

# **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



<b>Application No.:</b>	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

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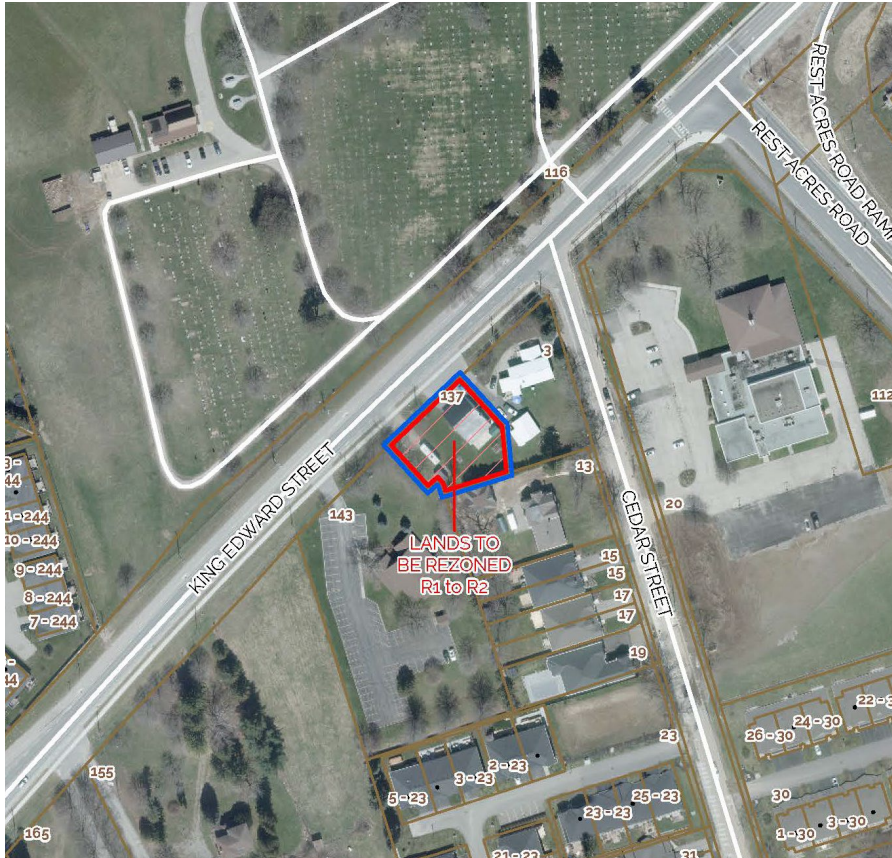
Staff Recommendation: Approval

Planning and  
Development  
Committee

December 6<sup>th</sup>,  
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

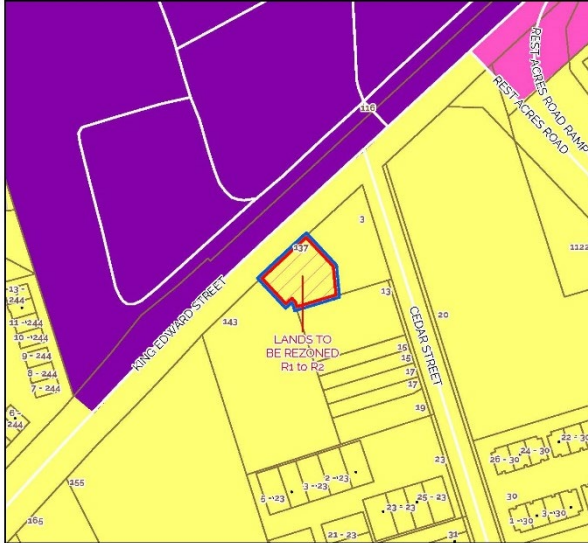
ITEM	LOT 1 REQUIRE	LOT 1 PROPOSED	LOT 2 REQUIRE	LOT 2 PROPOSED
LOT AREA	450m <sup>2</sup>	441.8m <sup>2</sup>	1000m <sup>2</sup>	977.0m <sup>2</sup>
LOT FRONTAGE	15m	18.7m	18m	18.7m
STREET SETBACK	6m	6m	6m	6m
INTERIOR SIDE YARD SETBACK	1.2m	1.2m	1.2m	1.2m
REAR YARD SETBACK	6m	14.6m	6m	7.1m
LOT COVERAGE (MAX)	40%	<40%	40%	<40%
UNDEVELOPED LOT SETBACK	30%	>30%	30%	>30%
BUILDING HEIGHT	10.5m	3.6m	10.5m	<10.5m

## 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.



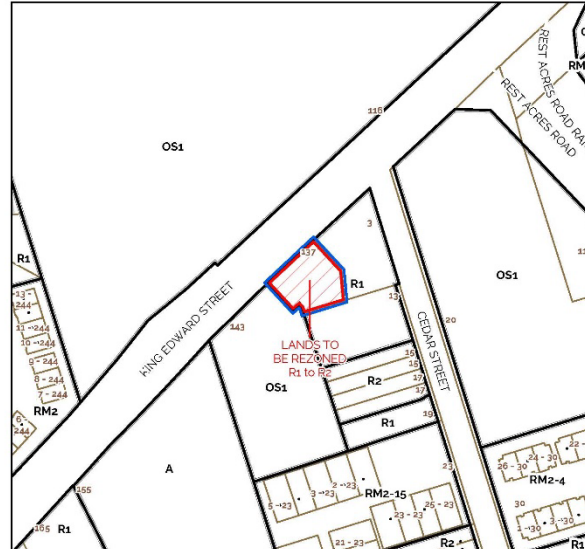
# Official Plan (2012)



## Current Designation:

Urban Residential

# Zoning By-Law (2016)



## 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**

