

Memo

To: Members of Council
From: Planning Services
Date: March 9, 2014
Subject: Summary of final changes to proposed By-law 2015-018

REVISED RECOMMENDATION:

That By-law 2015-018, a by-law to make a number of housekeeping and technical corrections to Zoning By-law 2014-014, be passed, as amended in accordance with the Memorandum dated March 9, 2015, from the Planning Services department.

COMMENTS:

Based on a concern raised with respect to clause 13 of the amendment (revised maximum front yard projection for private garages), the proposed amendment has been deleted from proposed By-law 2015-018. The matter will be further reviewed and may be brought back for consideration at a future date.

Based on a concern raised with respect to balconies and allowable projections, clauses 3(a), 4(a), and 4(c) have been deleted from proposed By-law 2015-018. The issues will be further reviewed and may be brought back for consideration at a future date.

One additional housekeeping item has been identified, related to through lots (being lots adjacent to streets along the front and rear lot lines). The lot line definitions, as proposed, result in the rear yard of several lots being interpreted as front yards. The rear yards on many of these lots have been developed with swimming pools and accessory buildings, and are not permitted in front yards. A number of additional proposed amendments would clarify and correct the application of yards on all affected lots. The following new clauses should be included in the proposed By-law 2015-018:

- 3(h). Deleting and replacing the definition of Lane with the following:
“means a right-of-way not intended for general traffic circulation that provides motor vehicle access to an abutting lot and does not include a private road or public road.”
- 3(i). In the definition of Lot line, front, adding new subsections (c) and (d) as follows, and relettering the current subsection (c) as subsection (e):
- “c) A through lot or through corner lot where a 0.3 metre reserve abuts one of the lot lines, the front lot line shall be the lot line not abutting the 0.3 metre reserve;
 - d) A lot separated from a road by a public park, the front lot line shall be the shortest lot line abutting the public park;”.

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- 3(j). In the definition of Road, private, adding the word, “*motor*” in front of the word, “*vehicles*”; and,
- 3(k). In the definition of Road, public, adding the word, “*motor*” in front of the word, “*vehicles*”.
- 33.1 Section 15.180, Special Provision 180, of By-law 2014-014 is amended by deleting and replacing Section 15.180.6(b) with the following:
 - “b) *A lot abutting a public park accessed by a lane shall be deemed to comply with Section 4.13, relating to lot frontage requirements, of this By-law.*”