

To: Mayor and Members of Council

January 9, 2012

Re: Delegation –Greg Jahnke & Blair Arn - McKenzie Lane Condos

### **Background**

The Developers of the McKenzie Lane Condo project had submitted an application for a bare land condo subdivision on the parcel of land known as Parcel A, Plan No. 101909189. That proposed plan contravened the Town of White City Zoning Bylaw, therefore it was refused.

The Developers attended the December 12<sup>th</sup>, 2011 Council meeting to discuss the development, and were advised to prepare a new plan that is consistent with the Town's Zoning Bylaw.

### **Discussion**

This parcel of land that is being proposed for Condo development is currently zoned R6.

The Developers have had a new plan for a bare land condominium prepared, attached hereto. This plan is assuming the R4 Zone regulations.

The developer is going to be asking Council to consider rezoning Parcel A Plan No. 101909189 to R4.

### **Budget Implications**

If Council does agree to rezone the land to R4 there will be advertising costs related to amending the Zoning Bylaw. These costs will be recovered from the Developer that is requesting the zoning change.

### **Conclusion**

The purpose of this report is to provide Council with some background information. Garry Quiring, planning consultant for the Town of White City, will be in attendance to provide assistance

Respectfully submitted,



Shauna Bzdel,  
Town Manager

**PLAN SHOWING  
 PROPOSED BARE LAND CONDOMINIUM  
 OF  
 PARCEL A, PLAN NO. 102066049  
 S1/2 SEC 24, TWP 17, RGE 18, W2 MER  
 IN  
 WHITE CITY, SASKATCHEWAN  
 SCALE = 1: 500**

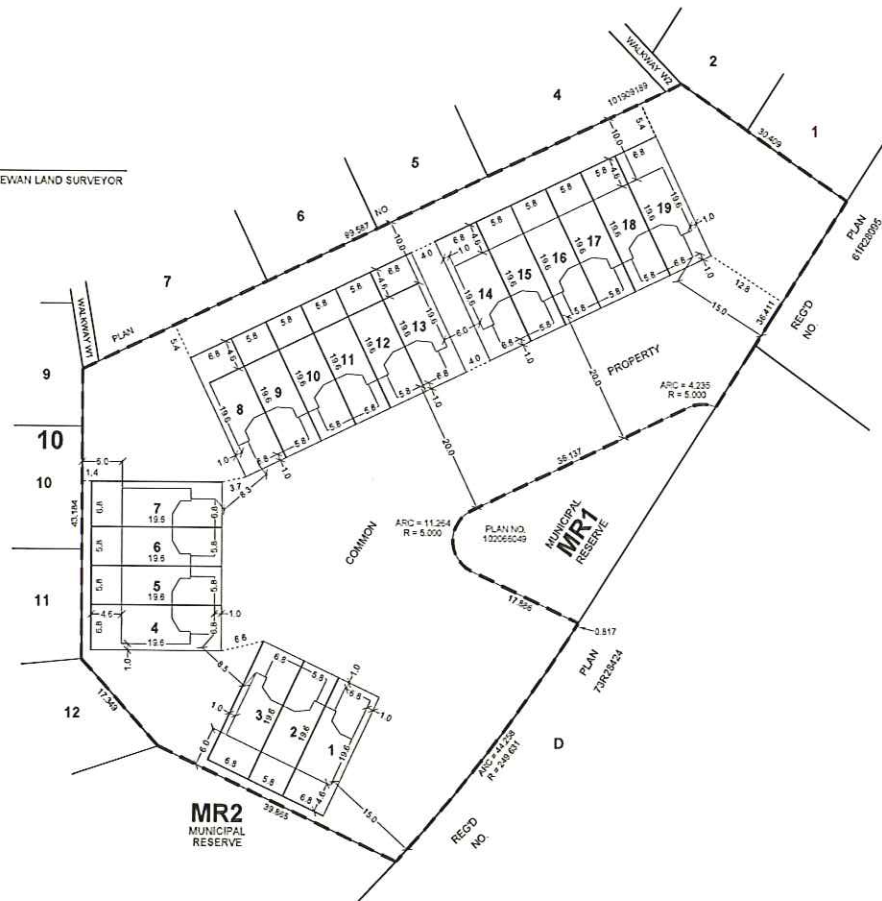
OWNER:

**NOTES:**

- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
- SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 1.0 %.
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 0.69 ha (1.71 ac).
- UNIT NUMBERS ARE AS SHOWN 1, 2, 3 etc.

DATE \_\_\_\_\_

SASKATCHEWAN LAND SURVEYOR



## 9.4 R4 - Multi-Dwelling Residential District

### 9.4.1 Intent

The intent of this district is to provide for multi-unit residential development and related uses that are not allowed in other residential districts.

### 9.4.2 Permitted Uses

#### (1) Residential uses

- (a) single detached dwelling
- (b) semi-detached dwellings
- (c) duplex dwellings
- (d) triplex dwellings
- (e) family child care home where ancillary to a dwelling.
- (f) home based business (residential office)

#### (2) Recreational and public uses

- (a) parks and playgrounds
- (b) public utilities (excluding offices, warehouses and storage yards)
- (c) municipal facilities.

#### (3) Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building.

### 9.4.3 Discretionary Uses

#### (1) Residential uses

- (a) dwelling unit group consisting of permitted and/or discretionary uses
- (b) fourplex dwellings
- (c) town house dwellings
- (d) apartment, low-rise
- (e) residential care homes
- (f) home based business (home occupation)
- (g) bed and breakfast homes subject to the provisions of Section 5.2
- (h) day care centres

#### (2) Institutional uses

- (a) places of worship, religious institutions.

#### 9.4.4 Regulations for Principal Buildings

**Table 9.4 - R4 Requirements**  
(minimum unless specified otherwise)

Requirement	Single Detached, Semi-Detached, Duplex, Triplex Dwellings	Townhouse, Fourplex Dwellings	Apartment Buildings and Dwelling Unit Group	Other Uses
Lot Area	750 m <sup>2</sup> /unit	600 m <sup>2</sup> /unit	200 m <sup>2</sup> /unit	*
Frontage	20 m	10m/unit	n/a	*
Front Yard	10 m	10 m	15 m	*
Rear Yard	10 m	10 m	10 m	*
Side Yard	3.5 m	3.5 m	6 m	*
Floor Area /Unit	80 m <sup>2</sup>	80 m <sup>2</sup>	80 m <sup>2</sup>	*
Height (max.)	11 m	11 m	13 m	*
Attached garage (max.) i) height	The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	*
Site Coverage (max.)	25%	25%	30%	*

\*All requirements of the CS zoning district shall apply to these uses.  
(Note: Maximum floor area of attached garaged removed – Bylaw 548-11)

#### 9.4.5 Regulations for Accessory Buildings

The applicable regulations of Subsections 4.2.4 and 4.3.4 shall apply.

#### 9.4.6 Development Standards for Residential Care Homes

- (1) The maximum number of client residents shall not exceed 5.
- (2) Council will apply the following criteria in considering a residential care home application:
  - the development will comply with the standards and criteria of Section 5.6
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development will provide a comfortable home for the client residents.

#### 9.4.7 Family Child Care Operations

- (1) Family child care operations are limited to 5 client spaces.

#### 9.4.8 Development Standards for Home Based Business

- (1) The applicable standards of Section 5.3 or 5.4 shall apply.
- (2) Council will apply the following criteria in considering a home based business (home occupation) application.
  - the development will comply with the standards and criteria of Section 5.3
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs

- the development does not have the potential to become too large or too intrusive for a residential neighbourhood.

#### 9.4.9 Development Standards for Commercial or Institutional uses.

(1) The Development Officer will apply the following criteria in considering a commercial use in this District:

- good access from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas; locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred
- the development will be of a size and operation intended to serve the neighbourhood in which it is located
- the developer of the business may be required to provide a fence or other buffer to an abutting residential use.

(2) The Development Officer will apply the following criteria in considering an institutional use in this District:

- locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred. The degree to which the development will be considered for internal areas to the neighbourhood will relate to the size of the development and to the degree to which it serves the local neighbourhood
- significant institutional uses will be encouraged to seek sites in or abutting CS - Community Service Districts.

#### 9.4.10 Signs

Section 6 regulations shall apply in the R4 – Multi-Dwelling Residential District.

#### 9.4.11 Storage

Subsection 4.2.6 regulations shall apply in the R4 – Multi-Dwelling Residential District.

## **9.6 R6 - Semi-Detached Multi-Dwelling Residential District**

### **9.6.1 Intent**

The intent of this district is to provide for multi-dwelling residential development and related uses.

### **9.6.2 Permitted Uses**

#### *(1) Residential uses*

- (a) single detached dwelling
- (b) semi-detached dwellings
- (c) duplex dwellings
- (d) town house dwellings
- (e) modular home
- (f) family child care home where ancillary to a dwelling.
- (g) home based business (residential office)

#### *(2) Recreational and public uses*

- (a) parks and playgrounds
- (b) public utilities (excluding offices, warehouses and storage yards)
- (c) municipal facilities.

#### *(3) Accessory uses* that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building.

### **9.6.3 Discretionary Uses**

#### *(1) Residential uses*

- (a) dwelling unit group consisting of permitted and/or discretionary uses
- (b) residential care homes
- (c) home based business (home occupation)
- (d) bed and breakfast homes subject to the provisions of Section 5.2
- (e) granny flats
- (f) day care centres

#### *(2) Institutional uses*

- (a) places of worship, religious institutions.

#### 9.6.4 Regulations for Principal Buildings

**Table 9.6 - R6 Requirements**  
(minimum unless specified otherwise)

Requirement	Single Detached, Modular, Semi-Detached, Duplex, Townhouse Dwellings	Dwelling Unit Group	Other Uses
Lot Area	750 m <sup>2</sup> /unit	600 m <sup>2</sup> /unit	*
Frontage	13 m	n/a	*
Front Yard	10 m	10 m	*
Rear Yard	10 m	10 m	*
Side Yard	2.5 m**	6 m	*
Floor Area/Unit	80 m <sup>2</sup>	80 m <sup>2</sup>	*
Height (max.)	11 m	11m	*
Attached garage (max.)			*
i) height	The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	
ii)			
Lot Coverage	35%	35%	

\*All requirements of the CS zoning district shall apply to these uses .

\*\* Where a common wall exists this setback applies to only to the exterior wall.

(Note: Maximum floor area of attached garaged removed – Bylaw 548-11)

#### 9.6.5 Regulations for Accessory Buildings

The applicable regulations of Subsections 4.2.4 and 4.3.4 shall apply.

#### 9.6.6 Development Standards for Modular Homes

- (1) All modular homes shall be place on a permanent foundation at a standard comparable to a single detached dwelling.
- (2) Modular homes shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.

#### 9.6.7 Development Standards for Residential Care Homes

- (1) The maximum number of client residents shall not exceed 5.
- (2) Council will apply the following criteria in considering a residential care home application:
  - the development will comply with the standards and criteria of Section 5.6
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development will provide a comfortable home for the client residents.

#### 9.6.8 Family Child Care Operations

- (1) Family child care operations are limited to 5 client spaces.

#### 9.6.9 Development Standards for Home Based Business

- (1) The applicable standards of Section 5.3 or 5.4 shall apply.
- (2) Council will apply the following criteria in considering a home based business (home occupation) application.
  - the development will comply with the standards and criteria of Section 5.3
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development does not have the potential to become too large or too intrusive for a residential neighbourhood.

#### 9.6.10 Development Standards for Commercial or Institutional uses.

- (1) The Development Officer will apply the following criteria in considering a commercial use in this District:
  - good access from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas; locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred
  - the development will be of a size and operation intended to serve the neighbourhood in which it is located
  - the developer of the business may be required to provide a fence or other buffer to an abutting residential use.
- (2) The Development Officer will apply the following criteria in considering an institutional use in this District:
  - locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred. The degree to which the development will be considered for internal areas to the neighbourhood will relate to the size of the development and to the degree to which it serves the local neighbourhood
  - significant institutional uses will be encouraged to seek sites in or abutting CS - Community Service Districts.

#### 9.6.11 Signs

Section 6 regulations shall apply in the R6 – Residential District.

#### 9.6.12 Storage

Subsection 4.2.6 regulations shall apply in the R – Residential District.