

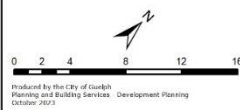
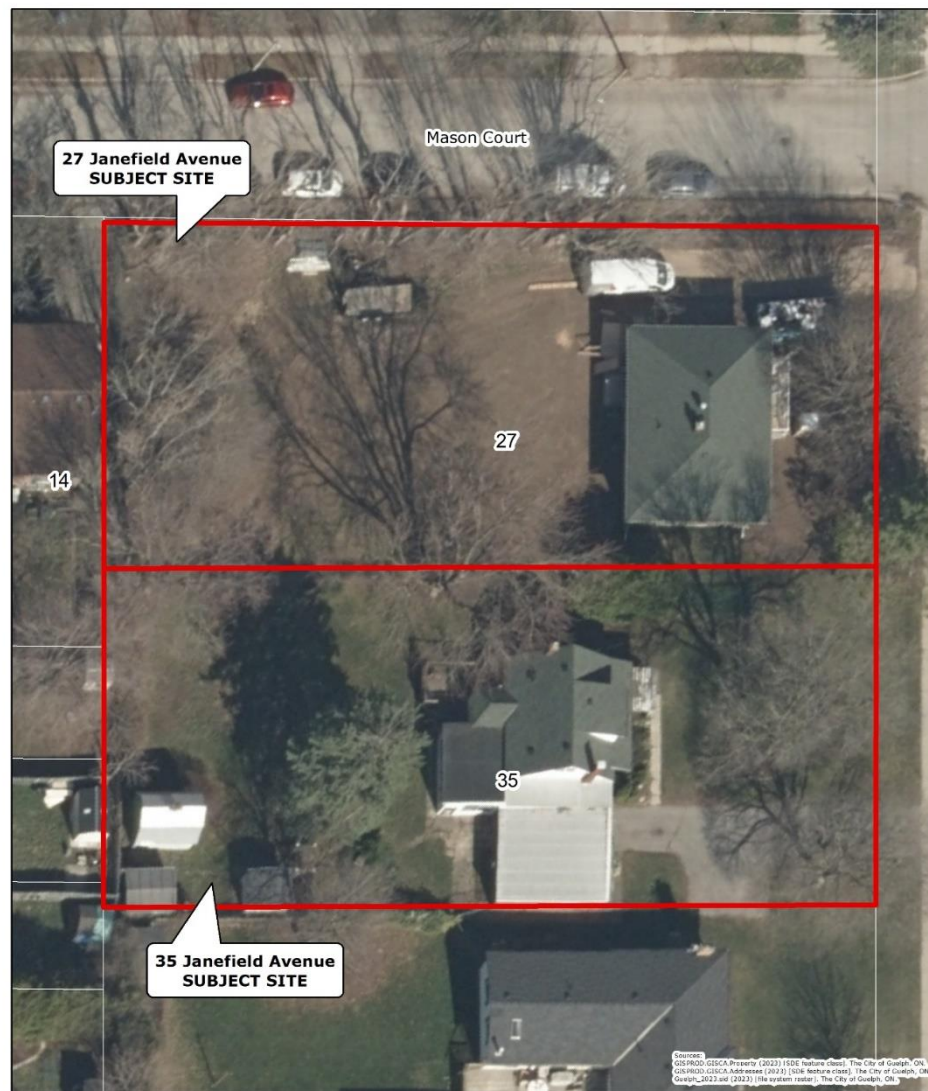
# **27-35 Janefield Avenue**

**Statutory Public Meeting and Decision meeting  
for Proposed Zoning By-law Amendment**

**December 12, 2023**

# Site Context

- 2,733 square metres
- Two single detached dwellings on site.
- Single detached dwelling on 35 Janefield Avenue to be removed

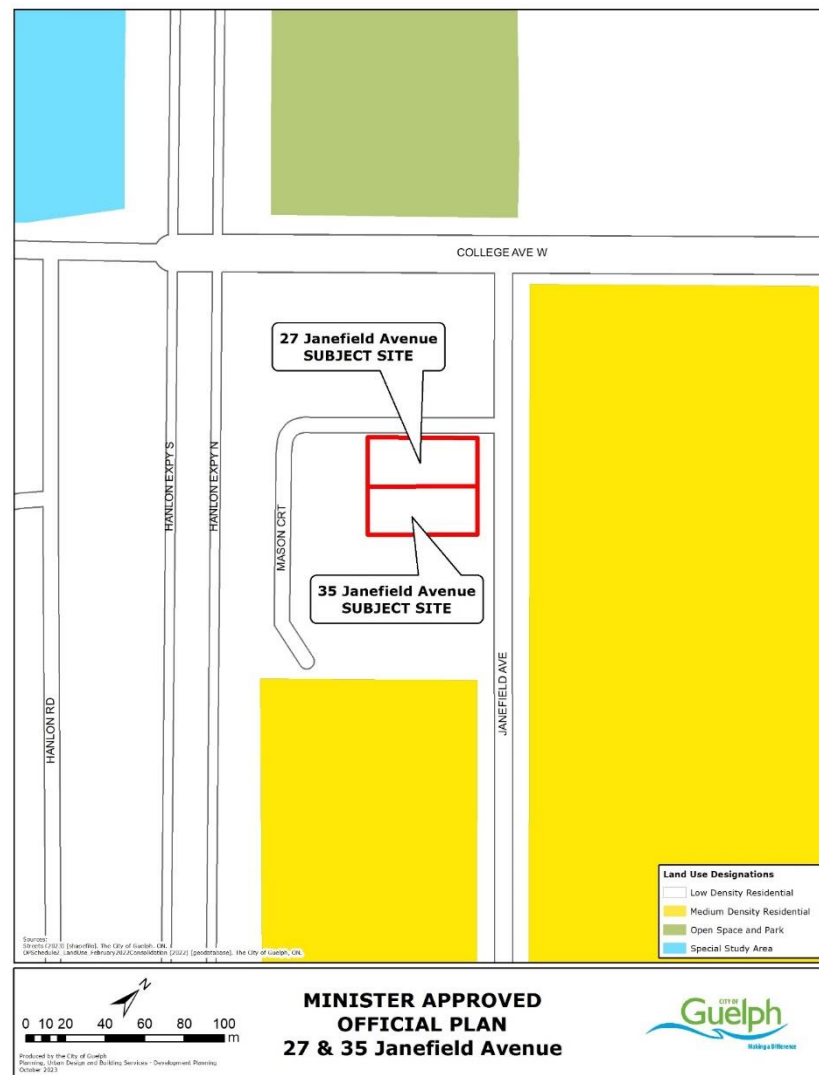


2023 ORTHOPHOTO  
27 & 35 Janefield Avenue

# Official Plan Designation

## Official Plan Designation:

- Low Density Residential
- Site is surrounded by Low Density Residential and Medium Density Residential designated lands.



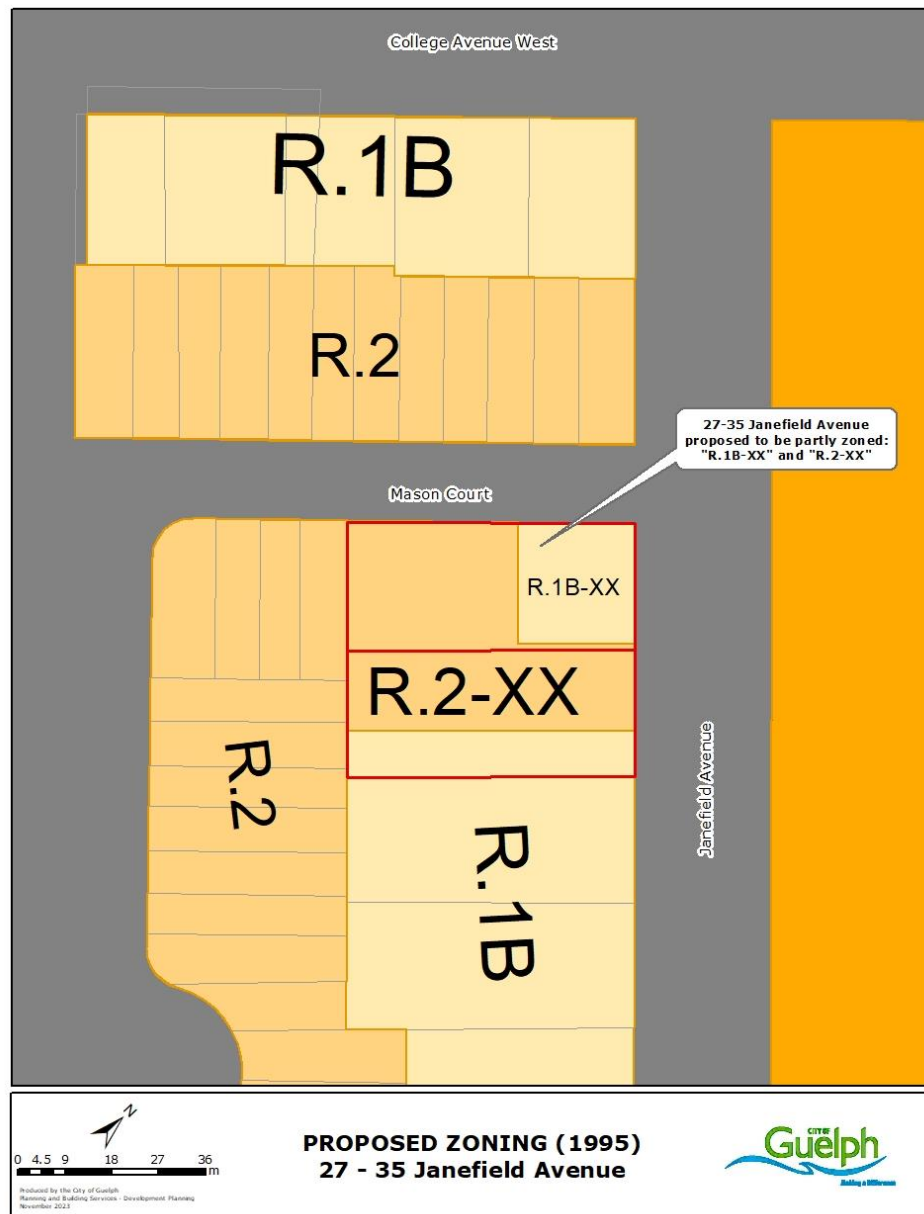
# Zoning (1995)

## Current Zoning (1995):

- R.1B (Residential Single Detached).

## Proposed Zoning (1995):

- Proposed parcel 5: R.1B-50 (Specialized Residential Single Detached).
- Proposed parcels 1-4, 6 and 7: R.2-33 (Specialized Residential Semi-detached/duplex).
- Southern portion to remain R.1B.



## **Requested Specialized Zoning Regulations (1995 Zoning By-law)**

Proposed specialized regulations for the R.1B-50 Zone:

- To permit a minimum rear yard setback of 2.4 metres.

Proposed specialized regulations for the R2.-33 Zone:

- To permit a maximum driveway width of 5.0 metres.
- To permit a minimum lot area of 192 square metres per unit for proposed parcels 3 and 4.

# Zoning (2023)

## Current Zoning (2023):

- RL.1 (Low Density Residential).

## Proposed Zoning (2023):

- RL.1-22 (Specialized Low Density Residential) for single detached lot.
- RL.1-23 (Specialized Low Density Residential) for semi detached lots.
- Southern portion to remain RL.1.



## **Requested Specialized Zoning Regulations (2023 Zoning By-law)**

Proposed specialized regulations for the RL.1-22 Zone:

- To permit a minimum rear yard setback of 2.4 metres for proposed parcel 5.
- To permit a maximum exterior side yard setback of 10.6 metres for proposed parcel 5.

Proposed specialized regulations for the RL.1-23 Zone:

- To permit a minimum lot area of 192 square metres for a semi-detached dwelling for proposed parcels 3 and 4.

