

Table 1: Zoning By-law 79-200 - Zoning Analysis

Section of By-law	Zoning Provision	Proposed	Amendment Required
19.1.912 - Item 7 of By-law 2010-132	The permitted uses of Parcel R5C-912 shall be:(a) Townhouse dwellings, group dwellings and accessory buildings and accessory structures(b) The uses permitted in a R5C zone	townhouse dwelling	no
19.1.912 - Item 9 of By-law 2010-132	The regulations governing townhouse dwellings, group dwellings and accessory buildings and accessory structures on Parcel R5C-912 shall be: (a) Minimum lot frontage: 45 metres (b) The balance of regulations specified for a R4 use	(a) Townhouse lot frontage: 6.0m Block frontage: 24.5m	no
7.9.2 (a) Minimum lot area	(i) for a townhouse dwelling: 250 sq.m. for each dwelling unit	147.9 sq.m.	Yes
7.9.2 (c) Minimum front yard depth	(i) for a townhouse dwelling: 6 metres plus any applicable distance specified in Section 4.27.1*	0m	Yes
7.9.2 (d) Minimum rear yard depth	(i) for a townhouse dwelling: 7.5 metres plus any applicable distance specified in section 4.27.1*	6m	Yes
7.9.2 (e) Minimum interior side yard width	one-half the height of the building = 7m	1.5m (Block 1) 5.4m (Block 13)	Yes
7.9.2 (f) Minimum exterior side yard width	(i) for a townhouse dwelling: 4.5 metres plus any applicable distance specified in section 4.27.1*	N/A	N/A
7.9.2 (g) Maximum lot coverage	35%	34.5%	no
7.9.2 (h) Maximum height of building or structure	10 metres subject to section 4.7	14m	Yes
7.9.2 (m) Minimum landscaped open space	45 sq.m per dwelling unit = 3,735 sq.m	79.6 sq. m per dwelling unit = 6,608.2 sq. m	no
7.9.2 (n) Minimum privacy yard depth for each townhouse dwelling unit, as measured from the exterior rear wall of every dwelling unit.	7.5 metres	6.0m	Yes
Minimum Number of Parking Spaces	1.4 per unit (116)	1.27 per unit (105)	Yes
* 4.27 Table 1 Road Allowance Requirements	Minimum Distance from Centreline of Original Road Allowance: 13.1 (Montrose Road (Regional Road) From: Mountain Road, To: McLeod Road)	19m	no

Planning Opinion

It is our considered and professional planning opinion that the proposed amendment to the Bylaw is appropriate for the orderly development of the subject site. The variances are minor as side yard and rear yard reductions are common in development sites of this nature or mitigated by proximity to an adjacent natural woodland park. Furthermore, the homes will be held in condominium tenure on a property that the is designated for medium density residential intensification. In this respect the proposed bylaw