

Land Use Conflicts

(Perspectives page 214-215)

1. Define and give an example of each:
 - official plan

- zoning by-law

2. List 3 advantages and 3 disadvantages of zoning by-laws.

Advantages	Disadvantages
1.	1.
2.	2.
3.	3.

3. A developer has requested a zoning by-law change in order to build a plaza in a residential area. Already a convenience store, video store, donut shop and a dentist have agreed to open. However, the land has already been zoned for townhouses and apartments. There are already 200 families within a 10 minute walk of the proposed plaza. A four lane street runs past the site. As the planning committee for the town you must accept or reject the request for the zoning change.

- a. Identify at least 5 factors you would want to consider in your decision.

- b. Identify the positives and negatives for the proposed zoning change from residential to commercial.

Positives	Negatives

- c. Will you accept or reject the proposal? Explain why with at least 3 supporting points.