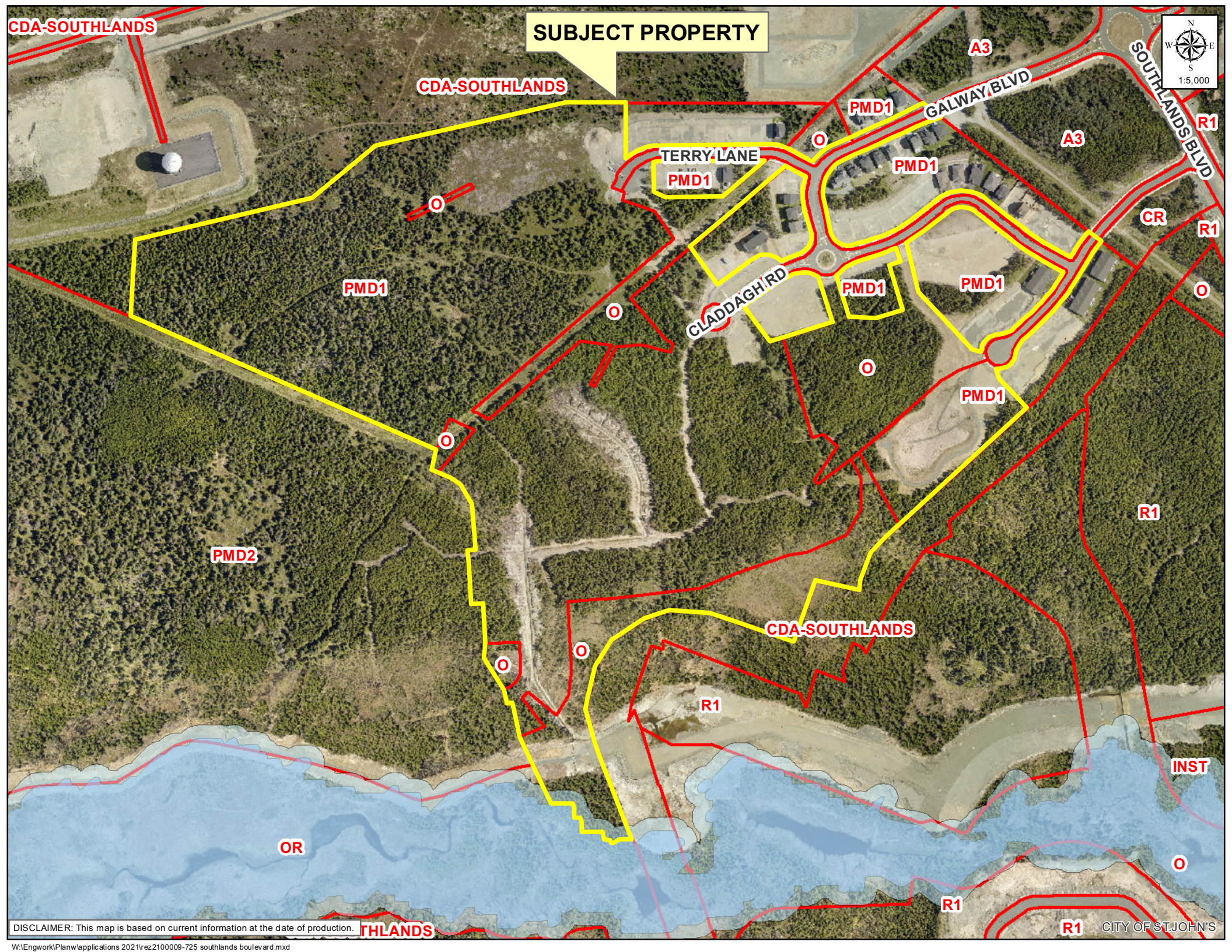




SUBJECT PROPERTY



Existing Layout

Schedule "A"





Proposed Layout

Schedule "A"

GALWAY

CONCEPT PLAN

JULY 2023



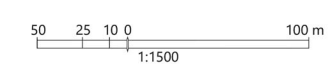
ND
Max 100
Climate C
Max 100 '
Climate C
15m Buffer
Project Bo

Key Plan



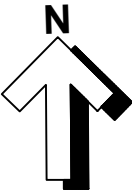
Legend

- Nature Trail
- Single Detached Dwelling
- Semi-Detached Dwelling/ Townhouse/ Four-Plex
- Mixed-Use Development
- Apartment Building or Personal Care Home
- Open Space
- Stormwater Management Facility





Schedule "B"



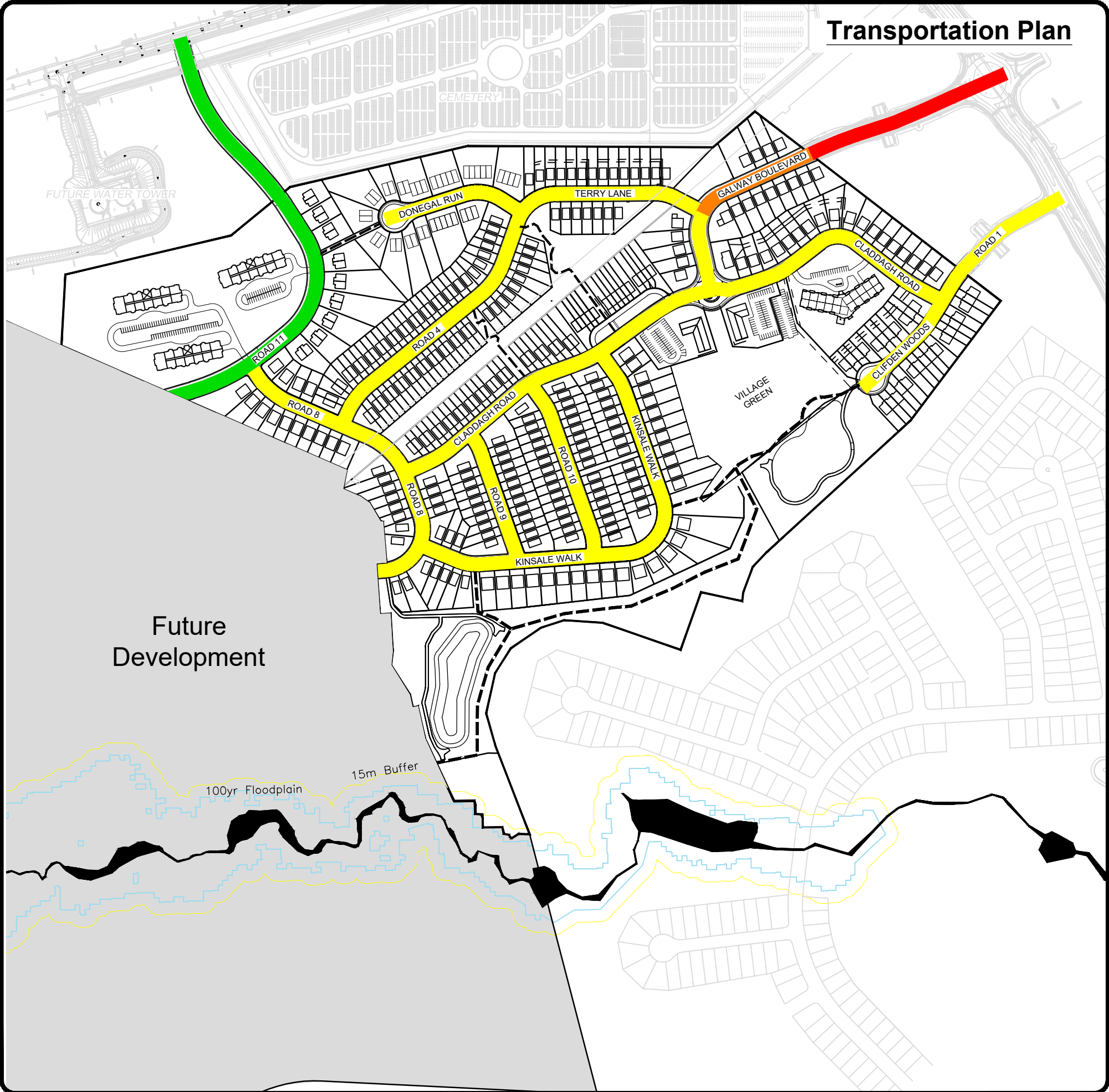
- SINGLE DETACHED DWELLING
11.0m MIN. FRONTAGE
- SINGLE DETACHED DWELLING
15.2m MIN. FRONTAGE
- SEMI-DETACHED DWELLING OR
TOWNHOUSE
6.0m MIN. FRONTAGE PER UNIT
- FOUR-PLEX (12.0m MIN. FRONTAGE)
OR
TOWNHOUSE (6.0m MIN. FRONTAGE
PER UNIT
- APARTMENT BUILDING OR
PERSONAL CARE HOME
- OPEN SPACE
- MIXED-USE DEVELOPMENT
COMMERCIAL/ RESIDENTIAL
- FUTURE DEVELOPMENT AREA
- POTENTIAL STORMWATER
EXPANSION AREA
- N.P.** NEIGHBOURHOOD PARK
- PROJECT BOUNDARY
- TRAIL

NOTES:
- Lot lines identified are conceptual only
and subject to final development approval.
- Trail details will be addressed at
detailed design.

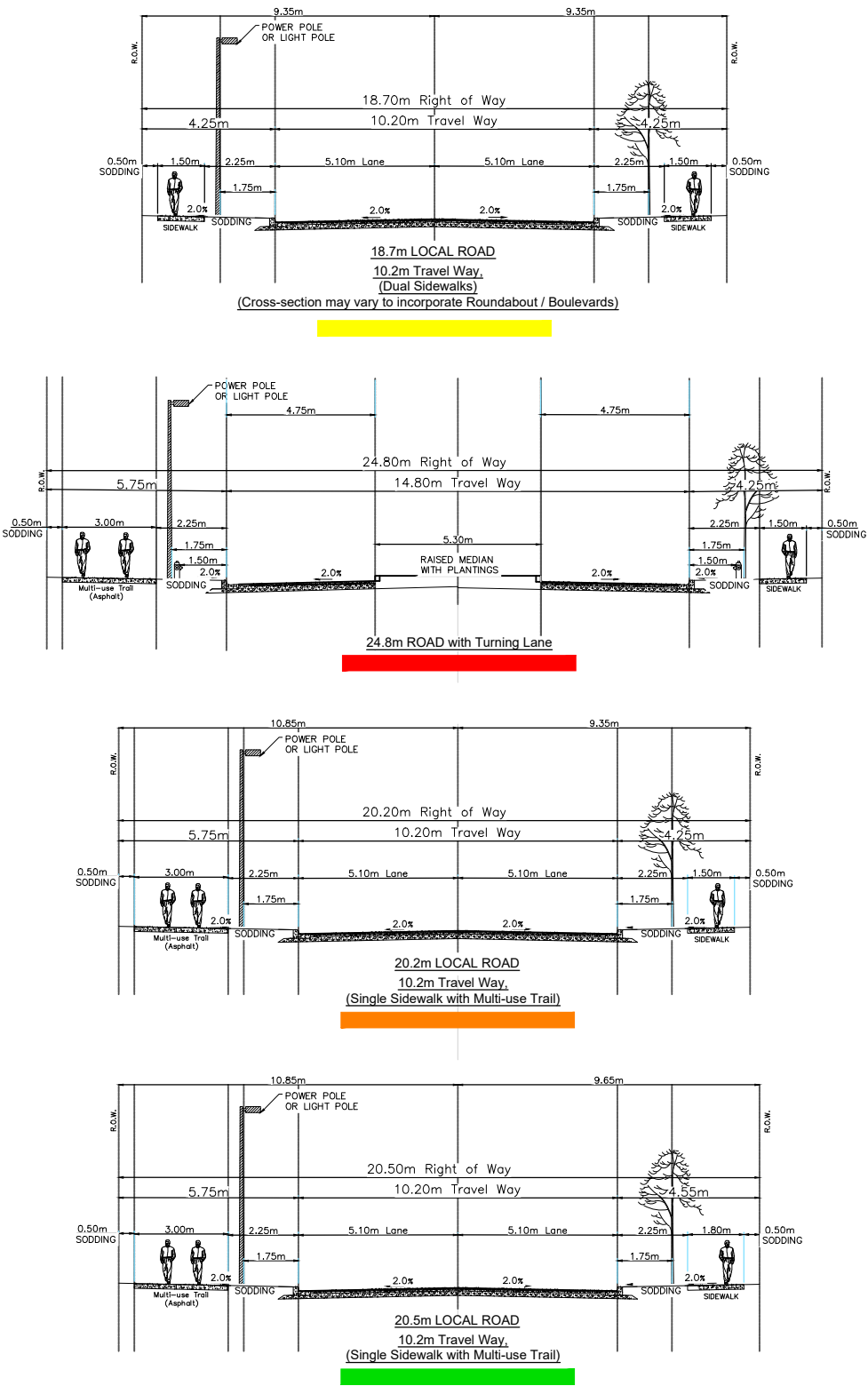
NOT TO SCALE

JULY 4 2023

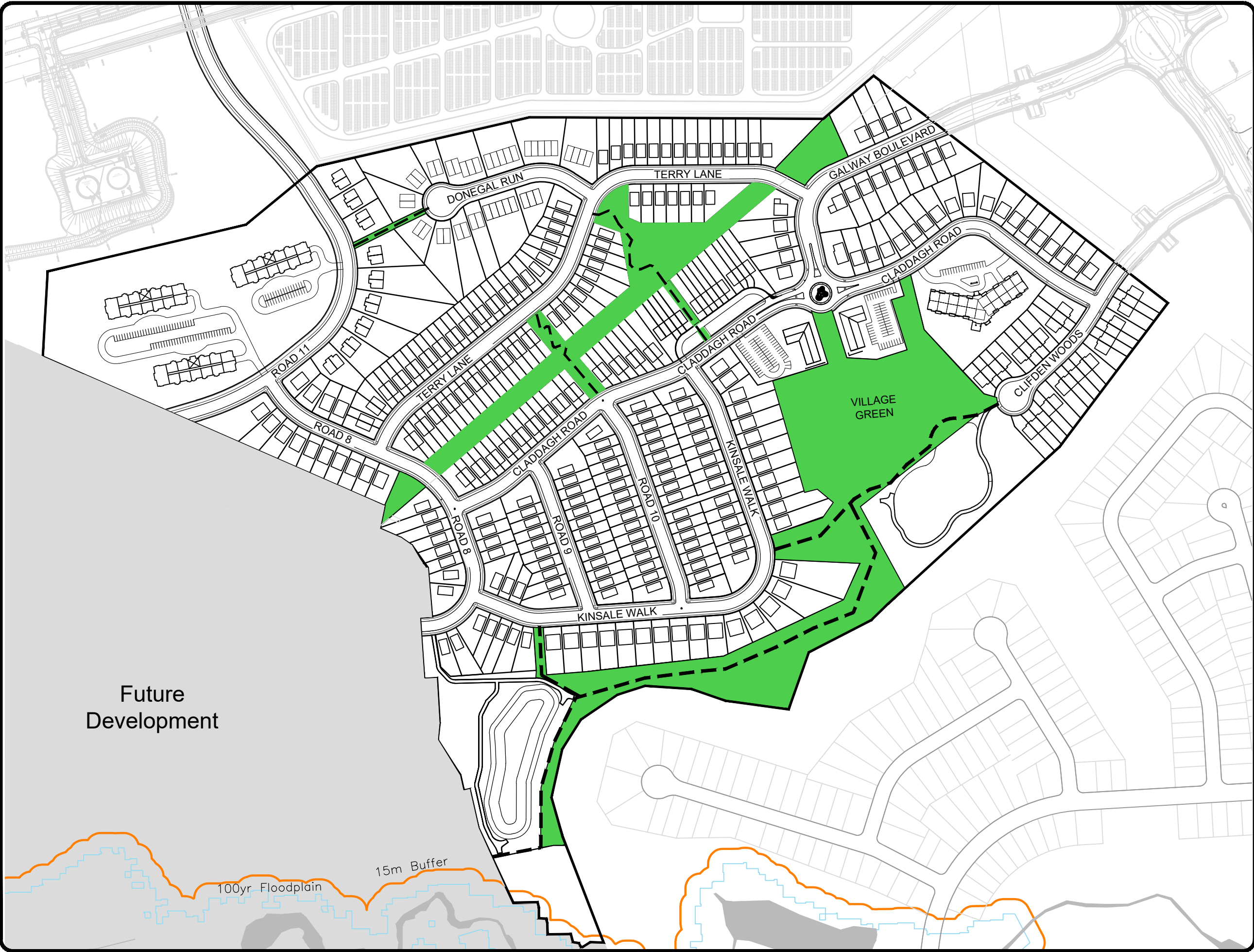
PROJECT
GALWAY
LAND USE PLAN



GALWAY ROAD CROSS SECTIONS



Note: Location of street trees within ROW to be determined.



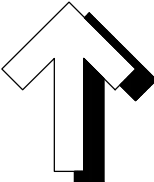
Schedule "D"

Open Space
&
Pedestrian
Trail Plan

 Open Space

 Trail

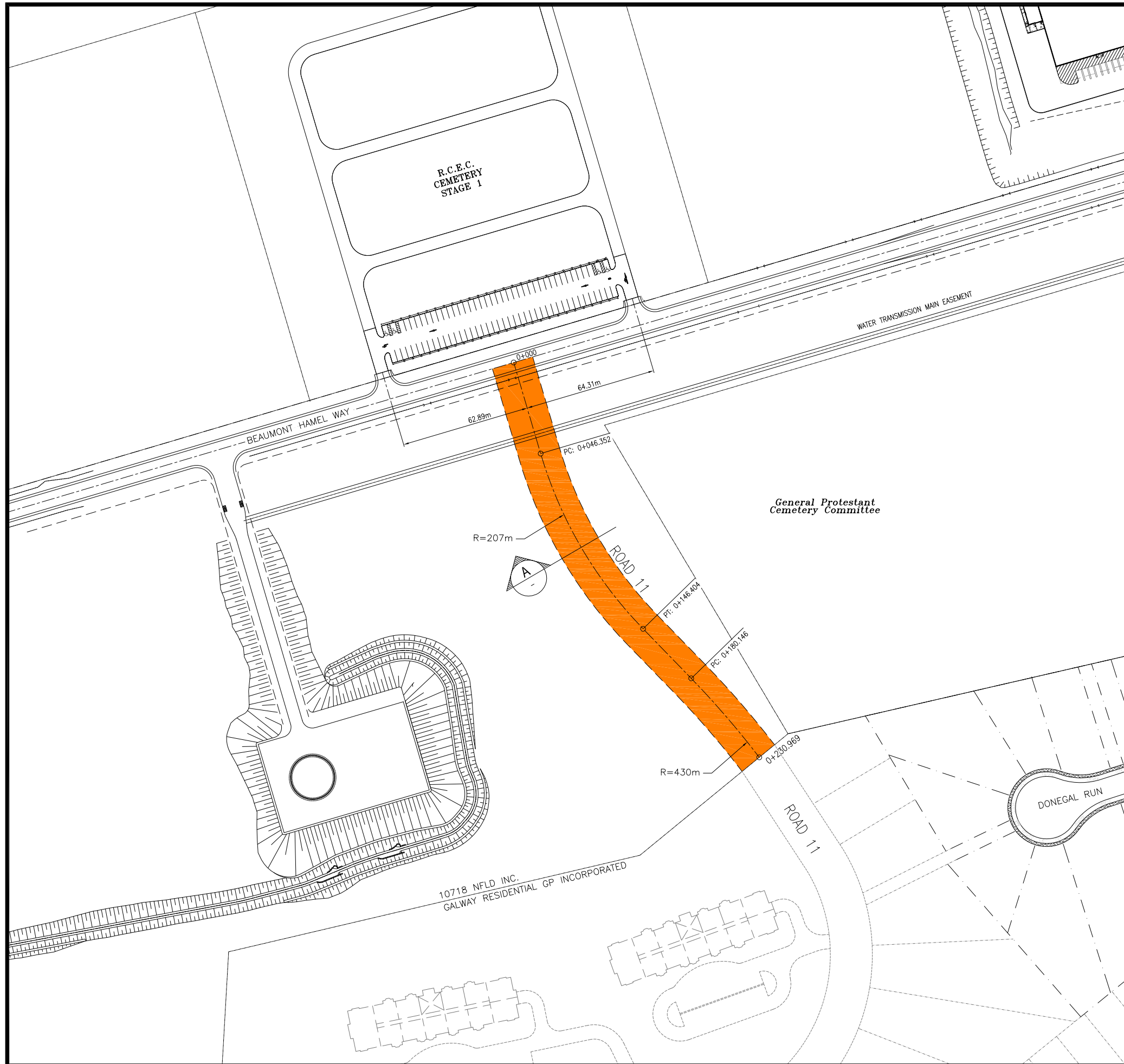
Note: Trail size, materials
and details will be
determined at the detailed
design stage.



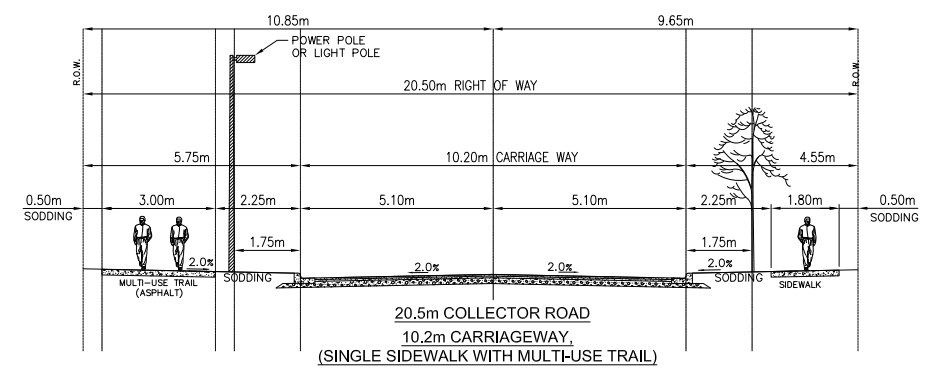
North

N.T.S.

July 4 2023



ROAD CROSS SECTION



NOTE: LOCATION OF STREET TREES WITHIN ROW TO BE DETERMINED.

STREET CROSS-SECTION

A
-



PLAN - BEAUMONT HAMEL WAY
CONNECTION TO GALWAY RESIDENTIAL

Date: 12 JUNE 2023
Scale: N.T.S.
DSK-459
Rev. A

PLANNED MIXED DEVELOPMENT 1 (PMD1) ZONE
(Galway Planned Community)

PMD1

(1) PERMITTED USES

Accessory Building	Office
Apartment Building	Park
Bakery	Parking Lot
Bank	Public Use
Clinic	Public Utility
Convenience Store	Retail Use
Community Garden	Restaurant
Daycare Centre	School
Dry Cleaning Establishment	Semi-Detached Dwelling
Dwelling Unit in the second and/or higher storeys of a Building	Service Shop
Four-Plex	Single Detached Dwelling
Health and Wellness Centre	Townhouse Cluster
Home Occupation	Townhouse
Home Office	Veterinary Clinic

(2) DISCRETIONARY USES

Institutional Use	Place of Amusement
Lounge	

(3) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	335 metres square
(b)	Lot Frontage (minimum)	11 metres
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yards (minimum)	1.2 metres and 1.2 metres
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(4) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	164 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	6 metres per Dwelling Unit
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yards (minimum)	1.8 metres and 0 metres on the common lot line
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(5) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR TOWNHOUSE

(a)	Lot Area (minimum)	164 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	6 metres per Dwelling Unit
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yard (minimum)	One of 1.8 metres
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(6) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR TOWNHOUSE CLUSTER

(a)	Lot Area (minimum)	554 metres square
(b)	Lot Frontage (minimum)	18.2 metres
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yard (minimum)	4.5 metres as oriented from the Public Street
(e)	Side Yard for End Unit (minimum)	1.8 metres
(f)	Rear Yard (minimum)	6 metres as oriented from the Public Street
(g)	Side Yard on Flanking Road (minimum)	6 metres
(h)	Building Height (maximum)	12.2 metres
(i)	Lot Coverage (maximum)	45%

(7) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR FOUR-PLEX

(a)	Lot Area (minimum)	182 metres square per Building
(b)	Lot Frontage (minimum)	12 metres per Building
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yard (minimum)	2.4 metres
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(8) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	554 metres square
(b)	Lot Frontage (minimum)	18.2 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Side Yard (minimum)	1 metre per Storey
(e)	Rear Yard (minimum)	6 metres
(f)	Building Height (maximum)	7 Storeys
(g)	Lot Coverage (maximum)	50%
(h)	Density (maximum)	60 Dwelling Units per Building

(9) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR COMMERCIAL USE

(a)	Lot Area (minimum)	277 metres square
(b)	Lot Frontage (minimum)	9 metres
(c)	Building Line (minimum)	0 metres
(d)	Side Yard (minimum)	4.5 metres
(e)	Rear Yard (minimum)	4.5 metres
(f)	Side Yard on Flanking Road (minimum)	4.5 metres
(g)	Building Height (maximum)	2 Storeys
(h)	Lot Coverage (maximum)	45%

(10) OFF STREET PARKING REQUIREMENTS

Notwithstanding Section 8, the following off-street parking requirements shall apply:

Type/Nature of Building	Minimum Required Parking
Commercial	1 space per 23 metres square of Net Floor Area
Residential – Apartment Building	1.5 spaces per Dwelling Unit
Residential – Single Detached Dwelling, Semi-Detached Dwelling, Townhouse	2 spaces per Dwelling Unit (attached Private Garage may count as 1 space)
Residential – Single Attached Cluster	1 space per Dwelling Unit

(11) LANDSCAPING REQUIREMENTS

- (a) One tree shall be planted not less than every 18 metres (maximum) on both sides of all Streets. Exact tree location with the Street cross section shall be determined by the City prior to final development approval being issued.
- (b) Landscaping and Screening shall be provided as identified on the attached schedules (Appendix PMD1) and in accordance with Section 7.6 Landscaping and Screening.

(12) THE FOLLOWING DOCUMENTS SHALL FORM PART OF THE ZONE REQUIREMENTS AND DEVELOPMENT REGULATIONS FOR THE PLANNED MIXED DEVELOPMENT 1 ZONE (APPENDIX PMD1):

- (a) Design Plan
- (b) Galway Land Use Plan (December 2019)
- (c) Galway Road Cross Sections/Transportation Plan (December 2019)
- (d) Parkland and Pedestrian Trail Plan (December 2019)