

ZONING BY-LAW AMENDMENT MODIFICATION CHART (Zoning By-law 05-200)			
Provision	Required	Requested Amendment	Analysis
12.3.1	Permitted Uses	Residential uses shall be restricted to only the building and structures existing on the date of passing of the By-law.	<p>Requested by staff.</p> <p>The subject property is inventoried in the City’s Built Heritage Inventory and contains a building and attached residence built in the 1950s that was formerly occupied by Orkney Church of the Nazarene.</p> <p>The intent of this regulation is to ensure the cultural heritage value and interests are preserved by retaining the building’s exterior.</p> <p>Therefore, staff support this modification.</p>
12.3.3 (a)	Minimum Lot Area 0.4 hectares	The Minimum Lot Area shall be 0.35 hectares.	<p>Requested by the applicant.</p> <p>The proposed modification recognizes the existing lot size.</p> <p>Therefore, staff support this modification.</p>
12.3.3	N/A	A Single Detached Dwelling shall have a maximum of 3 bedrooms.	<p>Requested by staff.</p> <p>The intent of this regulation is to sustain the private servicing levels based on the anticipated residential occupancy that is less intensive than the former institutional use that existed on the subject property based on the Applicant’s submitted Septic Design Report.</p> <p>Therefore, staff support this modification.</p>