

Dunbarton Neighbourhood Development Guidelines

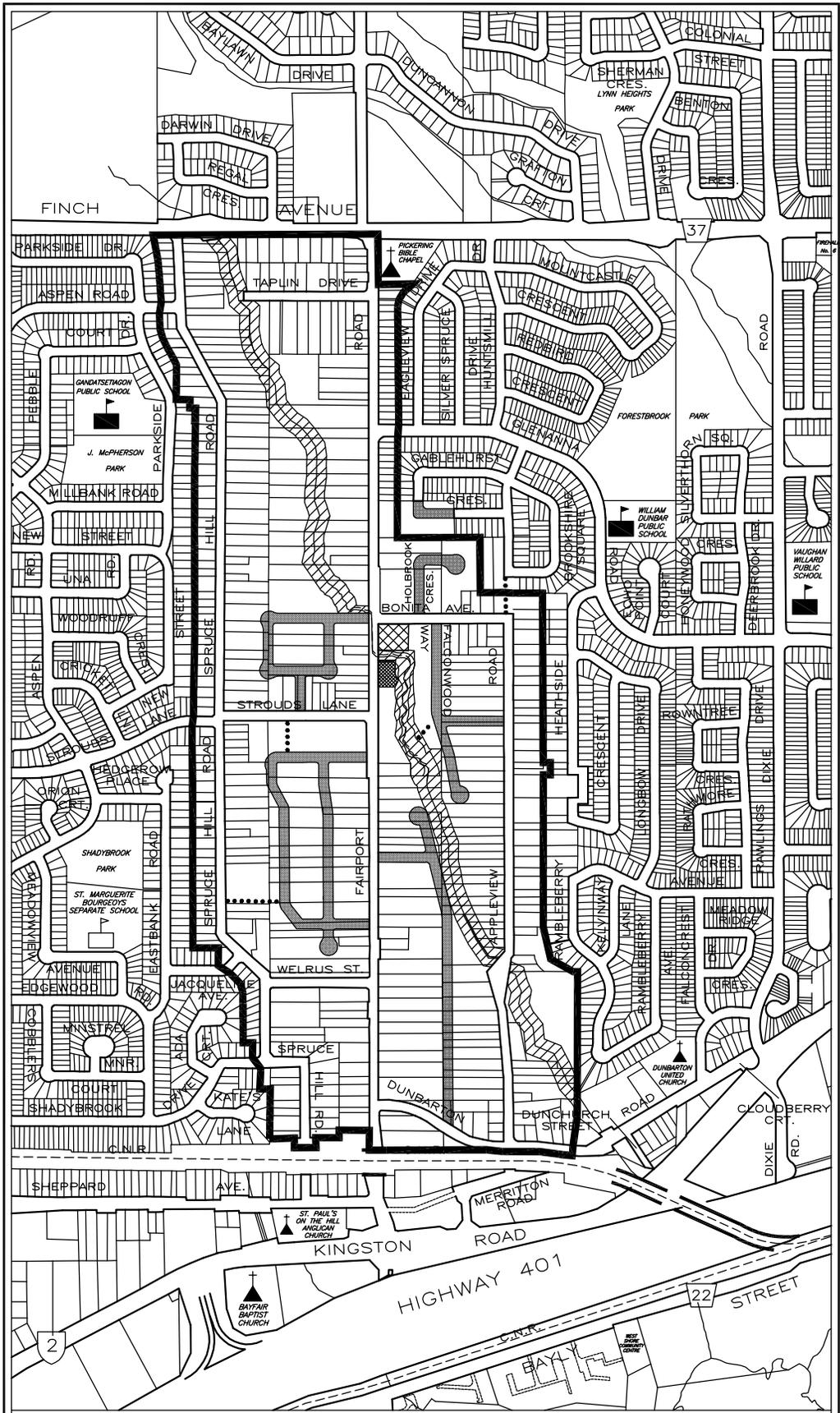
The following Dunbarton Neighbourhood Development Guidelines were adopted by Pickering Council on February 19, 1996 and revised on April 15, 1996.

The upgrading of Fairport Road and Strouds Lane to full urban standards, and the presence of a large number of deep lots has resulted in opportunities for infill development within this area. To ensure development occurs in a manner that is appealing, orderly, and consistent with the character of the neighbourhood, new development proposals must comply with the development and design guidelines described in the accompanying chart, and must be generally consistent with the attached Neighbourhood Concept Plan.

On September 15, 2003, Pickering Council further revised the Dunbarton Neighbourhood Development Guidelines by deleting the walkway symbol shown on the east side of Applevue Road immediately north of the Dunbarton Creek from the Neighbourhood Concept Plan.

Dunbarton Neighbourhood Development & Design Guidelines

Existing Roads	New Internal Roads	Neighbourhood Park	Dunbarton Creek	General Guidelines
<ul style="list-style-type: none"> • permit only detached dwellings • require minimum lot frontages of 15.0 metres, except: <ul style="list-style-type: none"> • on Dunbarton Rd., where minimum frontages may be 12.0 metres; and • on Fairport Rd. north of the creek, where minimum frontages may be 13.5 metres (with larger than minimum frontages encouraged in the vicinity of Bonita Ave.) • on Fairport Road south of the creek, maintain larger lot depths (approximately 40 metres), and larger building setbacks (front yard 7.5 metres; side yards 1.5 metres; flankage yard 4.5 metres) 	<ul style="list-style-type: none"> • permit only detached dwellings • require minimum lot frontages of 12.0 metres • consideration will be given to minimum 10.0 metre lot frontages at the ends of cul-de-sac and other significant street curvatures • maintain building setbacks consistent with recent subdivision standards (front yard minimums of 4.5 metres; side yard minimums of 0.6 / 1.2 metres) • encourage new roads to connect with existing streets to minimize dead ends, in locations as generally shown on neighbourhood concept plan 	<ul style="list-style-type: none"> • locate on east side of Fairport Road, south of Bonita Ave, as generally shown on the neighbourhood concept plan • ensure at least 0.5 hectare in area • provide opportunity to expand to incorporate lands at the southeast corner of Fairport Road and Bonita Ave. • integrate with the open space corridor surrounding Dunbarton Creek • consider establishing pedestrian/bicycle paths, connected to other paths in neighbourhood 	<ul style="list-style-type: none"> • establish natural buffer adjacent to the creek • consider establishing pedestrian/bicycle paths, connected to other paths in neighbourhood (to be explored through the review of development applications) • encourage continued “renaturalization” of the creek valley 	<ul style="list-style-type: none"> • establish maximum dwelling height of 9.0 metres (calculated from the average grade at front of dwelling) • minimize garage projections from front wall of dwellings to ensure high quality residential streetscapes • permit detached garages in side or rear yards where appropriate • provide sidewalks on at least one side of each street • discourage reverse frontage lots, except where necessary due to grading constraints or for other technical reasons • encourage preservation and planting of trees



DUNBARTON NEIGHBOURHOOD DEVELOPMENT & DESIGN GUIDELINES - NEIGHBOURHOOD CONCEPT PLAN

- SPECIAL DESIGN PRECINCT NO. 4
- CONCEPTUAL ROAD PATTERN
- PARK
- POTENTIAL PARK EXPANSION (subject to further consideration)
- OPEN SPACE/VALLEY LANDS
- WALKWAY



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Note: The road pattern illustrated on this plan is conceptual. Minor modifications can occur without further amendment to this development plan