

Key revisions:

Section A (Purpose and Intent). Added (3) - Harmonize with Climate Action Plan

Section B (Permitted Uses) Changed (b) to multi-family units, clarified (f) and (h) to define Passive and Active Outdoor Recreation usage.

Section C(1) (Submittal Requirements) Added (j) Site Climate Mitigation Plan

Section C(3) (Approval Criteria) -Revised (d) to remove requirement for plan to be “superior” conventional subdivision plan.

Section D (Design Criteria) Revised (6) to reference MAAB 521 Accessibility Guidelines. Added (9) to include Climate Action Plan.

Section E(5) Landscaping Added paragraph (g) referencing Lighting Bylaw 125-40

Section G (Sinage) Reference to Sinage Bylaw 125-41

Section H Base Density: Changed base density of 1 unit per 1.5 acres, to 2 units per acre.

Section I Development Incentive Changed maximum incentive of maximum of 60% increase above base density for various features (a maximum of 1.6 units per 1.5 acres) The criteria included additional open space, Benefits to the town, senior housing and affordable housing

Incentives increased to a maximum density of 10 units per acre for meeting various criteria

Condition	Units per acre	Additional Units per acre
Base Density	2	
(a) Additional Open Space Preservation		2
(b) Substantial Benefit to Town		1.5
(c) Senior Housing		1.5
(d) Affordable Housing		2
(e) Passive Haus		3
(f) Environmentally Conscious		1.5
Maximum Density if all conditions met	10	