

7.12. **Planned Unit Development Type One Zone (PUD1)**

7.12.1. **Subzone Classification**

.1 The PUD1 Zone shall be divided into the following subzone categories, as shown on Schedule "E", Map PUD1-1:

<u>Symbol</u>	<u>Subzone</u>
.1 RLDD	Residential Low Density Development
.2 RMDD	Residential Medium Density Development
.3 CC	Community Centre
.4 COS	Community Open Space
.5 CS	Community Service
.6 T	Transportation

7.12.2. **General Provisions for the PUD-1 Zone**

7.12.2.1. **Definitions**

.1 Within the PUD-1 Zone, subject to Section 7.12.2.1.2, the definitions contained in Section 2 shall apply, and the following definitions shall also apply, namely:

- .1 Exclusive Use Amenity Area: shall mean a space immediately outside of a dwelling unit providing an active and /or passive recreation area for the residents of said dwelling unit and may include the whole or part of the common elements within the property of a condominium and designed for the exclusive use of the occupants of said dwelling unit.
- .2 Net Residential Hectare: shall mean the area of a parcel used for residential purposes, measured in hectares, and shall include all areas exclusive to said dwelling units but shall not include any portion of a private road system.
- .3 Parcel: Shall mean a portion of the lot as shown on Schedule "E", Map PUD1-1.
- .4 Private Road System: shall mean a road system as shown on Schedule "E", Map PUD1-2, and approved by the City which is designed to provide internal vehicular access to any portion of a development established on the lands but shall not include a Highway as defined in the Highway Traffic Act, R.S.O. 1980, driveways or parking areas as defined herein.
- .5 Setback: Shall mean the distance regulating the location of a building or structure.

- .2 Within the PUD-1 Zone, the following definitions shall apply and the corresponding definitions contained in Section 2 shall be deemed not to apply, namely:
- .1 Amenity Space: shall mean space within a building or outside of a building which provides common active and/or passive recreation areas for residents of a residential use and may include the whole or part of the common active and/or passive recreation element within the property of a condominium.
 - .2 Driveway: shall mean that portion of a lot that is used for vehicular access to and from a private road system to or from any parking space, parking area or parking structure.
 - .3 Finished Grade Level: shall mean the mean elevation of the finished surface of the ground abutting the external wall of the building or structure nearest to a private road, but shall not include any embankment in lieu of steps.
 - .4 Lot Coverage: shall mean that percentage of the total area of the Parcel covered by the horizontal projection of all buildings and structures at finished grade level, including accessory buildings and structures, and swimming pools in accordance with Section 6.3.2, in that Parcel but shall not include an unenclosed porch, verandah, deck, unenclosed steps, a ramp for physically disabled persons, or a swimming pool above finished grade level intended for the exclusive use of the occupants of a dwelling unit.
 - .5 Storey: shall mean that portion of a building situated between the top of any floor and the top of the floor next above it or, if there is no floor above it, that portion between the top of the floor and the ceiling above it.

7.12.2.2.

Holding (H) Provision

- .1 Notwithstanding the provisions of Section 4.1.7., within the PUD-1 Zone, where the Subzone symbol is preceded by the letter "H", the lands shall not be developed for the uses permitted in that Zone until a Bylaw has been adopted by Council to remove the "H". Prior to removal of the "H", the following uses shall be permitted:
- .1 Uses existing at the date of adoption of this Bylaw.
 - .2 A public service.
 - .3 Model suites and sales offices as may be approved by site plan from time to time.

7.12.2.3. Permitted Uses in the PUD-1 Zone

- .1 The following uses are permitted within the PUD-1 Zone, namely:
 - .1 All uses permitted in Section 6.1.
 - .2 A private road system;
 - .3 Major passive open space areas;
 - .4 The erection and use of sales offices or model homes, the sole purpose of which is to sell dwelling units located on the lands for only as long as the same is necessary, and the said sales offices and said model homes shall comply with all the regulations of this Zone for the appropriate dwelling unit(s).

7.12.2.4. Accessory Uses, Buildings and Structures

- .1 Notwithstanding the provisions of Section 6.3 within the PUD-1 Zone where a use on a lot or the erection or use of any building or structure is permitted, that purpose shall include any accessory use, accessory building or accessory structure, except as otherwise specified herein, subject to the following regulations:
 - .1 The maximum lot coverage of all accessory buildings and structures permitted to be established on any Parcel shall be 10% of the area of that Parcel, unless otherwise noted.
 - .2 The maximum building height of an accessory building or structure shall be 4.5 m.
 - .3 No accessory building or structure shall be located:
 - .1 In a required front setback or required side setback.
 - .2 Closer than 0.6 m to a subzone boundary.
 - .3 Closer than 2.0 m to a private road system or lot line.
 - .4 Closer than 1.5 m to any main building or structure.
 - .4 No accessory building or structure shall be used for a habitable room.

7.12.2.5. Permitted Encroachment in Required Setbacks

- .1 Notwithstanding the provisions of Section 6.4, within the PUD-1 Zone, every part of any required setback by this Bylaw shall be open and unobstructed by any building or structure above grade level, except as provided in the following table:

<u>Structure</u>	<u>Setback in Which Projection is Permitted</u>	<u>Maximum Permitted Projection</u>
Unenclosed porch verandah or deck (with or without a roof)	All	1.0 m
Fire escapes and exterior staircases	Side and rear setbacks	1.5 m
Sills, belt courses cornices, eaves, chimney breasts, pilasters, lintels, and other ornamental structures	All	0.6 m
Bay windows (not constructed on foundations)	All	0.6 m
Unenclosed steps (with or without a landing)	All	1.0 m
Balconies (not constructed on foundations)	All	1.5 m
Ramps for physically disabled persons	All	Unlimited, provided the projection is no closer than 0.6 m to a private road system or Subzone boundary
Canopy (attached to an apartment building)	Front and side	6.0 m, provided the projection is no closer than 3.0 m to a private road system or Subzone boundary

.2 Enclosure of Porches, Verandahs and Decks

In all Residential Subzones, the enclosure of a porch, verandah or deck shall be permitted, provided:

- .1 That the porch, verandah or deck complies with the required front, side and rear setbacks of the applicable Residential Subzone; and
- .2 The dwelling, including the enclosed porch, verandah or deck, does not exceed the maximum lot coverage of the applicable Residential Subzone.

7.12.2.6. Open Storage

.1 Open Storage - Community Service Subzone, Community Open Space Subzone

- .1 Unless otherwise permitted, open storage shall only be permitted in a Community Service Subzone or in that Community Open Space Subzone which is adjacent to a permitted golf supply store.
- .2 Where permitted, open storage shall comply with the following:
 - .1 An open storage area shall be located or buffered so that it is not visible from a street or an abutting lot or an abutting zone but shall not include the open storage of golf carts.
 - .2 An open storage area in a Community Service Subzone shall be limited to the storage of maintenance materials and equipment and vehicles and recreation vehicles and without limiting the foregoing may include motor homes, travel trailers, snowmobiles, boats and trailers.
 - .3 An open storage area in a Community Open Space Subzone shall be limited to the storage of golf equipment and accessories and maintenance equipment and vehicles associated with a golf course.
 - .4 The height of stored materials shall not exceed 4.5 m.

7.12.2.7. Parking Regulations

- .1 Notwithstanding the provisions of Section 6.18, within the PUD1 Zone the following Parking Regulations shall apply.

.1 Access to Parking

Where three or more parking spaces are required herein, such spaces shall be located in a parking area, and access thereto shall be provided in accordance with the following regulations:

.1 All parking areas shall have access to a private road system.

.2 Parking Structure

Where required parking spaces are provided in a parking structure, the parking structure shall be subject to the following regulations:

.1 The structure shall be located immediately-adjacent to the principal use, building, or structure.

.2 That portion of a parking structure at or above the finished grade level shall conform to all the provisions for accessory uses, buildings, or structures herein.

.3 Pillars and other ceiling support elements may project a maximum of 0.15 m into a required parking space.

.3 Parking Space Requirements

.1 Required parking spaces shall have minimum width and length as follows, and as illustrated on Schedule D:

2.75 m wide x 6.7 m long for a parallel parking space;

2.75 m wide x 11.0 m long for a tandem parking space;

4.0 m wide x 6.0 m long for a handicapped parking space;
and

2.75 m wide x 6.0 m long for all other parking spaces.

.2 One percent of the required parking spaces shall be provided as designated handicapped parking spaces in all Subzones other than the R.L.D.D. Subzone.

.4 Surfacing

All parking spaces and driveways shall be provided with a stable surface treated to prevent the raising of dust or loose particles and consist of crushed stone, gravel, asphalt, concrete, or other hard-surfaced material, or a combination thereof.

.5 Off-Street Parking Requirements

<u>Permitted Use</u>	<u>Parking Standard</u>
Dwelling: - single-detached - semi-detached - triplex - fourplex - block townhouse	1 space and said space shall be located behind the required front building setback
Dwelling: - apartment	1.5 space/unit
Private Recreation Facility	1 space/4 persons of permitted capacity
Convenience Commercial General Office, Administrative Offices, Medical Office, Library, Financial Institution, Travel Agency	1 space/30 m ² GFA
Golf Course	2 spaces/hole
Golf Club House, and other Recreation Facilities	1 space/4 persons of permitted capacity

7.12.3. Residential Low Density Development Subzone (R.L.D.D.)

7.12.3.1. Permitted Uses

The following uses are permitted in a R.L.D.D. Subzone.

- .1 Single-detached dwelling.
- .2 Semi-detached dwelling.
- .3 Triplex dwelling.
- .4 Fourplex dwelling.
- .5 Block townhouse dwelling.
- .6 Private recreation facility.
- .7 Accessory uses, buildings and structures.
- .8 Uses permitted in Section 7.12.2.3.

7.12.3.2. Regulations

Any use, building or structure in a R.L.D.D. Subzone shall be established in accordance with the following.

.1 General Regulations

- .1 Density: (Maximum) 30 dwelling units per net residential hectare for each Parcel within the R.L.D.D. Subzone.
- .2 Lot Coverage: (Maximum) 40%
- .3 Landscaped Open Space: (Minimum) 30%

.2 Specific Regulations

.1 Single Detached, Semi-Detached, Triplex, Fourplex, Block Townhouse Dwellings:

- .1 Building Height (Maximum) - 2 storeys
- .2 Front Building Setback (Minimum) from centreline of private road system
 - urban local (Type I) - 9.5m
 - urban local (Type II) - 10.25m
 - urban collector (Type 1) - 19.5m
 - urban collector Type II) - 23.25m
- .3 Rear Building Setback (Minimum)
 - from Community Open Space Subzone - 3.0m
 - from Community Service Subzone - 6.0m
- .4 Side Building Setback (Minimum)
 - from Community Open Space Subzone - 2.0m
 - from centreline of private road system
 - urban local (Type I) - 7.5m
 - urban local (Type II) - 8.25m
 - urban collector (Type I) - 15.5m
 - urban collector (Type II) - 20.0m
- .5 Building Setback Separation (Minimum)
 - rear of building from other building - 12.0m
 - side of building from other building - 3.0m
- .6 Exclusive Use Amenity Area (Minimum) - 20m² per dwelling unit

.2 Accessory Private Recreation Facilities:

- .1 Building Height (Maximum) 2 storeys

- .2 Building Setback (Minimum)
 - from centreline of private road system
 - urban local (Type I) - 9.5m
 - urban local (Type II) - 10.25m
 - urban collector (Type I) - 16.5m
 - urban collector (Type II) - 20.25m
- .3 Building Setback Separation - 12.0m
- .4 Gross Floor Area (Maximum) - 1000.0m²/parcel
- .3 Accessory Uses, Buildings and Structures:
 - .1 In accordance with Section 7.12.2.4.
 - .4 Uses Permitted by Section 7.12.2.3.:
 - .1 In accordance with Section 7.12.2.3..

7.12.4. Medium Density Development Subzone (R.M.D.D.)

7.12.4.1. Permitted Uses

The following uses are permitted in a R.M.D.D. Subzone:

- .1 Single-detached dwelling.
- .2 Semi-detached dwelling.
- .3 Triplex dwelling.
- .4 Fourplex dwelling.
- .5 Block townhouse dwelling.
- .6 Apartment dwelling.
- .7 Private recreation facility.
- .8 Accessory uses, buildings and structures.
- .9 Uses permitted in Section 7.12.2.3.

7.12.4.2. Regulations

Any use, building or structure in a R.M.D.D. Subzone shall be established in accordance with the following:

- .1 General Regulations
 - .1 Density: (Maximum) 86 dwelling units per net residential hectare for each Parcel within the R.M.D.D. Subzone.
 - .2 Lot Coverage: (Maximum) 40%
 - .3 Landscaped Open Space (Minimum) 30%

.2 Specific Regulations

- .1 Single Detached, Semi-Detached, Triplex, Fourplex, Block
Townhouse Dwellings:
- .1 Building Height (Maximum) - 2 storeys
 - .2 Front Building Setback (Minimum)
 - from Community Open Space Subzone - 3.0m
 - from centreline of private road system
 - urban local (Type I) - 9.5m
 - urban local (Type II) - 10.25m
 - urban collector (Type I) - 19.5m
 - urban collector (Type II) - 23.25m
 - .3 Rear Building Setback (Minimum)
 - from Community Open Space Subzone - 3.0m
 - from centreline of private road system
 - urban local (Type I) - 9.5m
 - urban local (Type II) - 10.25m
 - urban collector (Type I) - 19.5m
 - urban collector (Type II) - 23.25m
 - .4 Side Building Setback (Minimum)
 - from Community Open Space Subzone - 2.0m
 - from centreline of private road system
 - urban local (Type I) - 7.5m
 - urban local (Type II) - 8.25m
 - urban collector (Type I) - 15.5m
 - urban collector (Type II) - 20.0m
 - .5 Building Setback Separation (Minimum)
 - rear of building from other building - 12.0m
 - side of building from other building - 3.0m
 - .6 Exclusive Use Amenity Area - 20m² per dwelling unit
- .2 Apartment Dwelling:
- .1 Building Height (Maximum)
 - 8 storeys
 - .2 Building Setback (Minimum)
 - from Open Space Zone - 7.5m
 - from centreline of private road system
 - urban local (Type I) - 13.5m
 - urban local (Type II) - 14.25m
 - urban collector (Type I) - 20.5m
 - urban collector (Type II) - 24.25m

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| .3 | Building Setback Separation (Minimum) | |
| | - wall with no window to wall with no window | - 3.0m |
| | - wall with no window to wall with windows | - 12.0m |
| | - wall with windows to wall with windows | - 25.0m |
| .4 | Exclusive Use Amenity Area (Minimum) | - 9.0m ² per dwelling unit |
| .3 | Accessory Private Recreation Facilities: | |
| .1 | Building Height (Maximum) | |
| | - 2 storeys | |
| .2 | Building Setback (Minimum) | |
| | - from centreline of private road system | |
| | - urban local (Type I) | - 9.5m |
| | - urban local (Type II) | - 10.25m |
| | - urban collector (Type I) | - 16.5m |
| | - urban collector (Type II) | - 20.25m |
| .3 | Building Separation | - 12.0m |
| .4 | Gross Floor Area (Maximum) | -1000.0m ² per parcel |
| .4 | Accessory Uses, Buildings and Structures: | |
| .1 | In accordance with Section 7.12.2.4. | |
| .5 | Uses Permitted by Section 7.12.2.3.: | |
| .1 | In accordance with Section 7.12.2.3. | |

7.12.5. Community Centre Subzone (C.C.)

7.12.5.1. Permitted Uses

The following uses are permitted in a C.C. Subzone.

- .1 Nursing Home, Retirement Home
- .2 Convenience Commercial (limited to neighbourhood convenience stores, personal service stores, delicatessens, video stores, and bakeries), General Offices, Medical Offices, Medical Clinics, Library, Financial Institution, and Travel Agency
- .3 Administrative Offices as an ancillary use to the main use of the subject lands as a residential community

- .4 Band shell, clock tower, gazebo, and similar feature within a landscaped open space area.
- .5 Accessory Uses, Buildings and Structures
- .6 Uses Permitted in Section 7.12.2.3.

7.12.5.2

Regulations

Any use, building or structure in a C.C. Subzone shall be established in accordance with the following:

.1 General Regulations:

- .1 Lot Coverage (Maximum) - 40%
- .2 Landscaped Open Space - 10%

.2 Specific Regulations:

- .1 Nursing Home, Retirement Home
 - .1 Building Height - 8 storeys
 - .2 Building Setback (Minimum)
 - from Community Open Space Subzone - 3.0m
 - from centreline of private road system
 - urban local (Type I) - 13.5m
 - urban local (Type II) - 14.25m
 - urban collector (Type I) - 20.5m
 - urban collector (Type II) - 24.25m
 - from Residential Subzones - 6.0m
 - .3 Building Setback Separation (Minimum)
 - rear of building from other building - 12.0m
 - side of building from other building - 3.0m
 - .4 Maximum Number of Nursing Home and Retirement Home Beds in the C.C. Subzone - 250 beds
- .2 Convenience Commercial, General Office, Administrative Offices, Medical Office, Medical Clinics, Library, Financial Institution, Travel Agency
 - .1 Building Height (Maximum) - 2 storeys

- .2 Building Setback (Minimum)
 - from Community Open Space Subzone - 3.0m
 - from centreline of private road system
 - urban local (Type I) - 5.75m
 - urban local (Type II) - 6.5m
 - urban collector (Type I) - 20.5m
 - urban collector (Type II) - 24.25m
 - from Residential Subzone - 6.0m
- .3 Building Setback Separation (Minimum)
 - from other uses permitted in Section 7.12.5.1.2 and 7.12.5.1.3 - Nil
 - from all other uses - 25.0m
- .4 Gross Leasable Area (Maximum) - 1400m² in total
- .3 Accessory Uses, Buildings and Structures:
 - .1 In accordance with Section 7.12.2.4
 - .4 Uses Permitted by Section 7.12.2.3.:
 - .1 In accordance with Section 7.12.2.3.

7.12.6. Community Open Space Subzone

7.12.6.1 Permitted Uses

The following uses are permitted in a C.C. Subzone:

- .1 Golf course and associated golf supply store and club house which without limiting the foregoing, may include as a component, restaurant facilities, meeting rooms, library, and other recreation facilities including health clubs, tennis courts, and lawn bowling greens
- .2 Accessory Uses, Buildings and Structures
- .3 Uses Permitted in Section 7.12.2.3.

7.12.6.2 Any use, building or structure in a C.O.S. Subzone shall be established in accordance with the following:

.1 Specific Regulations

- .1 Golf club house, supply store
 - .1 The club house and golf supply store shall be restricted in location to Parcel 13.

- .2 Lot Coverage (Maximum) - 40%
- .3 Building Height (Maximum) - 15.0m
- .4 Golf supply store building setback (Minimum)
 - from Residential Subzone - 7.5m
 - from centre line of private road system
 - urban local (Type I) - 13.5m
 - urban local (Type II) - 14.25m
 - urban collector (Type I) - 20.5m
 - urban collector (Type II) - 24.25m
- .5 Club house building setback (Minimum)
 - from Parcel 12 - Nil
 - from Parcel 17 - 3.0m
 - from Residential Subzones - 7.5m
 - from centre line of private road system
 - urban local (Type I) - 13.5m
 - urban local (Type II) - 14.25m
 - urban collector (Type I) - 20.5m
 - urban collector (Type II) - 24.25m
- .6 Building Setback Separation (Minimum)
 - from buildings containing habitable living space - 25.0m
 - from other uses permitted in Section 7.12.6.2.1.1. - Nil
 - from other buildings - 10.0m
- .7 Open Storage
In accordance with Section 7.12.2.6.
- .2 Accessory Uses, Buildings and Structures:
 - .1 In accordance with Section 7.12.2.4.
 - .3 Uses Permitted in 7.12.2.3.:
 - .1 In accordance with Section 7.12.2.3.

7.12.7. Community Service Subzone (C.S.)

7.12.7.1. Permitted Uses

The following uses are permitted in a C.S. Subzone:

- .1 Buildings associated with the maintenance and administration of the main use of the subject lands as a residential community
- .2 Accessory Uses, Buildings and Structures
- .3 Uses Permitted in Section 6.1 and 7.12.4.

7.12.7.2

Any use, building or structure in a C.S. Subzone shall be established in accordance with the following:

- .1 Specific Regulations
 - .1 Lot Coverage (Maximum) - 25%
 - .2 Building Height (Maximum) - 2 storeys
 - .3 Building Setback (Minimum) - no building shall be located nearer a lot line or zone line than 10.0m
 - .4 Open Storage - In accordance with Section 7.12.2.6
- .2 Accessory Uses, Buildings and Structures:
 - .1 In accordance with Section 7.12.2.4.
- .3 Uses Permitted in Section 7.12.2.3:
 - .1 In accordance with Section 7.12.2.3.

7.12.8.

Transportation Subzone (T.)

7.12.8

.1 Permitted Uses

The following uses are permitted in the T Subzone:

- .1 Private Road System
- .2 Gatehouse and Associated Parking Area
- .3 Landscaped Open Space which may include a band shell, clock tower, gazebo and similar feature

7.12.8.2. Regulations

Any use, building or structure in a T. Subzone shall be established in accordance with the following:

.1 Specific Regulations:

.1 Gatehouse and Associated Parking Area

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| .1 | Gross Floor Area (Maximum) | - 150m ² |
| .2 | Building Height (Maximum) | - 1 storey |
| .3 | Building Setback (Minimum) | no building shall be located nearer a public street than 10.0m |
| .4 | Associated Parking Area | In accordance with Section 7.12.2.7. |
| .5 | An associated parking area shall be a minimum of 10.0m from a public street and 3.0m from an abutting lot | |
| .6 | An associated parking area shall be located or buffered so that it is not visible from a street or an abutting lot | |