

Planning & Development Committee

August 4, 2020

ZBA13-20-RC

Malone Given Parsons Ltd., c/o Rohan Sovig
Brookfield Homes
113 Hartley Ave., Paris



PLANNING & DEVELOPMENT COMMITTEE

August 4, 2020



Application No:	ZBA13-20-RC
Report No:	RPT-20-99
Application Type:	Zoning By-law Amendment
Location:	113 Hartley Ave.
Applicant:	Malone Given Parsons Ltd.
Staff Recommendation:	ITEM BE <u>APPROVED</u>

Existing Conditions



Frontage: 130.4 metres (427.9 feet)

Area: 1.87 hectares (4.62 acres)

- The property is currently vacant, having been previously approved for medium density development through the Subdivision application. The applicant has submitted a concurrent Site Plan Control Application, which is being reviewed by Development Services Staff at this time.



Official Plan (2012)

Current Designation:

- **Urban Residential**
- Permits a wide range and mix of housing forms within the Urban Settlement Areas of the County.



Zoning By-Law 61-16 (2016)

Current Zoning:

- **Special Exception Residential Multiple Medium Density (RM-7)**
- Current Zoning entails site-specific provisions to allow for a medium-density townhouse development.



Proposal



Zoning By-law Amendment:

- Proposed modification to existing Residential Multiple Medium Density, Special Exception (RM2-7) to permit the addition of back-to-back townhomes as a permitted use, as well as revisions to site-specific provisions pertaining to lot coverage and setbacks.

Application Submission:

- Application Form
- Planning Justification Report
- Site Plan
- Concept Elevations
- Draft By-Law

