

Proposed Zoning Amendment for Part A

'Urban Residential Type 1-B' Zone

'Urban Residential Type 1B' Zone – Single Family Dwellings		
Current Provision	Special Provisions	Rationale
<ul style="list-style-type: none"> • Minimum Lot Area: • Interior lot - 360 square metres; • Corner lot - 450 square metres 	<ul style="list-style-type: none"> • Minimum Lot Area: • Interior lot - 300 square metres; • Corner lot - 375 square metres 	The reduced lot area allows for more efficient use of land, compact urban development and achievement of Growth Plan targets.
<ul style="list-style-type: none"> • Minimum Lot Frontage: • Interior lot - 12 metres; • Corner lot - 15 metres 	<ul style="list-style-type: none"> • Minimum Lot Frontage: • Interior lot - 10 metres; • Corner lot - 13 metres • 	The reduced lot frontage allows for more efficient use of land, compact urban development and achievement of Growth Plan targets.
<ul style="list-style-type: none"> • Minimum Front Yard: • 6.0 metres 	<ul style="list-style-type: none"> • Minimum Front Yard: • 4.5 metres to the dwelling, 6.0 metres to an attached garage 	This will allow more compact development and also gives dwelling more prominence along street and lessens impact of garage on streetscape. Parking space can still be accommodated in front of garage and second required space within the garage to achieve parking compliance.
<ul style="list-style-type: none"> • Exterior Side Yard: • 6 metres 	<ul style="list-style-type: none"> • Exterior Side Yard: • 3 metres 	This will allow more compact development and also gives dwelling more prominence along street.
<ul style="list-style-type: none"> • Interior Side Yard: • 1.2 on each side with an attached garage 	<ul style="list-style-type: none"> • Interior Side Yard: • 1 metre on each side with an attached garage 	Allows more compact development and efficient use of land. No impacts on surrounding or traditional neighbourhood character would result due to the location of the development.

Proposed Zoning Amendment for Part B

‘Open Space’ Zone – Applies to Block 142

Current Permitted Use	Proposed Permitted Use	Rationale
<ul style="list-style-type: none"> • Campground in accordance with applicable licensing by-law • Fairground • Golf Course • Golf Driving Range • Place of sports and recreation • Single detached dwelling • One dwelling unit in any permitted non-residential building 	Restricted to: <ul style="list-style-type: none"> • Municipal drain • Walking trail 	Restriction of permitted uses will ensure that property is retained for the purpose it has been created – to accommodate an expansion of the Jarvis Municipal Drain and provide a space to develop an connection to the existing walking trail.

Current Zone Provision	Proposed Zone Provision	Rationale
<ul style="list-style-type: none"> • Minimum lot frontage: 30 metres 	<ul style="list-style-type: none"> • Minimum Lot Frontage: 7.5 metres 	The proposed lot frontage will provide enough space for equipment to access the municipal drain for maintenance. Furthermore, the space requested will allow for enough room to accommodate the municipal drain and an extension to the trail network.