

Project description – 1410 Glen Urquhart Dr.

Text amendment to the RR1 zone to allow secondary residence as a permitted use at 1410 Glen Urquhart Dr.

As a homeowner on Glen Urquhart (RR-1), we believe in a text amendment to further expand the zoning to include secondary residence as a permitted use. The primary purpose of this is to expand our residence to include a secondary residence for my mother. This is to create a multi- generational home.

Given the current permitting, lot size, and location of the laneway, there would be little risk of detrimental impacts on the character of the neighbourhood. This change to a text amendment zoning bylaw would not allow for subdivision, addition of multiple dwellings, duplex, home businesses or agriculture. It will not carry visual impacts for neighbours or alter street parking and traffic. Parking will be accessible through the lane. The addition of 1 people in the neighbourhood would not significantly increase pressure on utilities such as water and sewer in this currently low-density neighbourhood. The development will meet all existing setback recommendations in then current zone.

Secondary house design and placement will meet all Development Permit Guidelines (BL2645 Duplex Carriage House and Secondary Residential Development Permit Area). This includes a footprint of less than 90m², only one other residential dwelling and a property greater than 1250m².