

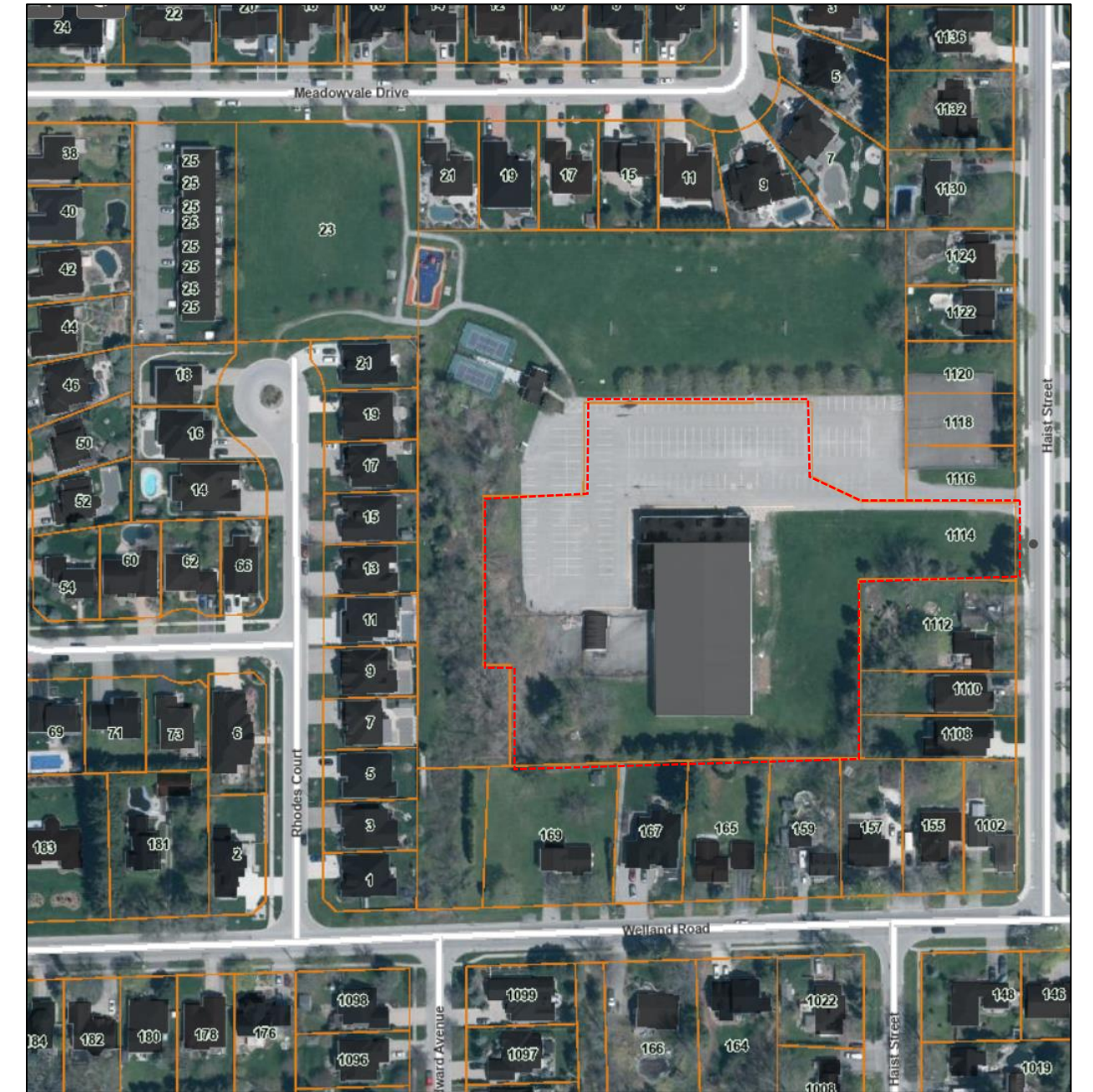
PUBLIC MEETING
Monday December 12, 2022

EMERALD TRAILS SUBDIVISION
PROPOSED ZONING BY-LAW AMENDMENT



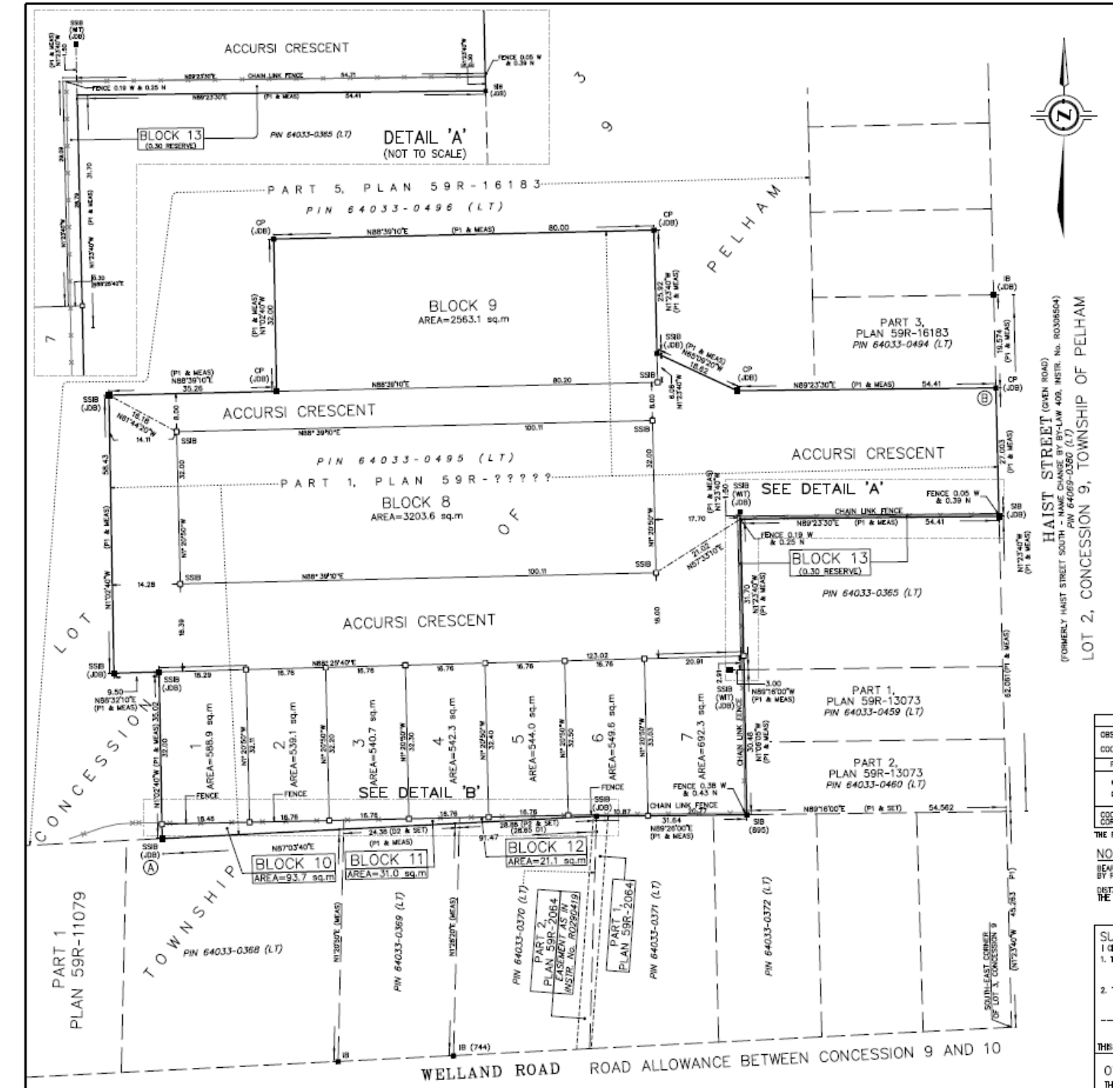
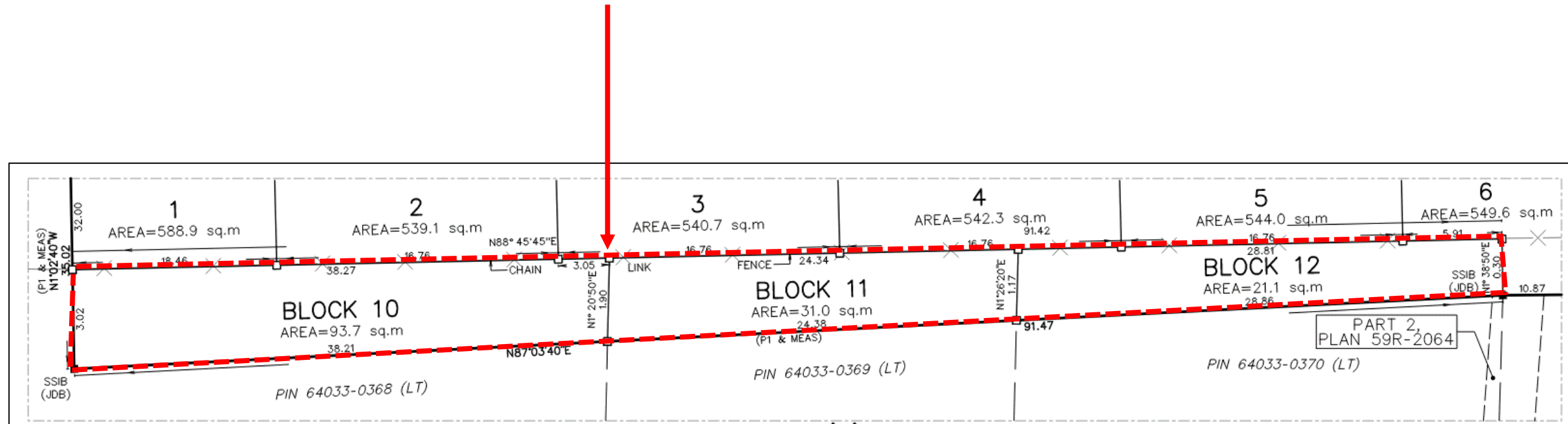
BACKGROUND INFORMATION

- Located on the west side of Haist Street north of Welland Road.
- Approximately 1.59 hectares in size with the only entrance off Haist Street.
- Town's initiated Official Plan Amendment and Zoning By-law Amendment approved in 2018 offering:
 - 13 single detached dwellings; 10 units fronting an internal street; 3 single detached dwellings fronting on Haist Street
 - 12 units fronting on the open space area associated with the soccer fields
 - 16 units fronting on an internal street and facing the proposed single detached dwelling units
 - 2 parking lots
 - Total of 41 units
- Lally Homes purchased land from the Town in fall 2019 (referred as Emerald Trail Subdivision) currently seeking final approval for 23 units offering:
 - 7 single detached dwelling lots fronting an internal street (Accursi Crescent)
 - Block 9 for 7 rear lane townhouse units
 - Block 8 for 9 townhouse units
 - Reduction of 18 units from the Town approved plan



PROPOSED DEVELOPMENT

- Prior to the registration of the Subdivision, Titles Absolute Notice was served to all abutting property owners in July 2022.
- 3 objections from neighbouring landowners to the south (Welland Road) were received on the basis that the proposed boundary of the subdivision encroached on their rear yards, specifically within the fenced boundaries of the abutting properties that was installed in 1975.
- The total land area to the claim was 145.8 square metres/1,569.38 square feet and affects Lots 1 through to 6.



REQUESTED ZONING BY-LAW AMENDMENTS

- Upon review of the Zoning By-law 4014 (2018) site-specific provisions (R2-284), the proposed building envelopes for a bungalow style dwelling units (\pm 269 to 280 square metre) with covered decks/patios, the land area lost to the land claims negatively impacted the building envelope specifically the rear yard amenity space and encroachment for patios/decks.

By-law 4014 (2018), R2-284 or R2-89 under By-law 4481 (2022) exemptions

- Minimum Lot Depth: 32m
- Minimum Front Yard: 4.5m; 6.0m to a garage
- Minimum Interior Side Yard: 1.2m
- Minimum Exterior Side Yard: 3.0m
- Minimum Rear Yard: 7.5 m or 10.0m where backing onto an existing residential property
- Maximum Garage Door Width: The lesser of 50% of the lot width or 60% of dwelling width

By-law 4481 (2022), Residential Two Zone – R2

- Minimum Lot Frontage: 12.0m
- Minimum Lot Area: 360m²
- Minimum Front Yard: 3.0m except 6.0m where there is an attached garage
- Maximum Front Yard: 6.0m
- Minimum Side Yard:1.2m
- Minimum Corner Side Yard: 3.0m
- Minimum Rear Yard: 7.5m
- Maximum Building Height: 12.0m
- Maximum Lot Coverage: 50%

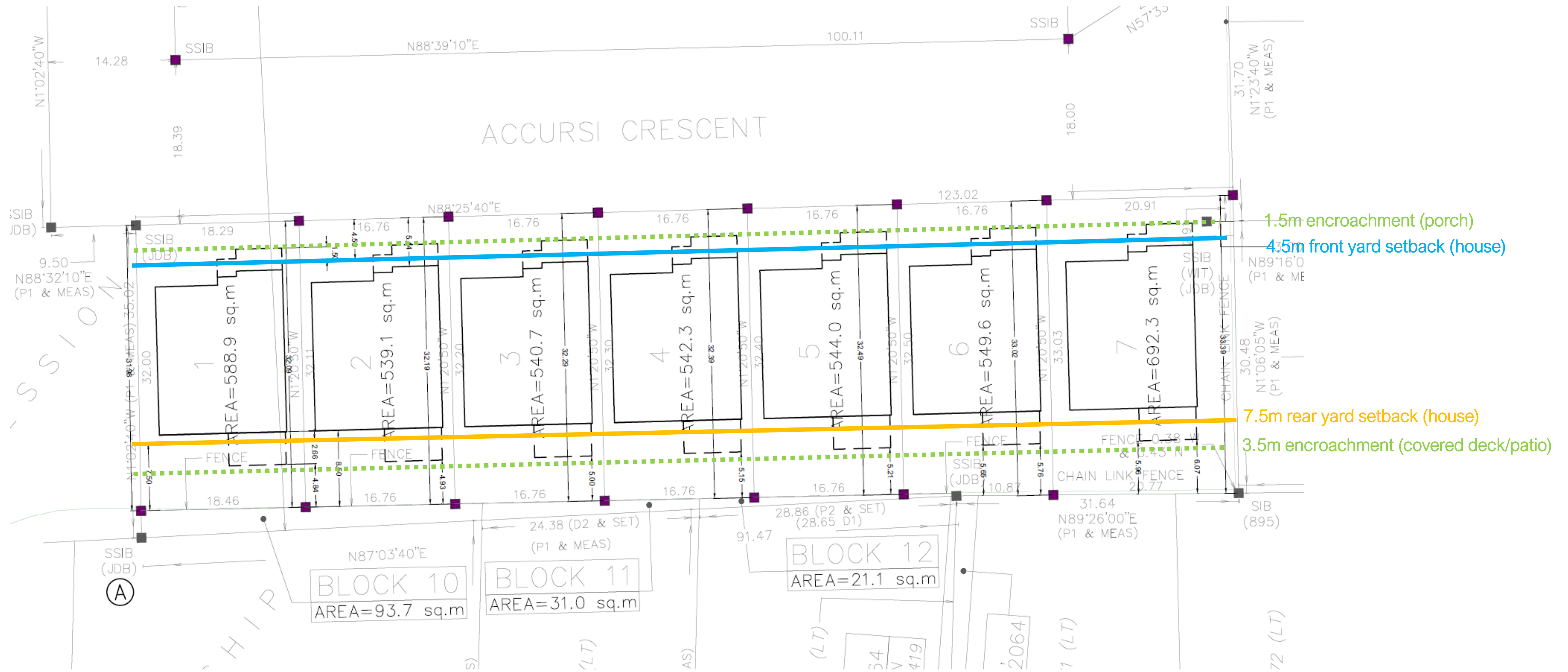
REQUESTED AMENDMENT: Omit the R2-284 and R2-89 provisions and replace with a new site-specific by-law consistent with Section 6.2.2 of the R2 Zone By-law 4481 (2022) including:

MINIMUM REAR YARD: 7.5M

ENCROACHMENT INTO THE REAR YARD FOR COVERED DECKS/PATIOS: 3.5M (1.3M ABOVE GROUND LEVEL)

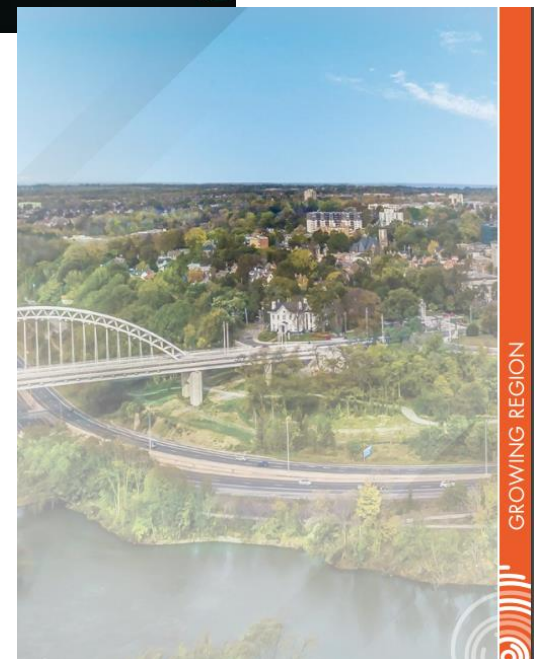
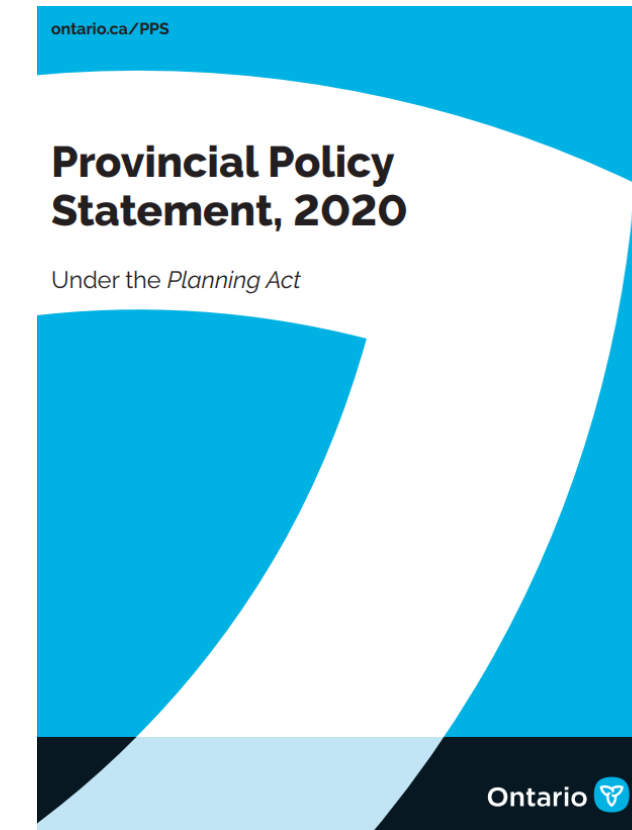


SITE PLAN (LOTS 1-7) WITH PROPOSED BUNGALOW BUILDING FOOTPRINT



PLANNING POLICY ANALYSIS

- Appropriate scale of a residential infill.
- Excellent opportunity for redevelopment for residential use in the urban limits.
- Utilizes existing municipal infrastructure.
- Consistent with Provincial and Regional policies for residential intensification located in the settlement area.
- Designed for a compact built form that provides a mix of housing.



NEXT STEPS

ZONING BY-LAW AMENDMENT APPLICATION

- Provide new information on the proposed development and present the requested zoning by-law amendments
- Address public and Council questions
- Town Planning Staff to prepare Recommendation Report
- New Draft By-law pending Council approval
- 20-day appeal period

DRAFT PLAN APPORVAL & CONSTRUCTION

- Clearance of Draft Plan Conditions
- Receive final approvals and register Subdivision Agreement and register Agreement on title
- Apply for building permits
- Obtain building permits
- Start construction