



To: Municipality of Barrington Planning Advisory Committee
From: Chris Millier
Date: March 24, 2022
Re: Draft Amendments to the Land Use By-law relating to Subdivision on Common Lot Lines

At its meeting of February 3, 2022 the Committee received information relating to the Municipality's Land Use By-law and the potential for the subdivision of semi-detached and townhouse type dwellings.

The Committee discussed issues relating to zone standards, implications for serviced and unserviced areas and the opportunity for the real estate market in terms of introduced flexibility and increased housing options.

In accordance with the Committee's discussions the following amendment to the Land Use By-law have been drafted for consideration. The effect of the draft amendment would be to enable, subject to meeting minimum lot frontage and lot area requirements, semi-detached and townhouse dwellings to be subdivided into individual units/lots in serviced area and to enable semi-detached dwellings to be subdivided into individual units/lots in unserviced areas.

1. Part 19 Definitions

a) Amend the following definitions to read:

Dwelling, Semi-Detached means a building that is divided vertically into 2 dwelling units each of which has an independent entrance and each of which is designed to, if subdivided, exist as one independently owned dwelling unit on its own lot.

Dwelling, Townhouse means a building that is divided vertically into 3 or more dwelling units, each of which has independent entrances, to a front and rear yard immediately abutting the front and rear walls of each dwelling unit and each of which is designed to, if subdivided, exist as one independently owned dwelling unit on its own lot.

b) Insert the following new definitions:

Lot Line, Common means a lot line other than a front or rear or side lot line which bisects and travels through a common wall between two (2) dwelling units.

Yard, Common Side means a yard extending from the front yard to the rear yard of a lot which bisects and travels through a common wall between two (2) dwelling units and includes a common side yard for semi-detached and townhouse dwellings.

2. Part 18 Zone Standards

a) Amend Part 18.1 b) to read:

18.1 Residential uses permitted in the RG, RR, RI, MU, RD and CG Zones where connecting to on-site sewage disposal systems:

b) Semi-Detached Dwellings:

Lot Area*	- 29,063 sq. ft. per dwelling unit - 40,000 sq. ft. per dwelling unit where the on-site sewage disposal system is located within 197 ft. of a lake, river, stream, or ocean
Lot Frontage	- 121 ft. per unit
Front Yard	- 25 ft.
Rear Yard	- 25 ft.
Side Yards	- Outside 10 ft. - Common 0 ft
Maximum height of main building is 35 feet.	

b) Amend Part 18.2 b) to read:

18.2 Residential uses permitted in the RG, RR, RI, MU and CG Zones where connecting to municipal sewer:

b) Semi-Detached Dwellings:

Lot Area	- 7,500 sq. ft. per dwelling unit
Lot Frontage	- 40 ft. per unit
Front Yard	- 25 ft.
Rear Yard	- 25 ft.
Side Yards	- Outside 10 ft. - Common 0 ft
Maximum height of main building is 35 feet.	

c) Maisonettes, Townhouses, Triplexes:

Lot Area - 3,300 sq. ft. per unit

Lot Frontage - 25 ft.

Front Yard - 25 ft.

Rear Yard - 25 ft.

Side Yards - Outside 15 ft.

- Common 0 ft

Maximum height of main building is 35 feet.

DRAFT