

**Site Specific Modifications to the Low Density Residential (R1) Zone in Zoning By-law No. 05-200.**

Regulation	Required	Modification	Analysis
Section 15.1.2.1 b) – Minimum Lot Width	12.0 metres.	10.5 metres.	<p>The applicant is requesting to reduce the minimum lot width from 12.0 metres to 10.5 metres. The reduced lot width will provide for a more cohesive streetscape and will maintain the character of the surrounding area. The modification is considered minor.</p> <p>Staff support this modification.</p>
Section 15.2.2.1 e) – Minimum Setback from a Flankage Lot Line	3.0 metres	1.2 metres	<p>The applicant is requesting to reduce the flankage setback requirement from 3.0 metres to 1.2 metres to facilitate a larger building envelope as the proposed lots abut the Conservation/Hazard Land (P5) Zone, which provides a large buffer between the proposed building envelope and Hamilton Drive.</p> <p>Staff support the modification as there is a sufficient buffer between the sidewalk and the building footprint to allow for a tree to grow to its full size. Condition No. 58 in Appendix D requires that the owner provide a revised landscaping plan illustrating the street tree planting plan.</p> <p>Staff support this modification.</p>
Section 15.2.2.1 f) – Minimum Setback from a Rear Lot Line	7.5 metres	7.0 metres	<p>The applicant is requesting to reduce the rear yard setback from 7.5 metres to 7.0 metres to accommodate the proposed building envelope of two lots. The requested reduced rear yard of 7.0 metres will provide adequate amenity space for the residential dwelling. Staff are of the opinion that the proposed modification is minor and consistent with the character of the existing residential neighbourhood. It should be noted that the Ministry of Transportation requested that a 14.0 metre buffer be included in the Zoning By-law Amendment. Section 4.23 a) of Zoning By-law No. 05-200 currently requires a 14.0 metre buffer from Highway 403, therefore a site specific provision has not been included in the draft Zoning By-law Amendment.</p> <p>Staff support this modification.</p>

**Site Specific Modifications to the Open Space (P4) Zone in Zoning By-law No. 05-200.**

Regulation	Required	Modification	Analysis
Section 7.4.1) – Permitted Uses	Botanical Gardens Cemetery Community Garden Conservation Golf Course (excluding mini golf) Nature Centres Marina Recreation Seasonal Campground Urban Farm	Stormwater management facilities.	To facilitate the proposed residential subdivision, a stormwater management facility is required. The applicant has suggested that the Open Space (P4) Zone be applied to the portion of the subject lands proposed to accommodate the stormwater management facility. Staff are supportive of the proposal and is limiting the permitted uses to solely a stormwater management facility. The frontage along the stormwater management pond will accommodate a number of street trees which will buffer the stormwater management pond from the residential uses proposed along the north side of the Braithwaite Avenue extension.  Staff support this modification.

**Site Specific Modifications to the Conservation/Hazard Land (P5) Zone in Zoning By-law No. 05-200.**

Regulation	Required	Modification	Analysis
Section 7.4.1) – Permitted Uses	Conservation Flood and Erosion Control Facilities Recreation, Passive	In addition to the uses, a Retaining Wall.	To facilitate the proposed residential subdivision and recognize the importance of trees and woodlands to the health and quality of life in our community, staff proposed the inclusion of the Conservation/Hazard Land (P5) Zone around the exterior of the subject lands to ensure there is an opportunity for the applicant to plant replacement trees in the area. Due to the topography of the subject lands and requirement for a noise wall, the construction of a retaining wall is required. Staff are supportive of a retaining wall within the Conservation/Hazard Land (P5) Zone to ensure that the grading within the subdivision is sufficient to accommodate the proposed residential development and proposed tree compensation along the exterior of the subject lands.  Staff support this modification.