

Alternative policy language – February 23, 2018

CHAPTER 8 – LAND USE POLICIES – URBAN AREAS

8.2.4.(3) SITE-SPECIFIC POLICIES

- a) 441, 501, 521, 538, 539, 559, 578, 598, 649, 801 & 891 North Service Road: 1450 King Road; 1549, 1550, 1569 & 1570 Yorkton Court and 538, 539, 559, 578 & 598 King Forest Court: Notwithstanding the other policies of this Plan, on the lands on the north side of the North Service Road, east and west of King Road, and identified as 441, 501, 521, 538, 539, 559, 578, 598, 649, 801 & 891 North Service Road, 1450 King Road, 1549, 1550, 1569 & 1570 Yorkton Court and 538, 539, 559, 578 & 598 King Forest Court, only lower *intensity development* may be permitted subject to the following:
- (i) the open-space character of the area shall be maintained to the maximum possible degree;
 - (ii) outside storage of goods and materials is prohibited;
 - (iii) all uses except parking *shall* be enclosed;
 - (iv) parking facilities *shall* be landscaped and screened;
 - (v) landscaping, tree planting and berms *shall* be provided within landscape areas abutting North Service Road and King Road;
 - (vi) the City's Natural Heritage System and other wooded areas, hedgerows, and *trees shall* be protected to the maximum possible degree;
 - (vii) a maximum impervious coverage of forty (40) percent *shall* be provided for *lots* which front the North Service Road, save and except 1450 King Road, as permitted in the Zoning By-law;
 - (viii) the outside storage of finished brick materials is permitted on approximately 7.5 ha of land consisting of the southernmost 4.8 ha of 1570 Yorkton Court and approximately the westernmost 2.7 ha of 1570 Yorkton Court; and
 - (ix) notwithstanding Subsections 8.2.4.(2)a) and e) of this Plan, a *large-scale motor vehicle dealership* is permitted on land identified as 441 North Service Road. A limited amount of outside storage of motor vehicles is permitted, provided the storage area is screened from the North Service Road with landscaping and decorative features. Waste and refuse containers are permitted, provided they are screened from the North Service Road. Additional uses that are supportive of and accessory to the large-scale motor vehicle dealership, that may not be located on the same lot as 441 North Service Road, including the outside storage of motor vehicles and parking, may also be permitted on lands identified under (a).

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