

ZBA40-22-SL, Shannon Labelle

137 King Edward Street

Daniel Bellhouse

The Angrish Group c/o Ruchika Angrish

Planning and Development Committee

December 6, 2022



Application No.:	ZBA40-22-SL
Report No.:	RPT-0337-22
Application Type:	Zoning By-Law Amendment
Subject Lands:	137 King Edward Street
Agent / Applicant:	The Angrish Group
Owner:	Daniel Bellhouse

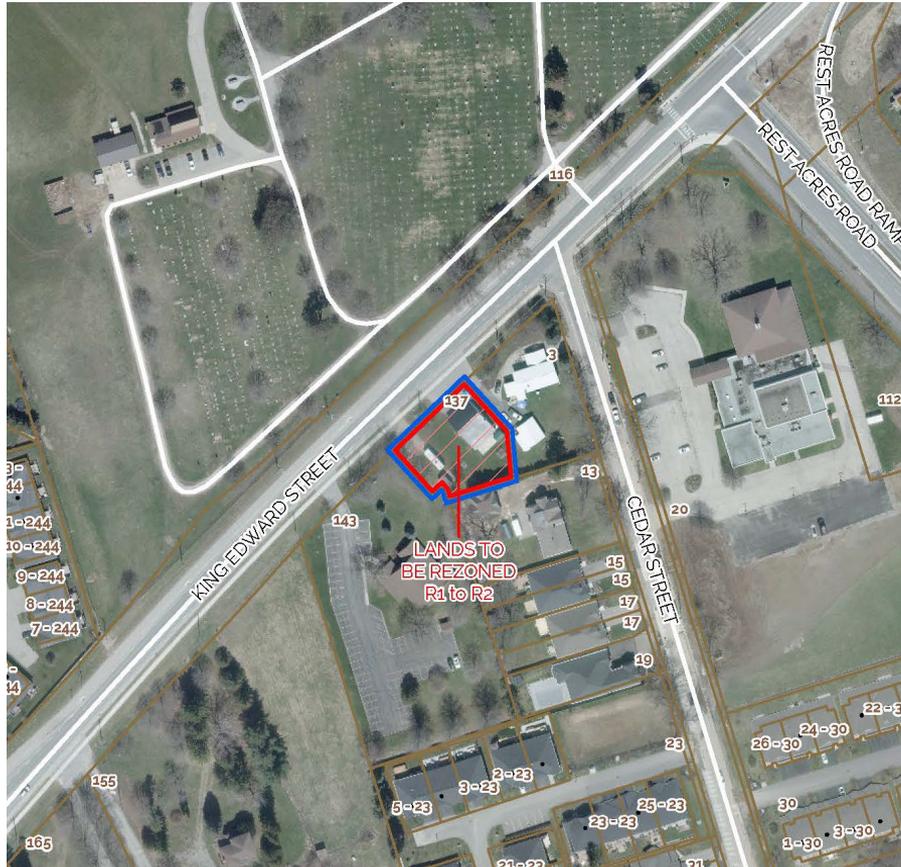
Staff Recommendation: Approval

Planning and
Development
Committee

December 6th,
2022



Property Location and Existing Conditions



- Subject lands are located on the south side of King Edward Street
- Within the geographic township of Paris
- **Frontage:** 37.4 metres (122.7 feet)
- **Area:** 1,221.6 sq.m (0.3 acres)
- Subject lands contain an existing single detached dwelling

Development Proposal

ZONING INFORMATION

ITEM	LOT 1 1500m ²	LOT 1 1500m ²	LOT 2 1500m ²	LOT 2 1500m ²
LOT AREA	1500m ²	1511.8m ²	1500m ²	1577m ²
LOT FRONTAGE	15m	18.7m	18m	18.7m
SETBACK	6m	6m	3m	6m
INTERIOR SIDE YARD SETBACK	1.2m	1.2m	1.2m	1.2m
REAR YARD SETBACK	6m	16.4m	6m	7.1m
LOT COVERAGE (MAX)	40%	44%	40%	44%
UNDEVELOPED SITE AREA	20%	23%	20%	23%
BUILDING HEIGHT	15.5m	3.6m	10.3m	416.5m



Zoning By-Law Amendment

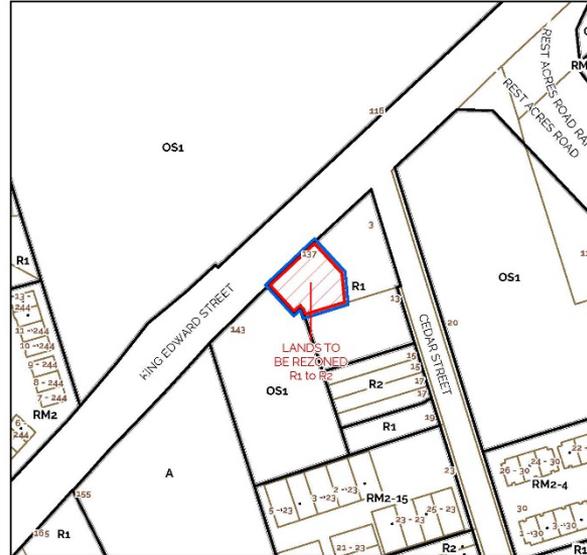
- Proposing to rezone the retained and severed lands from Residential Singles (R1) to Residential Singles and Semis (R2) in order to facilitate the creation of one (1) new residential building lot, and to permit a semi-detached dwelling housing type.

Official Plan (2012)

Zoning By-Law (2016)



Current Designation:
Urban Residential



Current Zoning:
Residential Singles (R1)
Proposed Zoning:
Residential Singles and Semis (R2)

Questions?

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Staff Recommendation:
That ZBA40-22-SL be **APPROVED**

