

Public Meeting

Structure Envelope (SE) and Housekeeping
Zoning By-law Amendment

File No.: RZ 19-09

Tuesday, December 3, 2019

Community Services



What is a Structure Envelope (SE)?

- A structure envelope is an area of a property where development is permitted (i.e. dwelling, driveway, septic, pool, etc.)
- The area outside of the structure envelope may be subject to a natural area restriction which restricts the use of land outside of the envelope
- The purpose of a structure envelope is to protect natural features which may exist on or adjacent to the property

SE: Methodology

- Staff reviewed a number of sources to compile the most accurate and current information relating to structure envelopes.
 - A Review of Property Title
 - Use of Surveys
 - A Review of Existing Structure Envelopes
 - A Review of Minor Variances
 - Other Data Sources and Aerial Photo Review

SE: Amendments

- Amend the structure envelope maps
 - Introduce structure envelopes which existed on title but were not in the zoning
 - Recognize approved minor variances to expand structure envelopes
 - Update structure envelope and natural area limits, boundaries and dimensions
- Update zones, zone map and text to reflect administrative changes to implement the structure envelope mapping updates

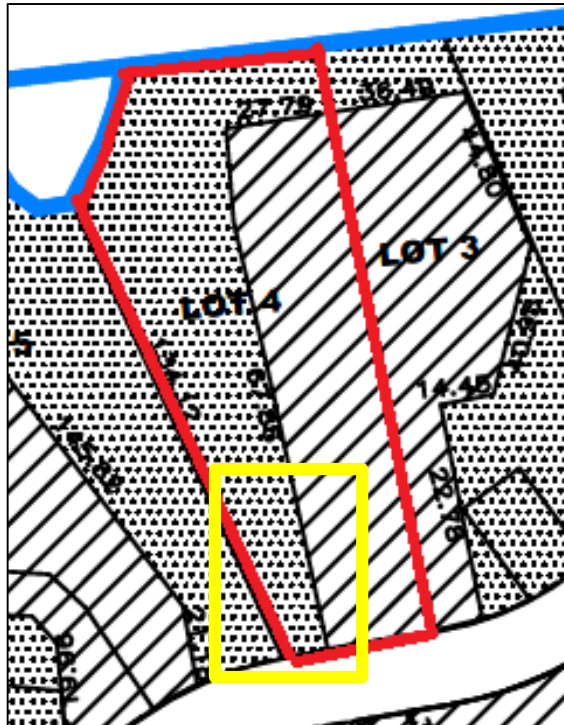
Highcrest Road



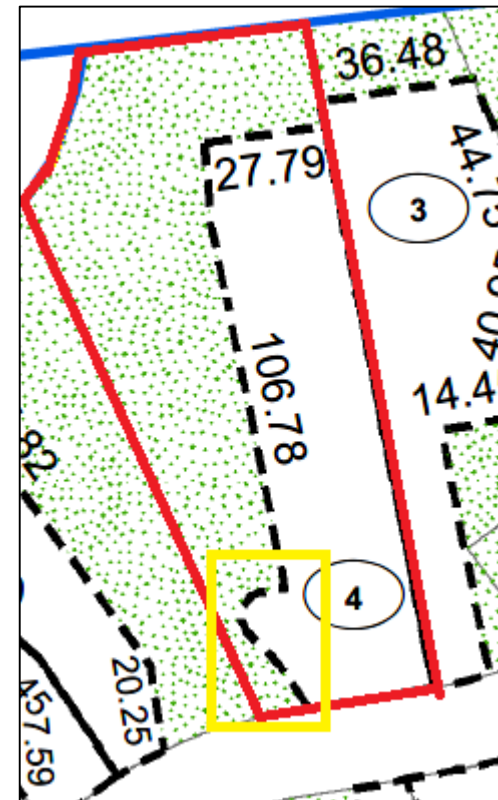
Ex. #2: Minor Variance

Diamondwood Drive

Existing SE Map



Proposed SE Map

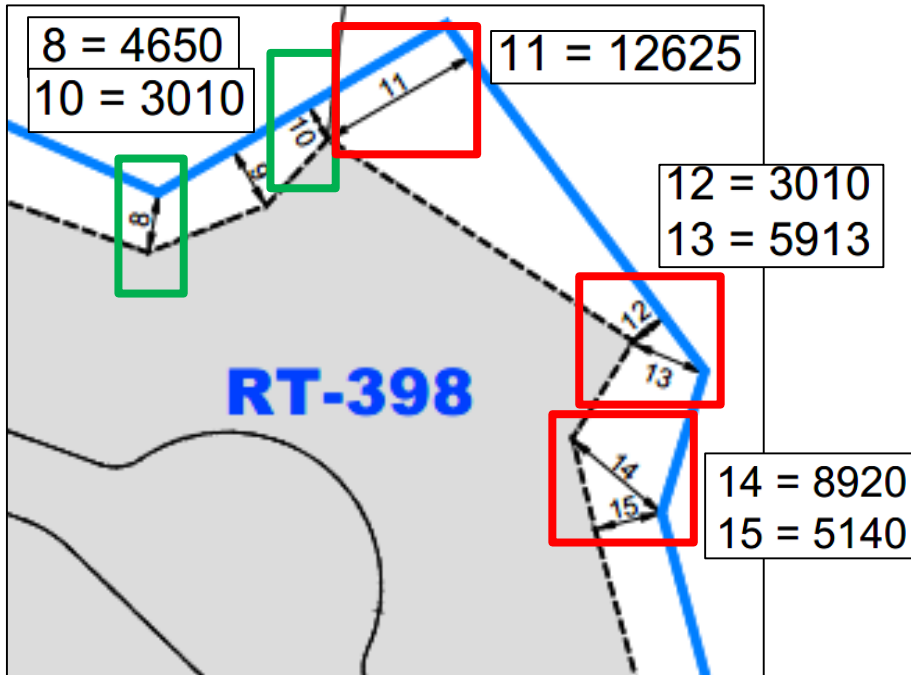


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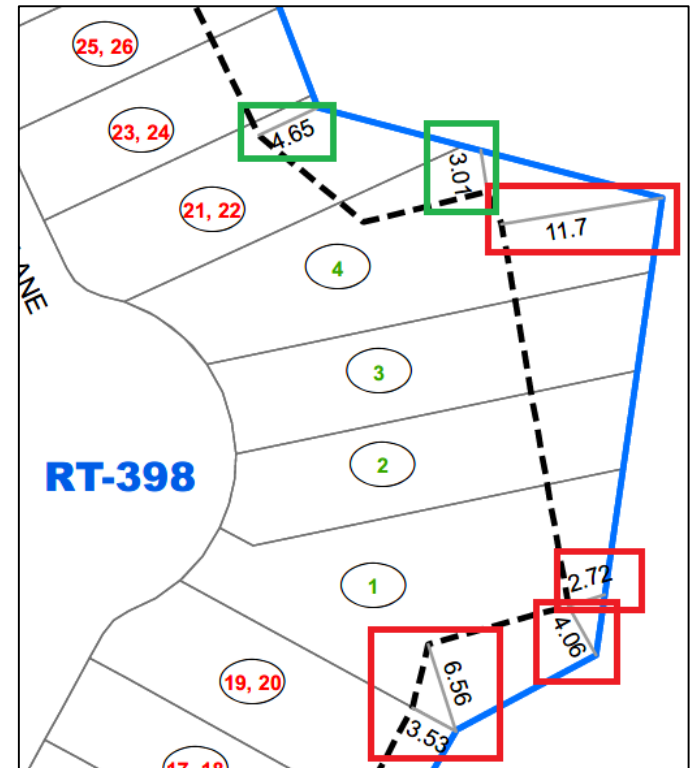
Ex. #3: Different Dimension

Rolling Hills Drive

Existing SE Map



Proposed SE Map



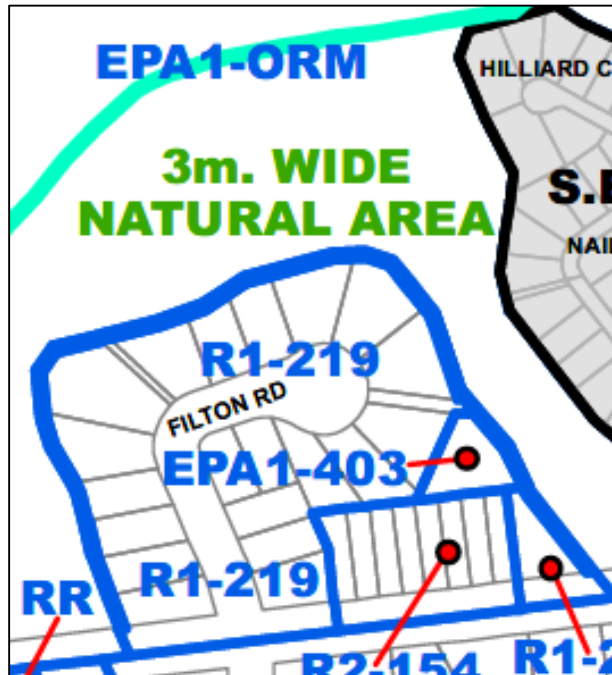
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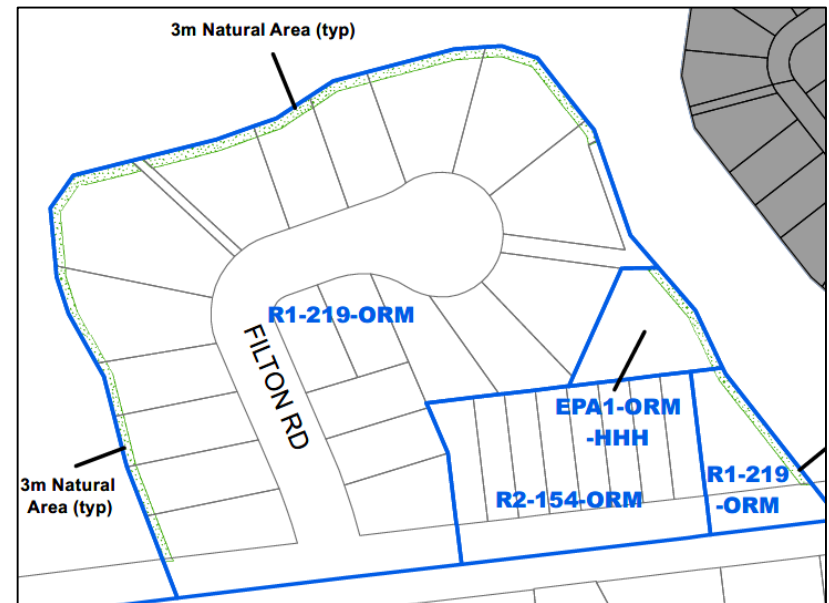
Ex. #4: New SE Map

Filton Road

Existing Zone Map



Proposed SE Map



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Housekeeping Updates

- The expansion of enforcement provisions (language) into the Zoning By-law to clarify and align enforcement clauses with other By-laws within the Town
- Introduce housekeeping language into the By-law which will permit the Town to undertake minor amendments and other technical revisions that in no way affect existing zoning

Next Steps

- Staff will review and consider all comments from stakeholders including agencies, departments and comments received at this Public Meeting
 - This may include changes to the proposed Zoning By-law Amendment
- A report will be brought forward in spring of 2020 for Council consideration