



As established in Section 1.3 of the Greenbelt Plan (GBP): The Greenbelt Plan applies to the lands delineated in Ontario Regulation 59/05 and shown on Schedule 1.

As further established in Section 3.2.2.4: The Natural Heritage System (NHS), including the policies of Section 3.2.5, **does not apply within the existing boundaries of settlement areas**, but does apply when considering expansions to settlement areas....Municipalities should consider the NHS's connections within settlement areas when implementing municipal policies, plans and strategies.

Section 3.2.5 of the GBP includes provision for a minimum 30m vegetation protection zone (VPZ) for key natural heritage and key hydrologic features. However, Section 3.2.2.4 specifically excludes the requirement for a minimum 30m VPZ within the settlement area but rather, defers to local policy and plan implementation with respect to NHS connections within settlement areas.



- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.
- Aerial Photo: Google

GERRARD
DESIGN



LAND USE SUMMARY

Total Site Area		12.12 ha.	29.95 ac.	
NON-DEVELOPABLE				
<div></div>	NHS	6.54 ha.	16.16 ac.	
	Bronte Road Widening	0.05 ha.	0.12 ac.	
Net Area		5.53 ha.	13.66 ac.	100.0%
DEVELOPABLE				
Condo Block 'A' - Residential		4.86 ha.	12.01 ac.	87.9%
<div></div>	LID	0.44 ha.	1.09 ac.	8.0%
<div></div>	Vista/Walkway	0.01 ha.	0.02 ac.	0.2%
Condo Block 'A' Subtotal		5.31 ha.	13.12 ac.	96.0%
<div></div>	Medium Density Block	0.05 ha.	0.12 ac.	0.9%
<div></div>	Right of Way	0.17 ha.	0.42 ac.	3.1%
TOTAL (Net Developable)		5.53 ha.	13.66 ac.	100.0%

UNIT SUMMARY

		Unit <i>width</i>	Unit Depth	Unit Count	Lot Mix	Frontage <i>(m)</i>	Area	% Net Res	Net Density (uph)
Condo Block "A" - Residential									
<div></div>	Dual Frontage Towns	(20')	6.05	x	23.0	22	14%	133.1	SEE ABOVE
<div></div>	Back to Back Towns	(21')	6.40	x	13.5	54	33%	345.6	
<div></div>	Heritage House					1	1%		
<div></div>	Detached Homes	(42')	12.80	x	17.5	62	38%	793.6	
<div></div>	Detached Homes	(50')	15.24	x	17.5	23	14%	350.5	
TOTAL					162	100%	1,622.8		30.5

ROW SCHEDULE

	<i>(m)</i> <i>width</i>	<i>(lin.m)</i>	<i>(lin.m)</i> <i>Half</i>
Local Road	17.0	86.5	0.0
Condo Lane	11.9	909.9	0.0
Condo Lane	10.9	200.6	0.0
Condo Lane	9.4	156.8	0.0
ROW TOTAL		1353.8	0.0

Density Summary

Iteration	Overall Area	Overall Unit Count	Units per Hectare (Overall)	MD Area	MD Unit Count	Units per Hectare (MD)	LD Area	LD Unit Count	Units per Hectare (LD)
SK 97 (100% Condo)	5.31 ha. 13.12 ac.	162	30.5	1.80	77	42.8	3.51	85	24.2

Note:
Area calculated based on
SK 97- 100% Condo plan – use net area (include roads, LID and walkway)