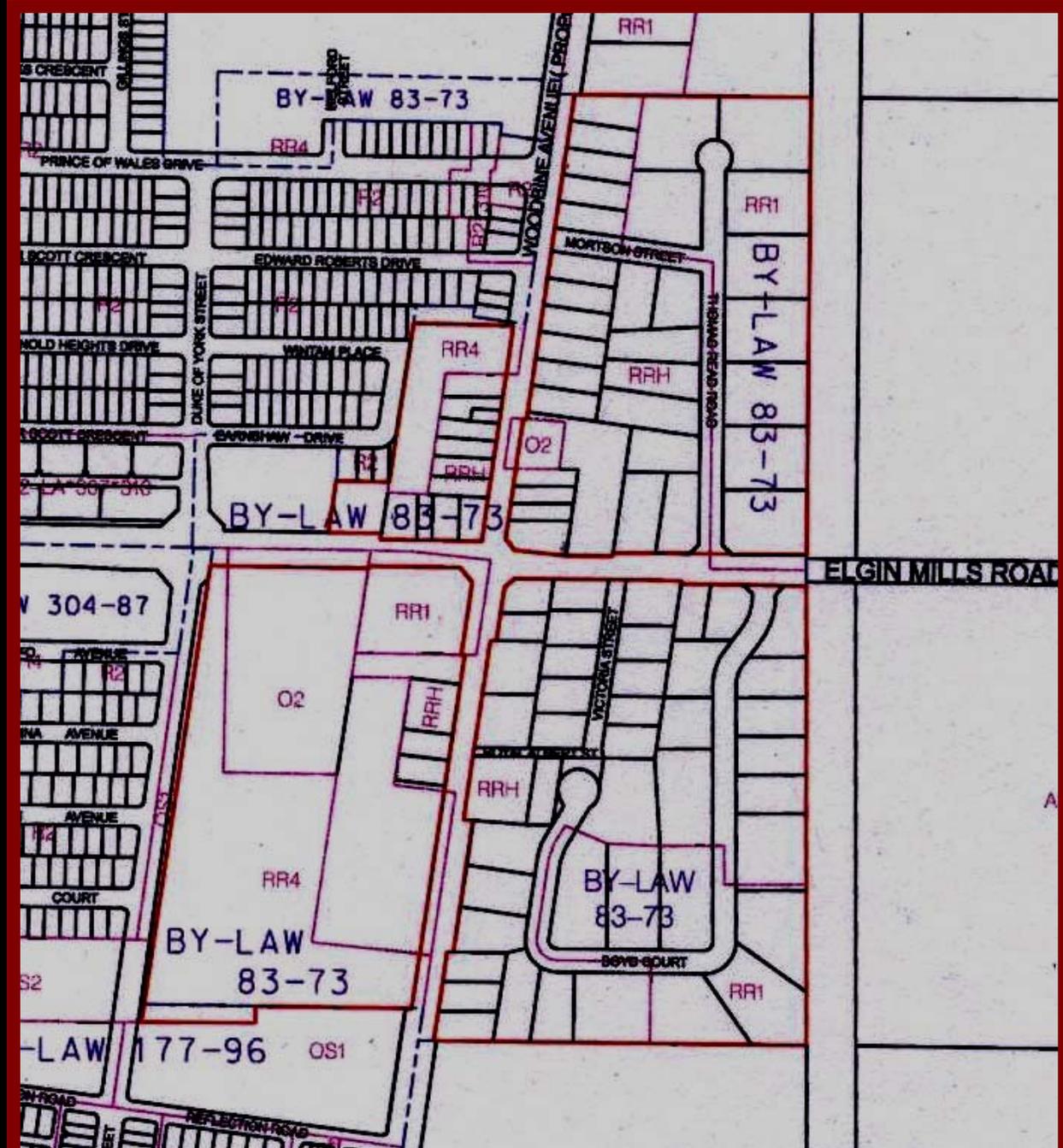
- Zoning By-law passed in 1973

Present Zoning

- Rural Residential
- Open Space (Community Centre/Church/Cemetery)

Present Uses Permitted

- Single detached dwellings and accessory home occupations



Existing Official Plan Policies

Provides for:

- Low density residential
- **Small scale institutional and commercial uses** designed to serve the hamlet and surrounding rural area

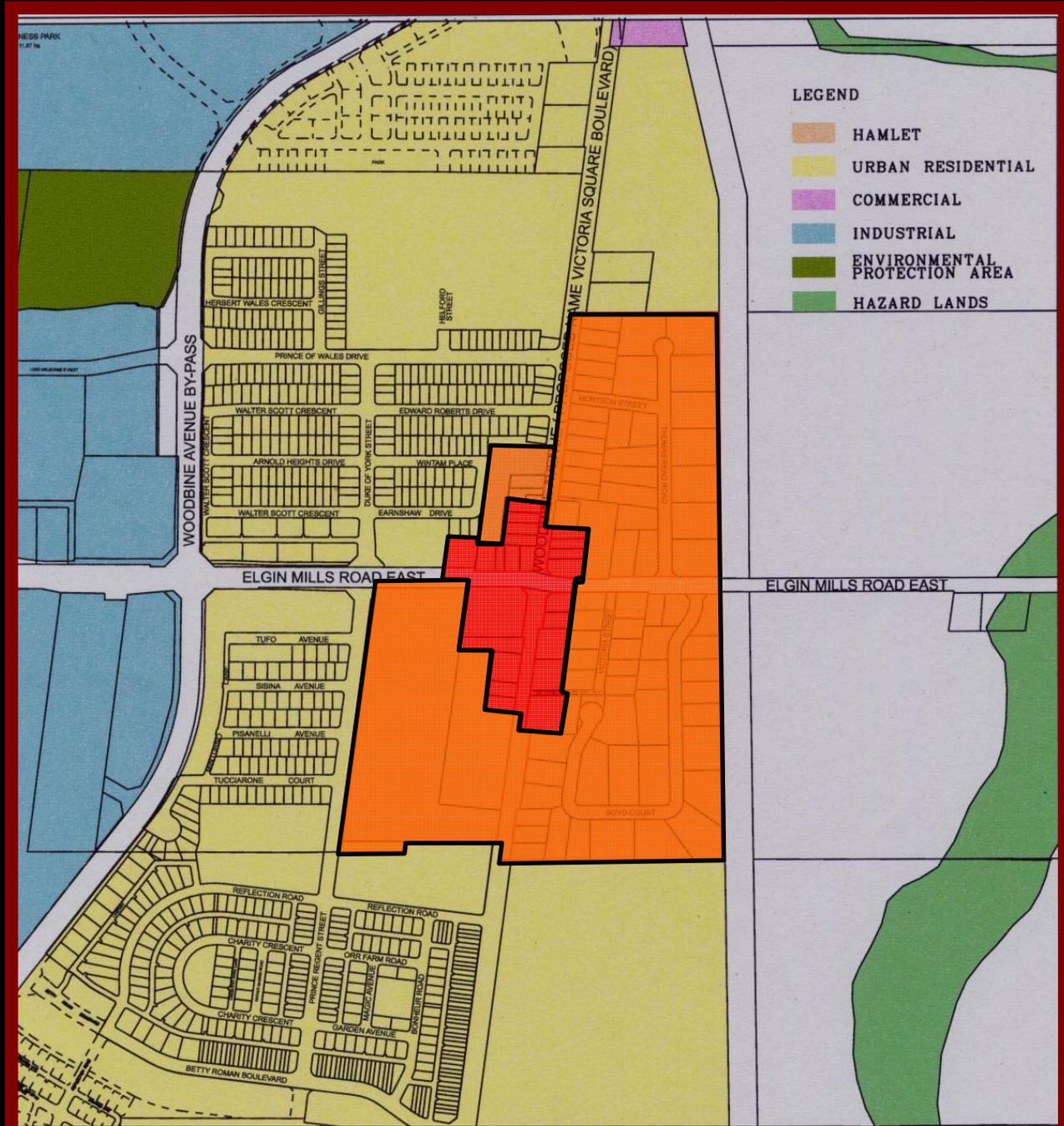
Discourages:

- Large scale commercial uses which do not primarily serve the hamlet and its surrounding area



Proposed Official Plan Designation Boundaries

-  SINGLE DETACHED DWELLINGS AND POTENTIAL NON-RESIDENTIAL OPPORTUNITIES
-  SINGLE DETACHED DWELLINGS, EXISTING PLACES OF WORSHIP & COMMUNITY CENTRE



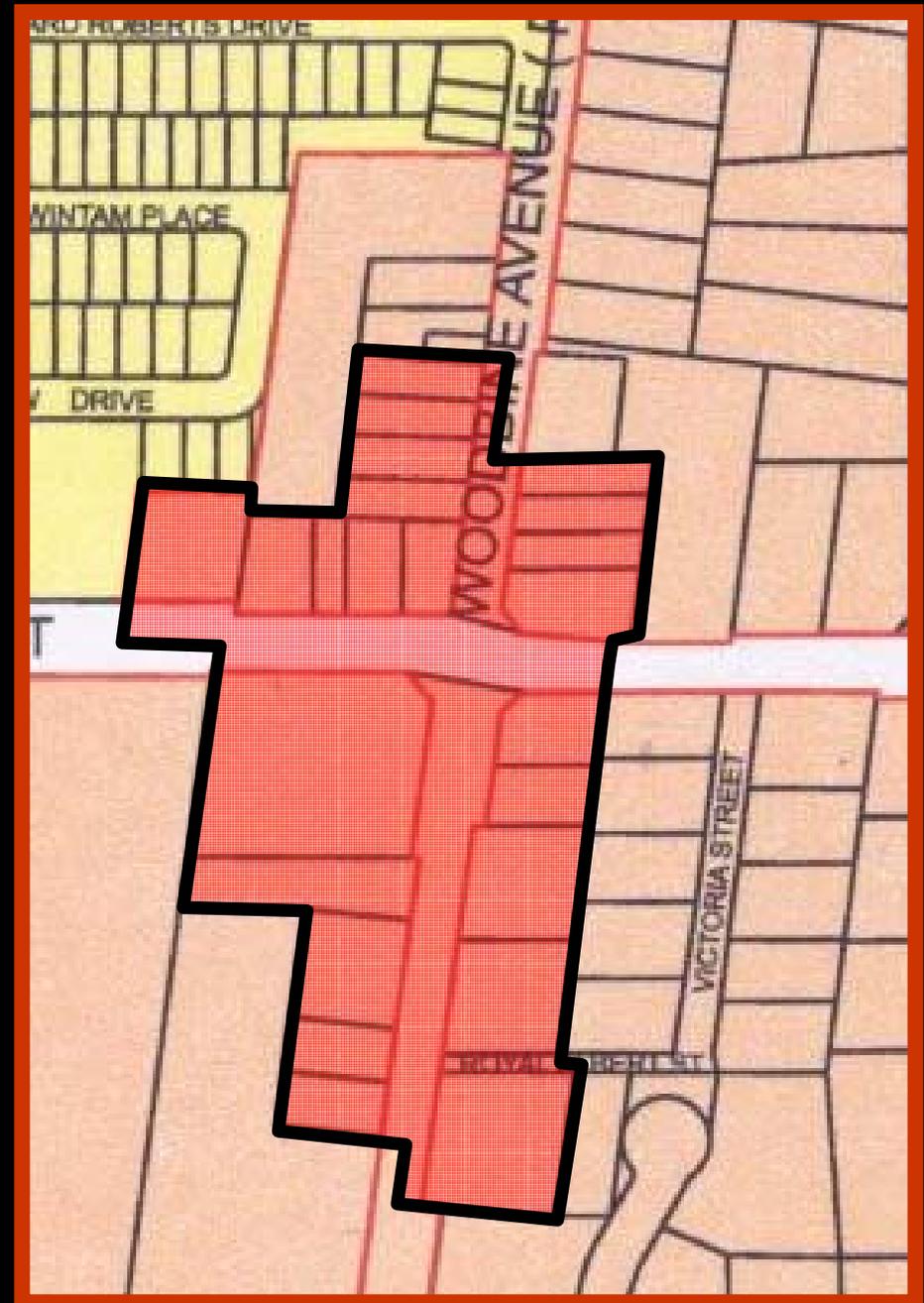
Proposed Uses - Hamlet of Victoria Square

Proposed Permitted Uses

- Single Detached Dwellings
- Places of Worship
- Offices
- Clinics
- Daycare Centres
- Bed & Breakfast establishments
- Bakeries not exceeding 300 m²
- Personal Service Shops
- Retail uses not exceeding 300 m²
- Art galleries
- Institutional uses

Proposed Prohibited Uses

- Commercial uses involving accessory outdoor storage
- Automobile service stations
- Car washes
- Automobile repair uses
- Autobody paint and repair
- Commercial "self storage" warehouses
- Restaurants
- Night clubs
- Banquet halls
- Entertainment uses
- Shopping Centres
- Large Scale Commercial Uses



Proposed Hamlet of Victoria Square Design Criteria

All new development shall:

- Reflect historic architectural styles
- Generally reflect the height, scale and orientation of adjacent buildings;
- Be of consistent setback to adjacent buildings;
- Be of materials and colours consistent with the heritage building stock in the area;
- Heritage buildings will be preserved and integrated into new development or uses;
- Respect and preserve natural landforms, drainage and existing mature vegetation;
- Be orientated to either Woodbine Avenue or Elgin Mills Road;
- Generally not exceed 2 storeys in height;
- Contain adequate and appropriately located on-site parking, with sufficient landscaping and screening to protect adjacent residential properties; and,
- Only contain one modestly sized non-illuminated identification sign.

Zoning By-law 88-73

No proposed changes to the Zoning By-law through this Land Use Review

Next Steps

Formal Public Meeting to consider the findings of the review and Staff proposal (June 16, 2009)