

Bylaw 34-2019 text amendment to Land Use Bylaw 6-2015

Applicant: **Ardrossan Land Corporation**

Report Purpose

To provide information to Council to make a decision on first, second and third reading of a bylaw which proposes to amend Land Use Bylaw 6-2015 Section 1.17 Definitions by adding a definition for "Porch" and Section 7.4.8 of the R2A - Semi-Detached Residential zoning district by adding text to allow for an increase to the maximum 40% site coverage for three scenarios.

Recommendations

1. THAT Bylaw 34-2019, a bylaw which proposes to amend Land Use Bylaw 6-2015 to:
 - add a definition for "Porch"; and
 - add regulations increasing the maximum site coverage of 40% in the R2A - Semi-Detached Residential zoning district for three scenarios;
 be given first reading.
2. THAT Bylaw 34-2019 be given second reading.
3. THAT Bylaw 34-2019 be considered for third reading.
4. THAT Bylaw 34-2019 be given third reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 7 - Provide opportunities for public engagement and communication

Report

The proposed bylaw will add a definition for "Porch" and increase the site coverage in the R2A Semi-Detached Residential zoning district from the current maximum of 40% for three scenarios as indicated in the proposed bylaw.

The amendment would align allowable maximum site coverage with other urban municipalities within the Region.

Please refer to Enclosure 2, which indicates the proposed amendments to the applicable R2A - Semi-Detached Residential zoning district, using shading to indicate the proposed additions.

Council and Committee History

March 10, 2015 Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

Other Impacts**Policy:** n/a**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.**Interdepartmental:** The proposed amendment has been circulated to internal departments. No objections were received.**Communication Plan**

Newspaper advertisements and letter to applicant.

Enclosures

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| 1 | Bylaw 34-2019 |
| 2 | R2A semi-detached residential zoning district with shading |