To: Chair and Members of the Planning Committee
From: Paige Agnew, Commissioner, Community Services
Resource Staff: Same as above
Date of Meeting: April 16, 2020
Subject: Comprehensive Report
File Number: D14-019-2019
Address: 200 Sibbit Avenue
Application Type: Zoning By-Law Amendment
Owner: Herminder Sandhu
Applicant: Chelsea Reid

Council Strategic Plan Alignment:

Theme: Policies & by-laws

Goal: 2.2 Build a significant number of new residential units with a range of affordability.

Executive Summary:

The following is a comprehensive report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by Chelsea Reid, on behalf of Herminder Sandhu, with respect to the subject site located at 200 Sibbit Avenue.

The applicant is proposing to amend Zoning By-Law Number 32-74 to facilitate the redevelopment of 200 Sibbit Avenue to a Rural Residential ‘RR’ zone to permit two consent applications that create one retained and two severed parcels of land and allow for a single-detached dwelling house to be built on each property.

Recommendation:

That the Planning Committee recommends to Council:
April 16, 2020

That the application for a zoning by-law amendment (File Number D14-019-2019) submitted by Chelsea Reid, on behalf of Herminder Sandhu, for the property municipally known as 200 Sibbit Avenue, be approved; and

That By-Law Number 32-74, entitled "Rural Residential (Zoning) By-Law of the Corporation of the City of Kingston", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to Amend Zoning By-Law Number 32-74) to Report Number PC-20-030; and

That Council determines that in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the by-law; and

That the amending by-law be presented to Council for all three readings.
Consultation with the following Members of the Corporate Management Team:

- Peter Huigenbos, Commissioner, Business, Environment & Projects: Not required
- Brad Joyce, Acting Commissioner, Corporate Services: Not required
- Jim Keech, President & CEO, Utilities Kingston: Not required
- Desirée Kennedy, Chief Financial Officer & City Treasurer: Not required
- Sheila Kidd, Commissioner, Transportation & Public Works: Not required
Options/Discussion:

Background and Decision Date
In accordance with By-Law Number 2007-43, this application was subject to a pre-application meeting held on March 27, 2019, with the Planning Division and various other departments and agencies. Following this, a complete application submission was made by the applicant on November 11, 2019.

In accordance with the Planning Act, this application is subject to a decision by Council on or before February 9, 2020 which is 90 days after a complete application was received. In the absence of a decision by Council in this timeframe, the applicant may exercise their right to appeal to the Local Planning Appeal Tribunal (LPAT).

The applicant has been working with staff to address technical comments related to Sibbit Avenue, taking the application beyond the 90 days after a complete application was received. Staff have reviewed the revised information and have no further technical concerns with preparing this report to advance a recommendation for the zoning by-law amendment for consideration by the Planning Committee and Council.

Site Characteristics
The property fronts onto Highway 2 with 102.16 metres of lot frontage and also fronts onto Sibbit Avenue with 322.11 metres of lot frontage. The property’s total lot area is 4.9 hectares. The subject properties are surrounded by residential properties to the north, south and east. To the west, the subject property abuts Ravensview Wastewater Treatment Plant (Exhibit C – Neighbourhood Context). The subject property has a combined area of approximately 4.9 hectares. Currently the subject property located at 200 Sibbit Avenue is vacant.

The subject properties are designated ‘Rural Lands in the City of Kingston Official Plan (Exhibit D - Official Plan, Land Use). The property located at 200 Sibbit Avenue is located in a Development zone ‘D’ (Exhibit E – Existing Zoning By-Law Number 32-74, Map 1).

The applicant is requesting an amendment to Zoning By-Law Number 32-74 to permit the creation of one retained and two severed lots and to allow a single-detached dwelling house to be located on each lot. The reconfigured property located at 200 Sibbit Avenue will not require any additional zoning relief because the proposed lots and single-detached dwelling house will meet the Requirements of a RR zone in Zoning By-Law Number 32-74.

Proposed Application and Submission
The applicant is proposing to amend Zoning By-Law Number 32-74 to facilitate the redevelopment of 200 Sibbit Avenue with three lots that would permit one single-detached dwelling house on each lot. The proposed rezoning application will be associated with two consent applications. Proposed Severed Lot A will have an area of 1.65 hectares with 102.16 metres of lot frontage on the south side of Highway 2 and 159.79 metres on west Sibbitt Avenue. Proposed Severed Lot B will have an area of 1.63 hectares with 92.54 metres of lot frontage on the west side of Sibbitt Avenue. The proposed retained lot will have an area of 1.62 hectares with 75.08 metres of lot frontage along Sibbit Avenue (Exhibit F – Concept Plan).
No single-detached dwellings are permitted within the Development ‘D’ Zone. The applicant is proposing to apply a site-specific Rural Residential ‘RR-H’ Zone, as this zone allows for a single-detached dwelling use and consent applications to permit the additional lots.

On January 23, 2020 a Public Meeting was held to rezone the property from D to RR with respect to this zoning by-law amendment application. The plans involved a proposal to redevelop the property at 200 Sibbit Avenue to create 3 individual lots of land that would permit a detached single family dwelling on each lot. The original plans are contained in the Planning Committee Public Meeting Report Number PC-20-017.

In support of the application, the applicant has submitted the following:

- Planning Justification;
- Site Plan Sketch;
- Grading Plan;
- Noise Study;
- Hydrogeological Report; and
- Planning Justification Report.

All submission materials are available online through the Development and Services Hub (DASH) at the following link, DASH, using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

**Provincial Policy Statement**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which are intended to be complemented by local policies addressing local interests. A further detailed review of the applicable policies is attached in Exhibit I. The proposed zoning by-law amendment is consistent with the PPS.

**Official Plan Considerations**

The subject property is designated ‘Rural Lands’ in the City of Kingston Official Plan (Exhibit D – Official Plan, Land Use). The goal of this designation is to protect the rural community by balancing the environmental, resource protection, community and economic objectives of land use on Rural Lands, and to permit a range and scale of uses that help to promote the long-term growth and viability of the rural community. To protect land suitable for agricultural production from scattered development and land uses which are unrelated to agriculture.

The proposed retained and severed parcels of land comply with the severance for non-farm residential use as per Section 3.12.9 in the Official Plan. The subject lot has not received any consents to create new lots between November 6, 1997 to present and will exceed the minimum lot area requirement of 1.0 hectares.

The proposed development on each resulting lot will comply with Section 3.12.10 regarding development on existing lots in on Rural Area designated lands. The development will not appear to have any negative impacts on any existing agricultural uses in the area nor will it have
any negative effects on Sibbit Avenue. Cataraqui Region Conservation Authority has no concerns with the requested amendment to the zoning by-law.

Section 2.7 of the Plan provides land use compatibility measures which are to be considered when reviewing an application for zoning by-law amendment. These measures relate to potential adverse effects on neighbouring properties including, but not limited to, shadowing, loss of privacy, light and noise pollution, and environmental degradation. Each lot is proposed to be developed with a new single-detached dwelling house. Each lot and its development will meet the long-term needs of the intended users. Therefore, the purpose and intent of the ‘Rural Lands designation of the Official Plan is maintained and an amendment to the Official Plan is not required.

A further detailed review of the applicable policies is attached in Exhibit J. The proposed zoning by-law amendment conforms with the general intent and purpose of the Official Plan.

Zoning By-Law Considerations
The uses permitted in the Development Zone ‘D’ zone include an accessory dwelling house, an existing detached single family dwelling house, a farm, but not including a specialized farm as defined herein, a farm produce outlet, a home occupation and a public use.

Other Applications
There are no further applications under the Ontario Planning Act that are associated with this proposed zoning by-law amendment.

Technical Analysis
This application has been circulated to external agencies and internal departments for review and comment. All comments on the proposal have been addressed and no outstanding technical issues with this application remain at this time.

Zoning By-Law Discussion
The subject property is zoned ‘D’ (Development Zone) in Zoning By-Law Number 32-74, as amended (Exhibit E – Existing Zoning By-Law Number 32-74, Map 1).

The proposed zoning by-law amendment will apply a ‘RR’ zone to the subject property to address the individual permitted uses for the site. The applicant proposed that a Holding Symbol be applied to the property to address acoustic barriers being built beside Ravensview Wastewater Treatment plant and Highway 2. The Holding Symbol with not be required through the zoning application because the construction of the acoustic barriers will be addressed through a required development agreement within the consent application. The draft zoning by-law amendment is indicated in Exhibit A. Table 1 provides a detailed review. The shaded sections of Table 1 below indicate the provision that requires relief for the proposal and are addressed afterward in the report:
Table 1: Zoning By-Law Number 32-74 provisions

<table>
<thead>
<tr>
<th>Provision</th>
<th>‘D’ Zone Requirement</th>
<th>Proposed ‘RR’ Zone Requirement</th>
<th>Relief Required?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Uses</td>
<td>an accessory dwelling house, an existing detached single-family dwelling house, a farm, but not including a specialized farm as defined herein, a farm produce outlet, a home occupation and a public use. Section 26 (1) (a)&amp;(b)</td>
<td>Detached single-family dwelling house. Section 8 (1) (a) &amp; (b)</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Lot Area</td>
<td>10 Hectares Section 26 (2) (a)</td>
<td>0.4 Hectares Section 8 (2) (a)</td>
<td>No</td>
</tr>
<tr>
<td>Minimum Lot Frontage</td>
<td>90 Metres Section 26 (2) (b)</td>
<td>46 Metres Section 8 (2) (b)</td>
<td>No</td>
</tr>
<tr>
<td>Minimum Front Yard Depth</td>
<td>10.5 Metres Section 26 (2)(C)</td>
<td>10.5 Metres Section 8 (2) (c)</td>
<td>No</td>
</tr>
<tr>
<td>Minimum Exterior Side Yard Width</td>
<td>10.5 Metres Section 26 (2)(d)</td>
<td>10.5 Metres Section 8 (2) (d)</td>
<td>No</td>
</tr>
<tr>
<td>Minimum Interior Side Yard Width</td>
<td>12 Metres Section 26 (2)(e)</td>
<td>4.5 metres Section 8 (2) (f)</td>
<td>No</td>
</tr>
<tr>
<td>Minimum Rear Yard Depth</td>
<td>15 Metres Section 26 (2)(f)</td>
<td>7.5 Metres Section 8 (2) (f)</td>
<td>No</td>
</tr>
<tr>
<td>Minimum Dwelling Unit Area</td>
<td>80 Square Metres Section 26 (2)(g)</td>
<td>120 Square Metres</td>
<td>No</td>
</tr>
</tbody>
</table>
Permitted Use
Relief is required as detached single-family dwellings are not a permitted use within the Development Zone ‘D’ zone. The proposed new Rural Residential Zone would permit a detached single-family dwelling onto each lot. The proposed lot and road frontage size would comply with the Rural Residential zoning provisions. The proposed lots with a detached single-family dwelling on each lot does not represent a significant increase in population or residential density and is not anticipated to diminish service levels of existing social and physical infrastructure in the surround area.

Public Comments
The following is a summary of all of the public input received to-date, including the public submissions received at the Public Meeting held on January 23, 2020 and the additional public submissions received since this time. At this time, no additional public submissions have been received.

(1) Question: Will the trees on the property require a Tree Permit if the owner wants to remove any.

Response: The rezoning application was reviewed by the City’s Legal Services Department and it was determined that section 6 of the Tree By-Law would require the owner of the property to apply for a Tree permit if they want to remove any trees on the property that fall under the specifications set out in the Tree By-Law.

(2) Concern: There is a concern the application didn’t provide Planning Committee or the public with a plot plan that shows the foot print/setbacks of the proposed detached single-family dwellings on each lot.

Response: At this time the applicant is not required to provide any plot plan of the proposed detached single family dwellings. The applicant will have to follow the zoning provisions of the Rural Residential zone (By-Law Number 32-74) at the Building Permit stage or apply for a minor variance if their building plans change.
Effect of Public Input on Draft By-Law
The public input received has been clarified through the responses as provided above. There was no effect of the public input on the draft by-law.

Conformity of Existing Zoning with Official Plan
The Official Plan is the document in which the City of Kingston sets out its land use planning goals and policies that guide physical development, the protection of natural and cultural heritage, resource management and necessary supporting infrastructure. The Official Plan manages and directs change with high level policies that are meant to be implemented through other, more detailed and specific municipal by-laws, such as a zoning by-law. The zoning by-law is a separate document that is an implementation tool to put the Official Plan's general policies into specific requirements that can be measured and applied to individual properties across the City. Zoning by-laws must conform with the policies of the Official Plan, however, due to the nature of the Official Plan policies, it is important to note that there is more than one way for a zoning by-law to conform with the policies. The existing zoning by-law on the subject property conforms with the policies of the Official Plan.

Conclusion
The Planning Division recommends approval of the application for a zoning by-law amendment for the property known as 200 Sibbit Avenue. The detached single-family dwellings proposed for the site will be compatible with the existing residential neighbourhood and will not result in adverse impacts. In addition, the proposed development will contribute to the City's housing supply. Adequate amenity space, parking and landscaped area will be provided. The proposed zoning by-law amendment is consistent with the Provincial Policy Statement and conforms to the City's Official Plan.

Existing Policy/By-Law:

The proposed amendment was reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province's and the City's vision of development. The following documents were assessed:

Provincial
Planning Act
Provincial Policy Statement, 2014

Municipal
City of Kingston Official Plan
Zoning By-Law Number 32-74

Notice Provisions:

A Public Meeting was held respecting this application on January 23, 2020. Pursuant to the requirements of the Planning Act, a notice of the Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 20 days in advance of the Public Meeting. In addition, notices were sent by mail to 24 property owners (according to the latest
Assessment Rolls) within 120 metres of the subject property and a courtesy notice was placed in The Kingston Whig-Standard on January 17, 2020.

If the application is approved, a Notice of Passing will be circulated in accordance with the provisions of the Planning Act.

At the time of the writing of this report, no pieces of correspondence had been received and all planning related matters have been addressed within the body of this report. Any correspondence received after the publishing of this report will be included as an addendum to the Planning Committee agenda.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

Tim Park, Manager, Development Approvals 613-546-4291 extension 3223
Jason Partridge, Planner, 613-546-4291 extension 3216

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A  Draft By-Law and Schedule A to Amend Zoning By-Law Number 32-74
Exhibit B  Key Map
Exhibit C  Neighbourhood Context (2018)
Exhibit D  Official Plan Land Use
Exhibit E  Existing Zoning By-Law Number 32-74, Map 1
Exhibit F  Concept Plan
Exhibit G  Site Photos
Exhibit H  Public Notice Notification Map
Exhibit I  Consistency with the Provincial Policy Statement
Exhibit J  Conformity with the Official Plan
By-Law Number 2020-XX

A By-Law to Amend By-Law Number 32-74, “A By-Law to Regulate the Use of Lands and the Character, Location and Use of Buildings and Structures in The Township of Pittsburgh” (Zone Change from ‘D’ to ‘RR’, 200 Sibbit Avenue)

Passed: [Meeting Date]

Whereas by Order of the Minister of Municipal Affairs and Housing, The Corporation of the Township of Kingston, The Corporation of the Township of Pittsburgh and The Corporation of the City of Kingston were amalgamated on January 1, 1998 to form The Corporation of the City of Kingston as the successor municipal Corporation and pursuant to the Minister’s Order, any by-laws of the former municipality passed under the Planning Act continue as the by-laws covering the area of the former municipality now forming part of the new City; and

Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend By-Law Number 32-74, as amended, of the former Township of Pittsburgh;

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. By-Law Number 32-74 of The Corporation of the City of Kingston, entitled “A By-Law to Regulate the Use of Lands and the Character, Location and Use of Buildings and Structures in the Township of Pittsburgh”, as amended, is hereby further amended as follows:

   1.1. Map1 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from D to RR, as shown on Schedule “A” attached to and forming part of By-Law Number 2020-—.

2. That this by-law shall come into force in accordance with the provisions of the Planning Act

Given all Three Readings and Passed: [Meeting date]

______________________________
John Bolognone
City Clerk
Bryan Paterson
Mayor
SCHEDULE 'A'
TO BY-LAW NUMBER

File Number: D14-019-2019
Address: 200 SIBBIT AVENUE

Legend
Reference By-Law 32-74, Map 1
- Rezoned from D to RR Zone

Certificate of Authentication
This is Schedule 'A' to By-Law Number_____,
passed this______day of___________2020.

Mayor                                      Clerk
PLANNING COMMITTEE

Key Map

File Number: D14-019-2019
Address: 200 SIBBIT AVENUE

Legend

- Subject Lands
- Property Boundaries

Exhibit B
Report Number PC-20-030

CONTEXT MAP

Subject Lands
Property Boundaries

FAIRCREST
BLVD
HWY 2
VALROMA PL
SIBBIT AVE
MCKNIGHT RD

FAIRCREST
BLVD
HWY 2
VALROMA PL
SIBBIT AVE
MCKNIGHT RD

PLANNING COMMITTEE

File Number: D14-019-2019
Address: 200 SIBBIT AVENUE

Legend

- Subject Lands
- Property Boundaries

Exhibit B
Report Number PC-20-030

CONTEXT MAP

Subject Lands
Property Boundaries

FAIRCREST
BLVD
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VALROMA PL
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FAIRCREST
BLVD
HWY 2
VALROMA PL
SIBBIT AVE
MCKNIGHT RD

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Public Notice Notification Map

File Number: D14-019-2019
Address: 200 SIBBIT AVENUE

Legend

- 120m Public Notification Boundary
- Subject Lands
- 24 Properties in Receipt of Notice
- Property Boundaries

PLANNING COMMITTEE


<table>
<thead>
<tr>
<th>Policy</th>
<th>Category</th>
<th>Commentary</th>
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<tbody>
<tr>
<td>1.1.1.b Accommodating an appropriate range and mix of residential</td>
<td>Building Strong Healthy Communities</td>
<td>The proposed Detached Single Family Dwellings will contribute to the City's overall housing supply and will be available to a greater range of tenants.</td>
</tr>
<tr>
<td>(including second units, affordable housing, and housing for older</td>
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<tr>
<td>persons), employment (including industrial and commercial),</td>
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<td>institutional (including places of worship, cemeteries, and long-term</td>
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<td>care comes), recreation, park and open space, and other uses to</td>
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<td>meet long-term needs</td>
<td></td>
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<tr>
<td>1.1.3.3 Planning authorities shall identify appropriate locations</td>
<td>Building Strong Healthy Communities</td>
<td>The proposed Detached Single Family Dwellings will increase the number of residential units on the site, thereby increasing the range of housing available which will assist in meeting the housing demand of the city. The proposal does not require any expansion of public services. Existing public services will be supported by the residents.</td>
</tr>
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<td>and promote opportunities for intensification and redevelopment</td>
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<td>where this can be accommodated taking into account existing building</td>
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<td>stocks or areas, including brownfield sites, and the availability</td>
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<td>of suitable existing or planned infrastructure and public service</td>
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<tr>
<td>facilities required to accommodate projected needs</td>
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<td></td>
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<tr>
<td>1.1.3.4 Appropriate development standards should be promoted which</td>
<td>Building Strong Healthy Communities</td>
<td>The proposed Detached Single Family Dwellings is a moderate form of intensification and will not result in risks to public health and safety.</td>
</tr>
<tr>
<td>facilitate intensification, redevelopment, and compact form, while</td>
<td></td>
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<tr>
<td>avoiding or mitigating risks to public health and safety</td>
<td></td>
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<tr>
<td>Section</td>
<td>Category</td>
<td>Details</td>
</tr>
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<tr>
<td>1.6.6.7</td>
<td>Planning for stormwater management</td>
<td>Storm water management has been reviewed through the technical review of this zoning by-law amendment application. A hydrological report and grading plan was submitted as part of the application and there are no objections to the proposal. There will be no negative impacts with regards to human health and safety and no issues with respect to property damage.</td>
</tr>
<tr>
<td>1.7.1.d</td>
<td>Long-term economic prosperity</td>
<td>The proposed Detached Single Family Dwellings will be two or one storeys in height and represents an appropriate built form which is consistent with the existing development within the surrounding residential area.</td>
</tr>
<tr>
<td>2.6.1</td>
<td>Significant built heritage resources and significant cultural heritage resources shall be conserved.</td>
<td>The subject property is not on the City's Heritage Register.</td>
</tr>
<tr>
<td>2.6.2</td>
<td>Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved</td>
<td>The City’s Archaeological Master Plan indicates that the subject property has been cleared of Archaeology.</td>
</tr>
<tr>
<td>2.6.3</td>
<td>Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</td>
<td>The subject property or the surrounding lands is not on the City’s Heritage Register.</td>
</tr>
<tr>
<td>Section</td>
<td>Policy</td>
<td>Commentary</td>
</tr>
<tr>
<td>---------</td>
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</tr>
<tr>
<td>2.2.5.</td>
<td>Housing Districts</td>
<td>Housing Districts are planned to remain stable in accordance with Section 2.6 of this Plan, but will continue to mature and adapt as the City evolves. Re-investment and upgrading will be encouraged through minor infilling and minor development (i.e., that which can integrate compatibility within the prevailing built form standards of height, density and amenity that are generally found in the neighbourhood). Housing Districts will be designated for residential uses of different types, but will</td>
</tr>
<tr>
<td>2.7.3.</td>
<td>Land Use Compatibility Matters</td>
<td>The land use compatibility matters to be considered under Section 2.7.2 include, but are not limited to: a. shadowing; b. loss of privacy due to intrusive overlook; c. increased levels of light pollution, noise, odour, dust or vibration; d. increased and uncomfortable wind speed; e. increased level of traffic that can disrupt the intended function or amenity of a use or area or cause a decrease in the functionality of active transportation or transit; f. environmental damage or degradation; g. diminished service levels because social or physical infrastructure necessary to support a use or area are overloaded; h. reduction in the ability to enjoy a property, or the normal amenity associated with it, including safety and access, outdoor areas, heritage or setting; i. visual intrusion that disrupts the streetscape or buildings; j. degradation of cultural heritage resources; k. architectural incompatibility in terms of scale, style, massing and colour; or, l. the loss or impairment of significant views of cultural heritage resources and natural features and areas to residents.</td>
</tr>
</tbody>
</table>
### Mitigation Measures

Mitigation measures may be used to achieve development and land use compatibility. Such measures may include one or more of the following:

- **a.** ensuring adequate setbacks and minimum yard requirements;
- **b.** establishing appropriate transition in building heights, coverage, and massing;
- **c.** designing the building in a way that minimizes adverse effects;
- **d.** maintaining mature vegetation and/or additional new landscaping requirements;
- **e.** controlling access locations, driveways, service areas and activity areas; and,
- **g.** regulating location, treatment and size of accessory uses and structures, lighting, parking areas, garbage storage facilities and signage.

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#### 2.7.4

- **A)** The proposed development does not require relief from the required setbacks of the Rural Residential Zoning By-law 32-74. The proposed detached single family dwellings will exceed the minimum lot area provisions and easily meet any building setback on the property.

- **B)** The height of the proposed zoning is within the maximum permitted height along Sibbit avenue and will not cause any problems with the transition of building heights.

- **c)** The proposed detached single family dwelling is not anticipated to cause any adverse effects due to its large lot size.

- **D)** Existing vegetation will be preserved to the extent possible. However, the removal of some vegetation is required within the property for the building footprint. The property owner is also required to apply for a tree permit if they want to remove any trees.

- **e)** Driveway access will occur off of Sibbit Avenue. Each property owner is required to apply for an entrance permit through the Engineering department.

- **d)** The location of any accessory buildings on the property must meet the setbacks of the RR zone.

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#### 3.3.A.2

- **Low Density Residential Policies**

  Low density residential uses include, but are not limited to, single detached dwellings, semi-detached dwellings, duplexes, triplexes, second residential units, and converted dwellings that have a density up to 37.5 units per net hectare of land, unless an approved secondary plan.

- **The proposed development will only allow for a detached single family dwelling. The density on the property will be approximately 0.61 units per net hectare.**
### 9.5.9 Zoning Applications Planning Committee and Council Considerations

When considering an application to amend the zoning by-law, the Planning Committee and Council will have regard to such matters as:

a. conformity of the proposal with the intent of the Official Plan policies and schedules;
b. compatibility of the proposal with existing uses and zones, sensitive uses, the natural heritage system, cultural heritage resources, and compatibility with future planned uses in accordance with this Plan;
c. compatibility of proposed buildings or structures with existing buildings and structures, with zoning standards of adjacent sites, with any future planned standards as provided in this Plan, and with any urban design guidelines adopted by the City for the area; d. the extent to which the proposal is warranted in this location and the extent to which areas zoned for the proposed use are available for development;
e. the suitability of the site for the proposal, including its ability to meet all required standards of loading, parking, open space or amenity areas; f. the suitability of the density relative to the neighbourhood and/or district, in terms of units per hectare, bedrooms per hectare, floor space index, and/or employees per hectare, as applicable; g. the impact on municipal infrastructure, services and traffic; h. comments and submissions of staff, agencies and the public; and, i. the degree to which the proposal creates a precedent.

### 9.6.13 Land Division

<table>
<thead>
<tr>
<th>Condition</th>
<th>Notes</th>
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<tbody>
<tr>
<td>a) The lot frontage, depth and area of any lot created by consent (severed and retained parcel) must be appropriate for the use proposed for the lot, be in compliance with the provisions of the zoning by-law and consistent, where possible, with adjacent lots;</td>
<td>a) The proposed rezoning seeks to describe appropriate performance standards to allow the development of a detached single family dwelling. The residential use is currently permitted by the property’s land use designation, as shown on Schedule 3-A Land Use of the Official Plan. Conformity with the intent of the Official Plan is provided in the report (Section 2.7)</td>
</tr>
<tr>
<td>b) Proposed severances that would result in irregularly shaped lots are to be avoided where possible;</td>
<td>b) The proposed rezoning will be compatible with existing uses and zones, sensitive uses, the natural heritage system, cultural heritage resources, and compatibility with future planned uses</td>
</tr>
<tr>
<td>c) Consents may be granted only when each parcel of land has frontage and direct access from an assumed road, except for conservation lands such as those held by the Conservation Authority or a land trust that can be accessed through an easement or right-of-way on abutting lands;</td>
<td>c) The proposed rezoning will establish performance standards that are intended to ensure that the development of the site proceeds in a manner which is compatible with the surrounding neighbourhood.</td>
</tr>
<tr>
<td>d) Direct access from major roads is limited and is subject to the terms of any permits or approvals required from an agency having jurisdiction, with particular attention to controlled areas subject to Ministry of Transportation review and approval;</td>
<td>d) Residential uses and the proposed density are permitted in the Official Plan.</td>
</tr>
<tr>
<td>e) New access points or driveways must be located where they would not create a traffic hazard because of sight lines on curves, grades or corners;</td>
<td>e) The subject property can accommodate the required parking spaces, landscaped open space, and amenity area between the lots.</td>
</tr>
<tr>
<td>f) Minor infilling of residential development is permitted except where the new lots would result in ribbon development of more than four houses or other land uses fronting along roads in Rural Areas;</td>
<td>f) The proposed development will result in intensification of the site. The development is not anticipated to impact existing infrastructure, services or traffic.</td>
</tr>
<tr>
<td>g) Infill residential development is permitted within Rural Areas where there is a distance of 100 metres or less of frontage between two non-farm residential lots on the same side of the road and the lot can meet all of the other policies of this Plan and requirements of the zoning by-law;</td>
<td>g) The proposed development will result in intensification of the site. The development is not anticipated to impact existing infrastructure, services or traffic.</td>
</tr>
<tr>
<td>h) Compatibility and any separation distances required between the proposed land uses for the lot and the neighbouring land uses located in Rural Areas must be considered;</td>
<td>h) The proposed development will result in intensification of the site. The development is not anticipated to impact existing infrastructure, services or traffic.</td>
</tr>
<tr>
<td>i) Any application for a consent must assess the impact on the natural heritage system, natural heritage features and areas, natural hazards, cultural heritage resources and areas of archaeological potential, or areas of archaeological significance as set out in Sections 5, 6 and 7 of this Plan; and,</td>
<td>i) The Archeological Master Plan indicates cleared of Archaeology.</td>
</tr>
<tr>
<td>j) The City must be satisfied that any development lots created by consent can be supplied with such municipal services as fire protection, road maintenance, storm drainage and where applicable, water supply and sewage disposal facilities, such that the provision of services does not adversely affect the City’s finances.</td>
<td>j) The subject lot is located outside of the Urban Boundary and its serviced area therefore development outside of the urban boundary may proceed with private onsite services. A hydrogeological assessment will be required as a condition of consent as the proposed lot is located in a density of greater than five lots per five hectares and is located in an area of groundwater constraint.</td>
</tr>
</tbody>
</table>

KFL&A Public Health Unit commented that the proposed lot is capable of providing flexibility in siting a sewage disposal system. Specific requirements for additional soil will be indicated on an Application to Construct a Sewage System prior to site development.