

The buildings are arranged at right angles to the north and south property lines in order to minimize the number of units that would directly abut industrial use. The location of the outdoor amenity space and the internal driveway along the south property line further provides distance separation between the industrial building at 12351 No. 2 Road and the townhouses.

As a condition of rezoning, the applicant is also required to register a restrictive covenant for noise attenuation and visual disturbance measures in buildings and to advise prospective residents of the proximity of industrial uses.

Agricultural Uses

The east side of No. 2 Road is occupied by actively farmed lands that are zoned AG1 (Agricultural District) and are located within the Provincial Agricultural Land Reserve (ALR).

The proposed development includes a 5 m (16.4 ft.) buffer area along No. 2 Road in accordance with guidelines in the City's Official Community Plan with respect to new development separated from the ALR by a road. The buildings along No. 2 Road are proposed to be set back from the buffer area to create a total setback of 7.57 m (24.8 ft.) from the front property line. The details of the landscape buffer, including planting and details, will be provided at the Development Permit stage.

As a condition of rezoning, the applicant is also required to register a restrictive covenant that prevents removal of the landscape buffer and advises prospective residents to be aware of potential impacts from normal farm activities (e.g. noise, dust, odour, spraying, etc.).

The Agricultural Advisory Committee reviewed this application on September 9, 2004 and support the proposed buffering.

Pedestrian Walkway

There is a 3 m (9.8 ft.) wide statutory right-of-way located along the west property line to accommodate a sanitary sewer line. This right-of-way is in close proximity to an existing right-of-way that runs between 5560 and 5580 Moncton Street.

As there is potential for the creation of a pedestrian connection from Moncton Street, Staff have proposed that the sanitary right-of-way be developed with a 1.5 m wide concrete walkway and 1.5 m of landscaping. When the property to the west (12320 Trites Road) develops in the future, the remaining half of the walkway may be constructed at that time.

This walkway will contribute to a north-south pedestrian network that is envisioned to connect this neighbourhood with the pedestrian and waterfront amenities at Southcove (south of Andrews Road).