

Westbrook Estates LDA18-0244

Why is Ironwood Place Included in the Rezoning Application?

Ironwood Place and a portion of the Derrick Golf and Winter Club are governed by a Direct Control Zone (DC2.146) that was adopted in 1988. The Derrick Golf and Winter Club has applied to rezone their land including the portion that is covered under DC2.146. To change the boundary of DC2.146, a new DC2 Zone is required.

How will the Proposed New Zone Impact my Property?

The proposed new DC2 Zone for Ironwood Place maintains the development rights of the existing DC2.146 Zone and includes the following changes:

1. Outdated terms and references will be removed and replaced to ensure the proposed zone is consistent with the current Zoning Bylaw.
2. The boundary of the Zone will be changed to remove the property owned by the Derrick Golf and Winter Club.

Existing DC2.146 List of Uses	Proposed DC2 List of Uses	Rationale
Single Detached Housing	Single Detached Housing	Same - no change
Semi-detached Housing	Semi-detached Housing	Same - no change
Linked Housing	Row Housing	Linked Housing is now referred to as Row Housing under the Zoning Bylaw
Homecrafts	Major Home Based Business	Homecrafts are now referred to as Major Home Based Business under the Zoning Bylaw
Offices in the Home	Minor Home Based Business	Offices in the Home are now referred to as Minor Home Based Business under the Zoning Bylaw
Outdoor Participant Recreation Services	Deleted	The existing DC2.146 limits Outdoor Participant Recreation Services to four tennis courts placed at the south end of the site adjacent to the Derrick Golf and Winter Club. As Ironwood Place is fully built-out and does not contain any Outdoor Participant Recreation Services, this use is proposed to be removed.
No sign use classes listed, but the Zone refers to a list of sign regulations.	Added: -Fascia On-premises Signs -Freestanding On-premises Signs -Temporary On-premises Signs	Sign uses did not exist in 1988 when the zone was originally developed. However, the original zone did intend to allow for signs as it contains sign regulations. In order to continue with this intent and comply with the Zoning Bylaw, sign use-classes have been added to the draft zone.

