

Site Specific Modifications to the Low Density Residential – Small Lot (R1a) Zone in Zoning By-law No. 05-200

Regulation	Required	Modification	Analysis
Section 15.2.2.1 a) – Minimum Lot Area	270.0 square metres	260.0 square metres	<p>Through the draft plan of subdivision, the applicant is proposing to create 16 lots for single detached dwellings, and one block (Block 17) for the future development of single detached dwellings on a private condominium road. The applicant is requesting to reduce the minimum lot area requirement to facilitate the proposed development of single detached dwellings, specifically on Lots 13 and 14. The applicant has requested that the reduced lot area of 260 square metres apply to the entire lands to be subdivided to add some additional flexibility to the future subdivision of the lands, in particular the future condominium block (Block 17).</p> <p>Staff support this modification as it is a minor reduction to the required lot area and the applicant has demonstrated, through the submitted concept plan, that the proposed lots can accommodate a viable building envelope, can be serviced appropriately, and have an appropriate amount of amenity area. The proposed lots also meet the required regulations of the Zoning By-law with respect to front, rear and side yard setbacks, subject to the modifications below.</p> <p>Staff support this modification.</p>
Section 15.2.2.1 d) – Minimum Setback from a Side Lot Line	1.2 metres	1.2 metres for a Single Detached Dwelling, except that the minimum interior side yard may be reduced to 0.6 metres on one side of the lot provided the abutting lot has a minimum	<p>The applicant is requesting to reduce the side yard setback requirement on one side of the single detached dwellings from 1.2 metres to 0.6 metres to facilitate a larger building envelope as the proposed lot widths are smaller than typical.</p>

Regulation	Required	Modification	Analysis
<p>Section 15.2.2.1 d) – Minimum Setback from a Side Lot Line  <b>(continued)</b></p>		<p>side yard of 1.2 metres and the appropriate easements for access and maintenance are created.</p>	<p>Staff support this modification provided the 0.6 metre side yard is adjacent to a 1.2 metre side yard on the adjacent lands, to ensure a minimum separation of 1.8 metres between dwellings.</p> <p>Staff will also require that the applicant register a 0.6 metre wide easement for access and maintenance on the adjacent lot to ensure a minimum of 1.2 metres of free and clear access within the side yard on all lots. This matter is addressed as Special Condition No. 38 of Appendix “F” attached to Report PED24177. The zoning has been drafted to ensure only yards adjacent to 1.2 metre side yards are permitted to be reduced, and a condition of Draft Plan Approval has been included that requires the proponent to register the appropriate access and maintenance easement.</p> <p>Staff note that the establishment of an access easement along the interior side yard of the proposed dwellings will limit the ability to construct fencing between the dwellings on the property line. The purpose of this easement is to facilitate access and maintenance to sides of the future dwellings. Through the clearance of the condition, the extent of the easement can be limited to not extend into the rear yard, which would still allow future residents the ability to fence in their rear yard.</p> <p>Providing this flexibility in the zoning will allow for a broader range of built forms in the neighbourhood.</p> <p>Staff support this modification.</p>

Regulation	Required	Modification	Analysis
<p>Section 15.2.2.1 d) – Minimum Setback from a Side Lot Line (this is referencing Special Exception 921 for Lot 15 of the Draft Plan)</p>	<p>1.2 metres</p>	<p>1.8 metres from the westerly lot line. 0.6 metres for the easterly lot line provided the abutting lot has a minimum side yard of 1.2 metres and the appropriate easements for access are created.</p>	<p>Development Engineering has requested that the owner provide a minimum 1.8m side yard setback from the property line on the west side of Lot 15 in accordance with the recommendation provided on the grading plan to accommodate for a retaining wall as part of the Functional Servicing and Stormwater Management Report by A.J. Clarke and Associates Ltd. dated May 2024.</p> <p>Staff support this modification provided the 0.6 metre side yard setback for the easterly lot line is adjacent to a 1.2 metre side yard on the adjacent lands, to ensure a minimum separation of 1.8 metres between dwellings. Staff will also require that the applicant register a 0.6 metre wide easement for access and maintenance on the adjacent lot to ensure a minimum of 1.2 metres of free and clear access within the side yard on all lots. This matter is addressed as Special Condition No. 38 of Appendix “F” to Report PED24177.</p> <p>Where a 0.6 metre side yard is proposed, the zoning by-law amendment has been drafted to ensure the abutting lot has a minimum side yard setback of 1.2 metres and a condition of Draft Plan Approval has been included that requires the proponent to register the appropriate access easement.</p> <p>Staff support this modification.</p>
<p>Section 15.2.2.1 e) – Minimum Setback from a Flankage Lot Line</p>	<p>3.0 metres</p>	<p>1.5 metres</p>	<p>The applicant is requesting to reduce the flankage setback requirement of the single detached dwellings from 3.0 metres to 1.5 metres to facilitate a larger building envelope as the proposed lot widths are smaller than typical. Staff support this modification provided there is enough buffer between the sidewalk and the building footprint to allow for a tree to grow to its full size.</p> <p>Staff support this modification.</p>