

ZONING BY-LAW AMENDMENT MODIFICATION CHART
“RM3-321” Zone

Provision	Required	Requested Amendment	Analysis
Section 19.2 a) – Minimum Lot Frontage	45.0 metres	6.0 metres per dwelling unit.	<p>The proposed lot frontage is for each unit instead of the frontage of the entire lot. This is a technical amendment to reflect the proposed tenure of the vacant land condominium. Staff are of the opinion that the 6.0 metres per lot is appropriate in order to accommodate yard setbacks and a driveway in the front yard of each lot.</p> <p>Therefore, staff support the modification.</p>
Section 19.2 b) – Minimum Lot Area	0.4 hectares	<p>160 square metres per dwelling unit, except:</p> <p>(a) On an end lot which does not abut a flanking street, the minimum lot area shall be 205 square metres; and,</p> <p>(b) On a corner lot which abuts a flanking street, the minimum lot area shall be 350 square metres.</p>	<p>The minimum lot area will provide adequate space to accommodate an outdoor amenity area, front and rear setbacks, driveways and landscaping for each dwelling unit.</p> <p>This is a technical amendment to reflect the proposed tenure of the vacant land condominium.</p> <p>Therefore, staff support the modification.</p>
Section 19.2 e) – Minimum Front Yard	9.0 metres	7.0 metres	<p>The proposed minimum front yard setback is appropriate as each unit will front onto a private condominium road and the setback will provide for</p>

			adequate space for landscaping and parking for each unit. Therefore, Staff support the modification.
Section 19.2 f) – Minimum Side Yard and Rear Yard	7.5 metres, except 10.7 metres where the abutting lands are zoned Existing Residential “ER” or Residential “R1”, “R2”, “R3”, “R4” or “RM1”	6.5 metres except 7.0 metres where the abutting lands are zoned Existing Residential "ER" or Residential "R1", "R2", "R3" "R4" or "RM1". The minimum side shall be: (a) 2 metres where an end dwelling unit is not abutting a flanking street; and, (b) 5 metres where an end dwelling unit is on a corner lot abutting a flanking street.	The requested modification is to reduce the required minimum rear yard and side yard setback for the proposed residential uses. The reduction in the minimum rear yard is appropriate because it provides opportunity for amenity area for each freehold townhouse units while still providing an adequate setback to adjacent existing residential dwellings. The requested reduction in the side yard represents an appropriate minimum setback identified for purposes of maintenance and access to the rear of the residential townhouse dwellings. Therefore, staff support the modification.
Section 19.2 j) – Minimum Landscaped Area	50 percent of lot area, which may include the required privacy area.	40 percent of lot area, which may include the required privacy area.	Staff are of the opinion that the proposed modification is minor in nature and the lot still provides opportunity for outdoor amenity area at the rear with landscaping within the front yard. Therefore, staff support the modification.

<p>Section 19.2 m) – Minimum Amenity Area</p>	<p>A minimum area of 5 square metres (55 square feet) per dwelling unit shall be provided and thereafter maintained.</p>	<p>Shall not apply.</p>	<p>The modification is to remove the requirement for a common amenity area. Although there is no common amenity area for the residential condominium, each unit has their own outdoor amenity area at the rear. The proposed development is also located within 250 metres of a community park.</p> <p>Therefore, staff support the modification.</p>
<p>Site Specific Regulation regarding Vacant Land Condominium</p>	<p>No Existing Provision</p>	<p>For the purpose of lot frontage, lot area, front yard, and side yard requirements only, a condominium road shall be deemed to be a public street.</p>	<p>The proposed modification will require that setbacks are measured from future property lines for each unit instead of the current overall property lines.</p> <p>The parent Glanbrook Zoning By-law pre-dates the introduction of vacant land condominium.</p> <p>Therefore, staff support the modification.</p>
<p>Site Specific Regulation regarding Vacant Land Condominium</p>	<p>No Existing Provision</p>	<p>Visitor Parking and Landscaping may be provided in a common element condominium.</p>	<p>The proposed modification permits the common areas of the vacant land condominium to include visitor parking and landscaping.</p> <p>Staff are of the opinion that as the visitor parking is required, the modification is to clarify the location of common amenities for the residential condominium.</p>

			<p>The parent Glanbrook Zoning By-law pre-dates the introduction of vacant land condominium.</p> <p>Therefore, staff support the modification.</p>
<p>Section 7.35 (a)(xii) – Minimum Parking Requirements</p>	<p>Where a parking area which is required to provide for more than four vehicles abuts any Residential or Institutional Zone or where the adjoining land is used for residential or institutional purposes, a landscaped area consisting of a permanently maintained planting strip with a minimum width of 3 metres (10 feet) shall be provided and shall also include fencing to provide a solid and effective screen.</p>	<p>A minimum 1.5 metre planting strip shall be provided where a parking area abuts a Residential Zone or where the adjoining land is used for residential or institutional purposes.</p>	<p>The proposed modification is to reduce the amount of landscaping required where a parking area abuts a residential zone. Staff are of the opinion that the location of the visitor parking at the rear of the site will have minimal impact to the existing residential properties and will still allow for planting between the parking and the neighbouring properties.</p> <p>Therefore, staff support the modification.</p>
<p>Section 7.23 – Special Setback from a Street Line</p>	<p>For the purpose of establishing building line setbacks, such minimum yard shall be determined by measuring at right angles from the centre line of the street abutting such yard in the direction of</p>	<p>Shall not apply.</p>	<p>The proposed modification is required based on the requested site specific modification identifying that the private condominium road shall be deemed a street. The zoning has a minimum width identified for a road as well as a special setback from the centreline of the street.</p>

	<p>such lot or parcel of land a distance equal to the sum of:</p> <p>(a) The said specific number of metres in the relevant regulation of the particular Zone, plus</p> <p>(b) The distance in metres specified in the following charts, which are hereby declared to form a part of this By-law, as the distance from the centre line of the deemed street width.</p> <p>For all other streets in the Township of Glanbrook, except the other streets within the designated Urban Industrial-Business Parks, the deemed street right-of-way widths shall be October 2020 18 metres (59 feet) (By-law 07-112).</p>		<p>Since the applicants are proposing to construct a private road and not a municipal road, the minimum road width would not be required for the proposal.</p> <p>Therefore, staff support the modification.</p>
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