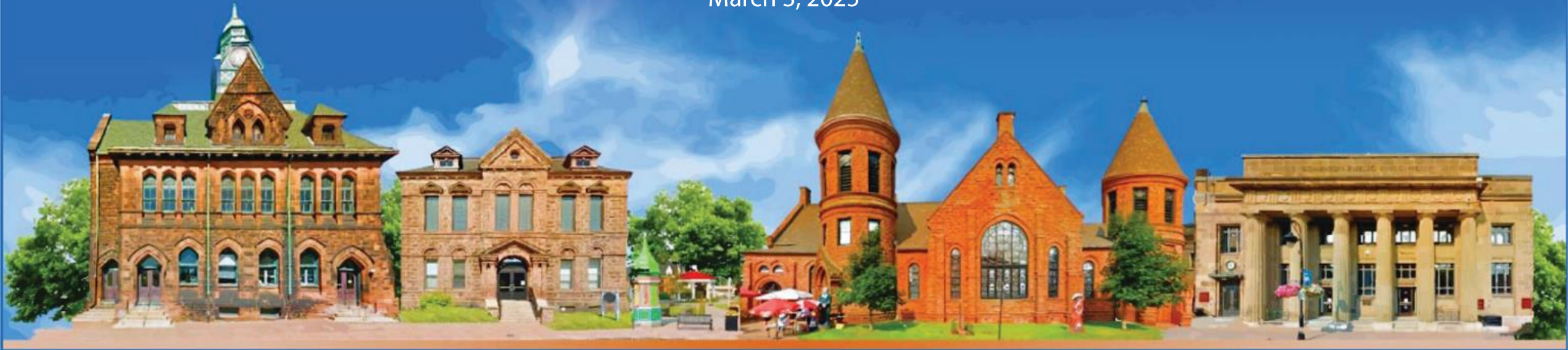




# Planning Advisory Committee

Development Agreement to Permit the Construction of 4 additional units (total of 8 units) on 3 Robie Street.

March 3, 2025



## **Disclaimer**

These applications are not the Town's proposal. It is a property owner's right to make an application for a development agreement or a zoning map amendment. No approval or decisions have been made.

# Development Agreement

## What is a Development Agreement (DA)?

A development agreement is a legally binding contract between a property owner and the Town that stipulates standards, design requirements, terms, and conditions to which the property owner must adhere.

Aspects of a development that may be addressed in this agreement include:



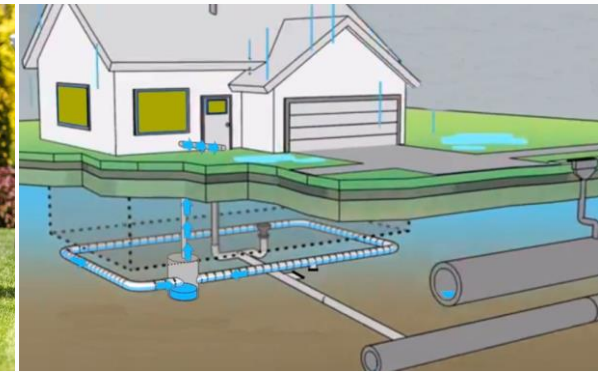
Architectural Design



Parking



Landscaping



Drainage

A development agreement may also influence the use, of fencing and other similar site features to ensure the matter is addressed adequately, stipulate how the project should be phased, enforce certain special requirements, and require the developer to make contribution towards funding public infrastructure.

# Development Agreement Process





# Application Details

**Applicant/ Owner:** Tom Mattinson, Six Point Star Homes

**Summary of Proposal:** to construct 4 additional units (for a total of 8) within an existing structure

**Location:** 3 Robie Street (PID:25089471)

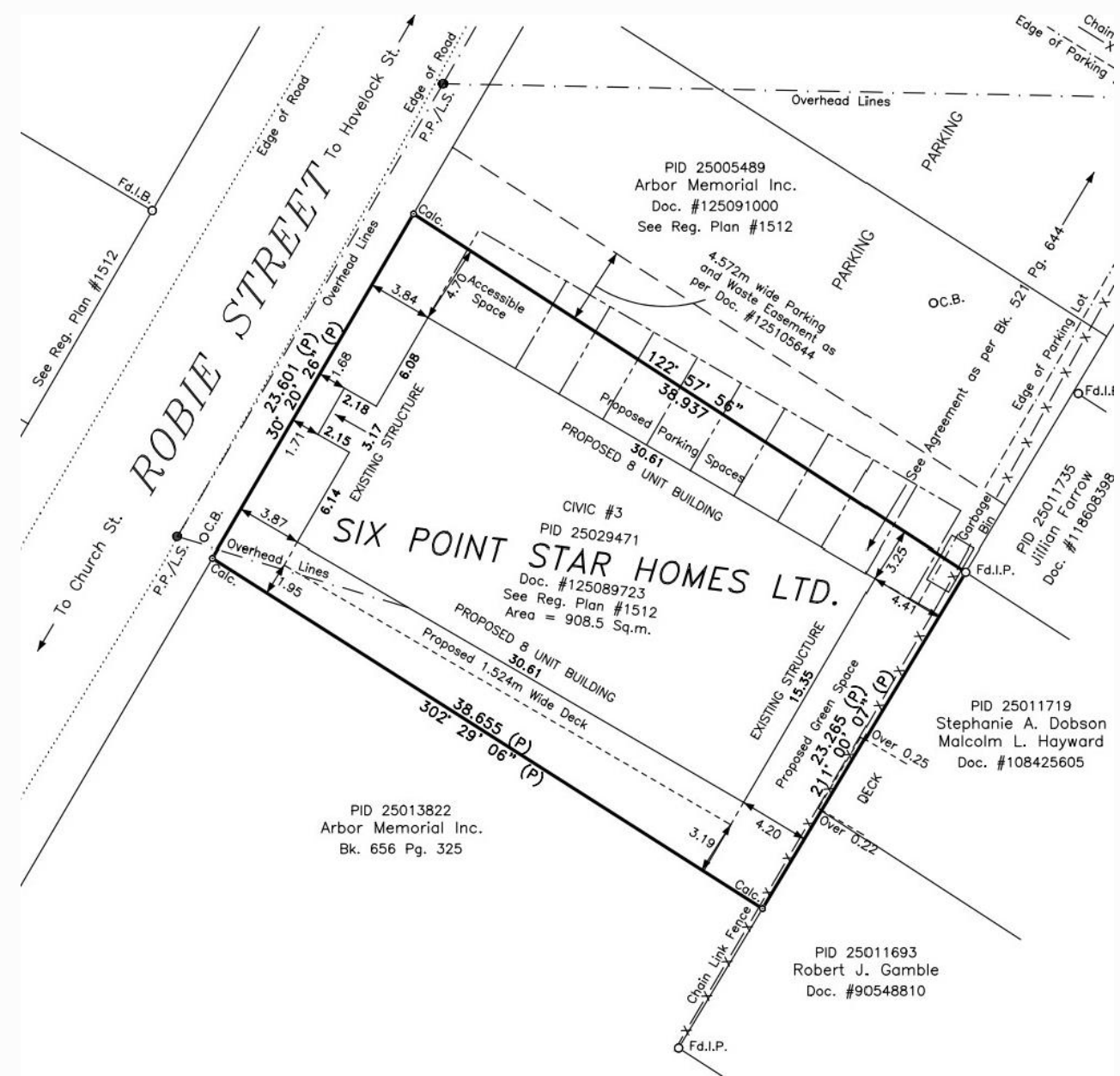
**Total Property Area:** 908.5 sq m (9779 sq ft.)

**Existing Zoning:** General Residential

**Existing Land Use:** Residential

**Parking:** 10 Parking Spaces (1.25/unit)

**Street Frontage:** 23m along Robie St.



**SIX POINT STAR HOMES LTD.**  
 CIVIC #3  
 PID 25029471  
 Doc. #125089723  
 See Reg. Plan #1512  
 Area = 908.5 Sq.m.

**PROPOSED 8 UNIT BUILDING**  
 Proposed 1.524m Wide Deck  
 30.61  
 38.655 (P)  
 302' 29' 06" (P)

**EXISTING STRUCTURE**  
 15.35  
 211' 23.265 (P)  
 20' 07" (P)  
 Over 0.25  
 Over 0.22

**PARKING**  
 4.572m wide Parking and Waste Easement as per Doc. #125105644  
 Proposed Parking Spaces  
 38.937  
 122' 57' 56"

**ROBIE STREET**  
 To Church St.  
 See Reg. Plan #1512  
 Fd.I.B.  
 P.P./L.S.  
 O.C.B.  
 Calc.  
 Overhead Lines  
 3.87  
 1.71  
 23.601 (P)  
 20' 26" (P)  
 1.68  
 3.84  
 4.7  
 Accessible Space  
 6.08  
 2.18  
 2.15  
 3.17  
 6.14  
 EXISTING STRUCTURE  
 Overhead Lines  
 1.95

**PID 25005489**  
 Arbor Memorial Inc.  
 Doc. #125091000  
 See Reg. Plan #1512

**PID 25011719**  
 Stephanie A. Dobson  
 Malcolm L. Hayward  
 Doc. #108425605

**PID 25011735**  
 Jillian Farrow  
 Doc. #118608398

**PID 25013822**  
 Arbor Memorial Inc.  
 Bk. 656 Pg. 325

**See Agreement as per Bk. 521 Pg. 644**

**Edge of Parking Lot**  
 Fd.I.I.

**Garbage Bin**  
 Fd.I.P.

**DECK**

**Fence**

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**PARKING**  
 See Agreement as per Bk. 521  
 Edge of Parking Lot  
 Fd.I.P.  
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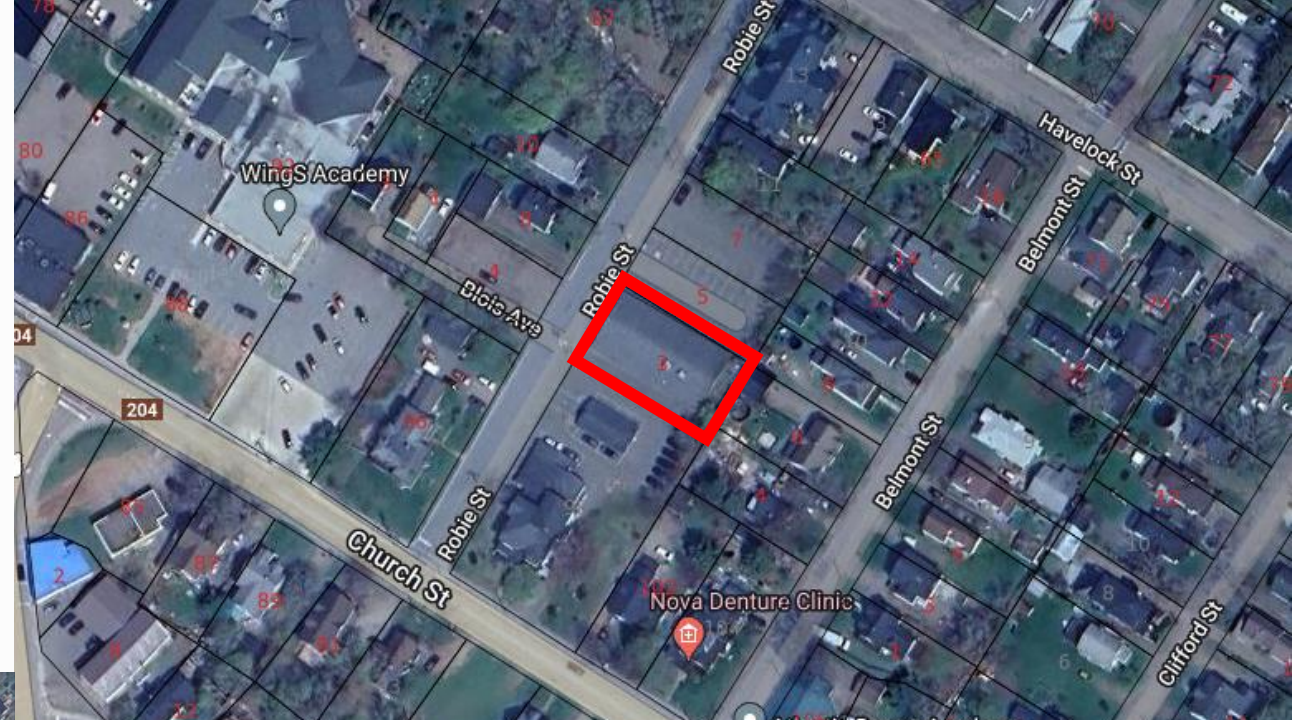
**Garbage Bin**  
 Fd.I.P.

**DECK**



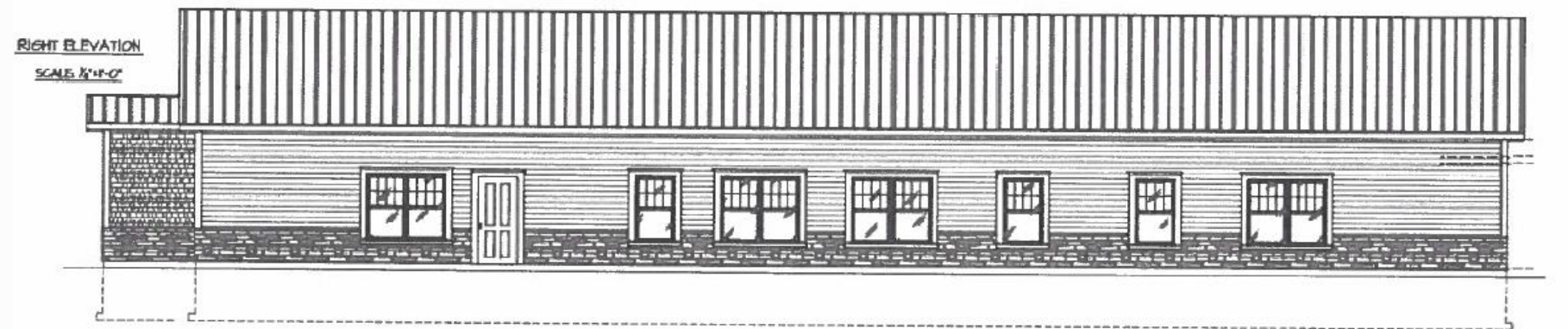
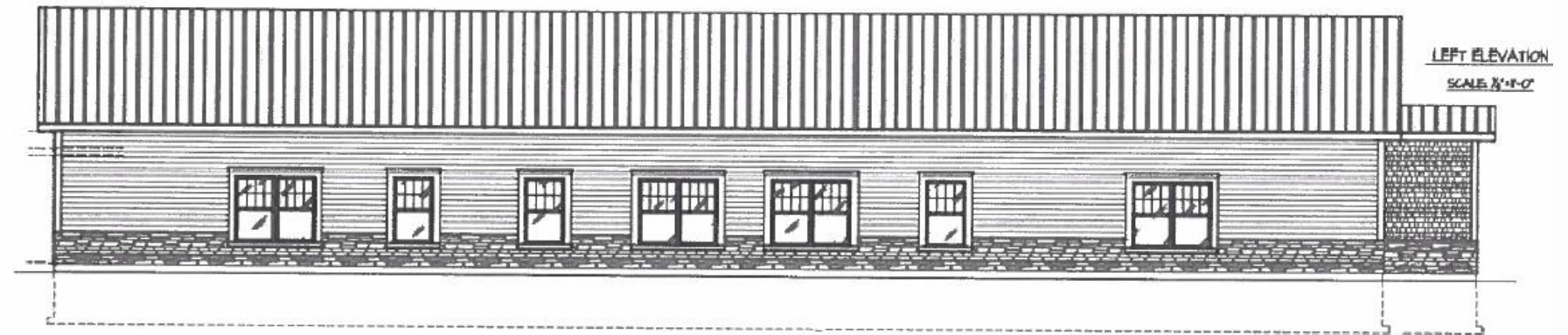
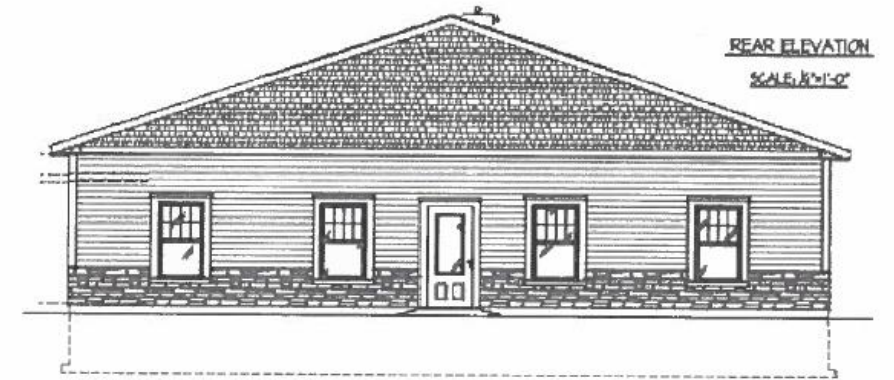
# Neighbourhood Context

- Located in an old Community Hall
- Located west of the YMCA
- Campbell's Funeral Home is to the immediate south
- About a 10 min walk from Town Hall
- Curry Park is a 3 min walk to the north.





# Elevations





# Relevant Planning Bylaws & Policies

## 1. General Land Use and Development Policies

### GP-4 (Efficient Development)

It shall be the intention of Council to ensure that growth and development within the Town is efficient and cost effective by:

- (a) facilitating the contiguous expansion of the built up areas of the Town;
- (b) limiting development in un-serviced areas of the Town;
- (c) concentrating new development in adequately serviced and properly planned areas;
- (d) encouraging and facilitating infill development on underutilized properties within the built up area of town.

### GP-7 (Compatibility)

It shall be the intention of Council to allow a mix of compatible land uses and to minimize their impacts by:

- (a) requiring adequate buffering and setbacks;
- (b) screening development by the use of visual barriers;
- (c) regulating the location of parking, storage buildings or other accessory uses or facilities.

### GP-8 (Density)

It shall be the intention of Council to allow development at a density appropriate to the overall desired character of the town.

# Relevant Planning Bylaws & Policies

## 2. Residential Policies

### RP-9 (Medium and High Density By Development Agreement)

Within the Residential Designation, it shall be the intention of Council to ensure medium and high density residential development occur in a manner compatible with a low density residential neighbourhood. Specifically, Council shall require that all residential developments greater than 4 dwelling units per property, be subject to a Development Agreement. In Agreement. In negotiating such an agreement Council shall:

- (a) ensure that the structure is located on the lot in such a manner as to limit potential impacts on surrounding low density residential developments;
- (b) ensure that the development provides sufficient on-site parking, and appropriate access to, and egress from the



# Relevant Planning Bylaws & Policies

## 2. Residential Policies

### RP-11 (Affordable Housing)

It shall be the intention of Council to encourage and promote the provision of affordable housing units within all residential areas of the Town by:

- (a) encouraging a mix of housing types and densities;
- (b) permitting secondary apartments in all dwelling units;
- (c) permitting a secondary residential structure (Garden Suite) on a lot;
- (d) cooperating with Federal and Provincial Governments to facilitate affordable housing within the Town.

### RP-12 (Residential Area Design)

It shall be the intention of Council to ensure that new residential areas:

- (a) provide for the efficient use of land;
- (b) provide for the efficient and economic extension of existing water, storm sewer and sanitary sewer systems and other and other utilities;
- (c) incorporates a hierarchy of streets that efficiently and safely accommodates traffic flows and proper access to other other areas of Town;
- (d) provides for the efficient and safe movement of pedestrians and cyclists;
- (e) minimizes adverse effects on the environment;
- (f) provides for parks and other community uses in safe and central locations.

# Relevant Planning Bylaws & Policies

## 3. Implementation Policy

### A-5 (Amendment Criteria)

It shall be the intention of Council, when considering an amendment to this or any other planning document, including the entering into or amendment of a development agreement, to consider the following matters, in addition to all other criteria set out in the various policies of this planning strategy:

1. That the proposal conforms to the general intent of this plan and all other municipal bylaws and regulations.
  - (b) That the proposal is not premature or inappropriate by reason of:
    - (i) the financial capability of the Town to absorb any costs relating to the development;
    - (ii) the adequacy of municipal water, sanitary sewer and storm sewer services;
    - (iii) the adequacy of road networks, in, adjacent to, or leading to the development
  - (c) That consideration is given to the extent to which the proposed type of development might conflict with any adjacent or nearby land uses by reason of:
    - (i) type of use;
    - (ii) height, bulk and lot coverage of any proposed building;
    - (iii) parking, traffic generation, access to and egress from the site;
    - (iv) any other matter of planning concern outlined in this strategy.