

Proposed Amendments to the Carleton Heights Secondary Plan

<p style="text-align: center;">Secondary Plan Amendment</p> <p style="text-align: center;">Unless otherwise indicated, bold and underline indicates new text, strikethrough indicates removed text</p>	<p style="text-align: center;">Comments</p>
<p>Carleton Heights Secondary Plan</p> <p>2.4 Neighbourhood</p> <p>2) The Neighbourhood Mid-Rise designation generally permits a built form of up to six full storeys. This area includes most of the community’s townhouse dwellings and includes ground-oriented multi-unit dwellings and apartment dwellings. Along Mainstreets and Minor Corridors, greater heights and non-residential uses, such as schools, places of worship, and public utility installations, compatible with a dense mixed-use urban environment may be permitted.</p> <p>4) The Neighbourhood Low-Rise designation generally permits a built form of four full storeys. Neighbourhood Low-Rise areas will predominately feature single-detached and semi-detached dwellings and may also include other typologies consistent in form. Along Mainstreets and Minor Corridors, greater densities and non-residential uses, such as schools, places of worship, and public utility installations, compatible with a dense mixed-use urban environment, may be permitted.</p> <p><u>2.4 Minor Corridors</u></p> <p><u>1) Despite the Neighbourhood designation, the Minor Corridor designation applies to any lot abutting a Minor Corridor, subject to:</u></p> <p style="padding-left: 20px;"><u>a) A maximum depth of 120 metres from the centreline of the street identified as a Minor Corridor;</u></p> <p style="padding-left: 20px;"><u>b) Where part of a lot lies beyond the maximum depths specified in Policy a) that part of the lot is excluded from the Minor Corridor designation; and</u></p> <p style="padding-left: 20px;"><u>c) Despite Policy b) above, where that part of the lot excluded from the Corridor designation is less than 20 metres in depth, the Corridor designation may extend to the entire lot;</u></p> <p style="padding-left: 20px;"><u>d) Where a side street intersects with a Minor Corridor, the Minor Corridor designation may include one or more lots on the side street so as to extend the Minor Corridor designation along the side street to the average depth of the Minor Corridor designation along the rest of the Minor Corridor block;</u></p> <p><u>2) Development within the Minor Corridor designation shall establish buildings that locate the maximum permitted building heights and highest densities close to the Minor Corridor, subject to building setbacks where appropriate. Further, development:</u></p> <p style="padding-left: 20px;"><u>a) Shall ensure appropriate transitions in height, use of land, site design and development character through the site, to where the Minor Corridor designation meets abutting designations;</u></p> <p style="padding-left: 20px;"><u>b) May be required to provide public mid-block pedestrian connections to nearby streets or abutting designations;</u></p> <p style="padding-left: 20px;"><u>c) For sites generally of greater than one hectare in area or 100 metres in depth:</u></p> <p style="padding-left: 40px;"><u>i) Shall be required to establish an enhanced circulation network throughout the site that prioritizes the needs of pedestrians, cyclists and transit users; and</u></p>	<p>The policies for lands abutting Minor Corridors are amended to clarify intent.</p>

ii) Where development is proposed to occur in phases, may be required to build phases closest to the Minor Corridor before phases located at the back of the site, subject to any overlay that may apply; and

d) Shall be prohibited from including functions or uses causing or likely to cause nuisance due to noise, odour, dust, fumes, vibration, radiation, glare or high levels of heavy truck traffic.

3) Minor Corridors will generally permit residential uses and such non-residential uses that integrate with a dense, mixed-use urban environment. The City may require through the Zoning By-law and/or development applications to amend the Zoning By-law:

a) Commercial and service uses on the ground floor of otherwise residential, office and institutional buildings with a strong emphasis on uses needed to contribute to 15-minute neighbourhoods;

b) Residential and/or office uses on the upper floors of otherwise commercial buildings; and/or

c) Minimum building heights in terms of number of storeys to ensure multi-storey structures where uses can be mixed vertically within the building.

4) Along Minor Corridors, permitted building heights, subject to appropriate height transitions and setbacks shall not be less than 2 storeys and up to 6 storeys.

The policy amendments result in changes of height for the areas shown on Schedule 1 below.

Schedule 1



