

Amendment to the South Newton Neighbourhood Concept Plan

Adopted by Council Resolution R04-3330, December 6, 2004

The following text amendment is added to the South Newton NCP Development Concept Component, under Section 6. The General Plan.

6.2.2a Single Family Residential Flex 6-14.5 Density Option

The intent of this land use category is to provide flexibility to develop a variety of single-family housing forms, with densities ranging from a base density of 6 units per acre to a maximum density of 14.5 units per acre. Development within this NCP land use designation will be subject to the following set of Development Guidelines:

Development Guidelines

A. Location Guidelines

- Location of new small lot developments should consider the planning context and character of the existing developments in the vicinity. The principle of establishing a density gradient should generally be followed (i.e., transitioning in geographical stages from lower densities to higher densities); and
- Small lot residential developments at the density of RF-12 and RF-9 should be complementary to other forms of housing to achieve diversity in the neighbourhood. The RF-9 form of development should not be immediately adjacent to or directly across a street from existing or planned RF or lower than RF density residential developments, except if such other land is designated Single Family Residential Flex in the NCP.

B. Interfacing Guidelines

- Development located adjacent to a stream or other environmentally sensitive area must include an appropriate interface treatment as required by current plans, policies and regulations;
- Small lot residential lots fronting on a major road (arterial or major collector) must be provided with vehicular access from a rear lane. Rear lane access for small lot development is encouraged at all locations in support of pedestrian-friendly streets. It is noted that RF-9 lots require lane access in all circumstances;
- Residential developments abutting lots containing existing or planned industrial land uses are to provide a buffer area along the lot adjacent to the industrial designation. The buffer will generally be 10 metres in width, sufficient to include a landscaped berm 2 metres in height, a 1.8 metre high solid fence along the top of and in the centre of the berm and extensive landscaping and tree planting within the buffer area. A Restrictive Covenant will be placed on the title of lots containing this buffer area obligating the owner of the lot to maintain the buffer area and to acknowledge the potential impacts of industrial land uses and activities on the adjacent properties. In cases where these buffering provisions

significantly limit the buildable area of lots, variances to the setback requirements on lots containing the buffer may be considered;

- The above buffering requirements may be varied where existing mature trees are identified along the site perimeter and measures for their long-term preservation are implemented; and
- Small lot residential developments should conform to the road configuration identified in the NCP.

C. Approval Process

- The applicant will be expected to demonstrate general acceptance by the neighbourhood of any new small lot residential development proposed under the Single Family Residential Flex designation. Such acceptance should be demonstrated through the pre-notification process or comment sheets collected through public information meetings; and
- To ensure consistency with overall NCP development objectives, small lot residential developments proposed under the Single Family Residential Flex designation may be requested to provide a tangible community benefit that may include the dedication of additional land for park, buffers, walkways, detention ponds or utility rights-of-way that may be required due to the increased development density.