

Application No.:	ZBA2-26-RF
Report No.:	RPT - 0127 - 26
Application Type:	Zoning By-Law Amendment
Subject Lands:	8 Orth Drive, New Durham
Agent / Applicant:	Kayla DeLeye (Kayla DeLeye Development Planning)
Owner:	Andrew and Cheryl deHaan
Recommendation:	For information.

Property Location

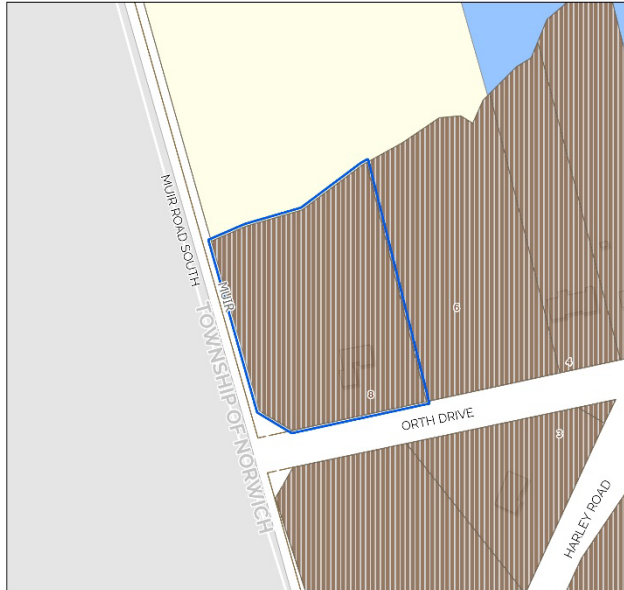


Total Area: 1.1 ha (11,039 sq. m.)
Frontage: Orth Drive & Muir Road South



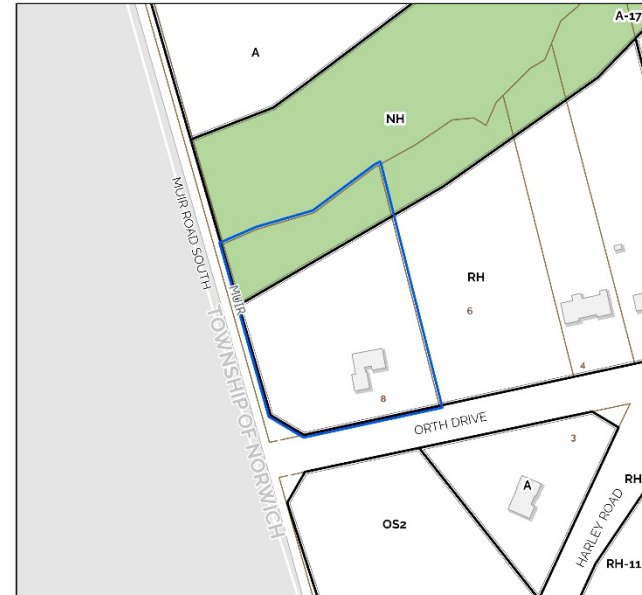
Existing Conditions:
The subject lands have a single detached dwelling and some sheds.

Official Plan (2023)



Current Land Use Designation:
Village Developed Area

Zoning By-Law (61-16)



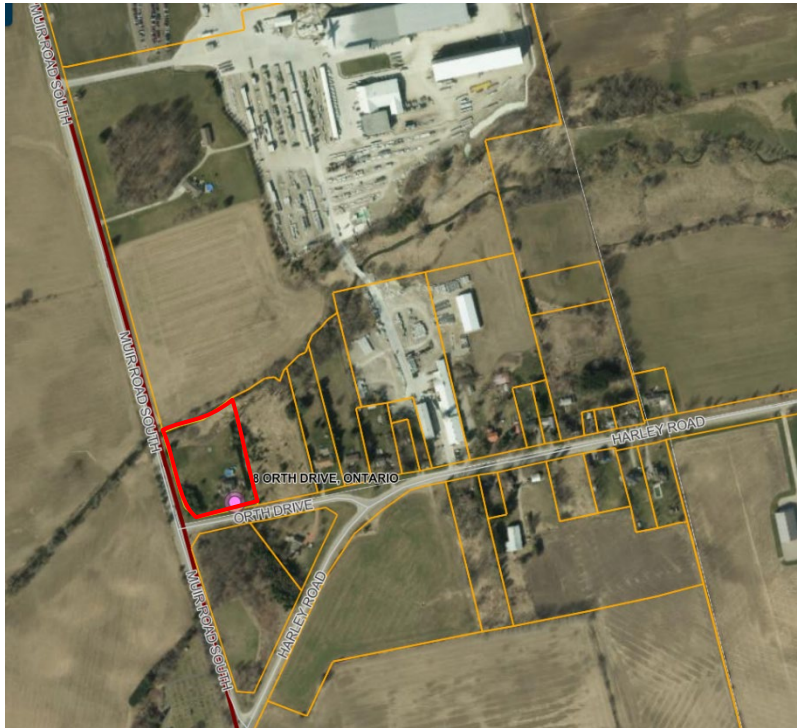
Current Zoning Classification:
Residential Hamlets & Villages (RH) & Natural
Heritage (NH)



Zoning By-law Amendment ZBA2-26-RF is proposing to establish the following site-specific provisions to facilitate an accessory structure in the Residential Hamlets & Villages (RH) zone to permit:

- a maximum lot coverage for all accessory structures of 491 m², whereas 140 m² is permitted
- a maximum height of 6.92 m, whereas 5m is permitted

Key Considerations



Permitted uses

- Residential, including accessory structures

Compatibility

- Surrounding land uses
- Larger lot sizes in the area
- Lot size can accommodate larger structure

Key Considerations

Pic 1



Use

- Accessory to principal dwelling
- Storage and workshop

Access

- Existing entrance

Tree considerations

- Protection fencing
- Replacement or compensation

Application Process / Next Steps



**New Application
Received
& Circulated for
Technical Review**



**Application
Deemed
Complete
& Notice of
Public Meeting
Circulated**



**Public Meeting
(For Information
Only)**



**Council Decision
& Appeal Period
(Staff
Recommendation
and Council
Decision)**





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