

- **Name**
Brandon Flewwelling
- **Enter the date of the meeting you wish to present to council**
Thurs. Feb. 20, 2025
- **Which is your preference for attending the meeting.**
In Person
- **Will there be anyone other than yourself addressing Council?**
No
- **Use the space below to clearly outline your purpose for presenting to council. Provide a brief outline of your subject matter including your suggested outcome.**
I am the Planning Consultant on behalf of Cachet Developments and Karn Road Land Development and I would like to speak further to Zoning By-law amendment Application ZN8-24-16. I will also be speaking at the Public Meeting on Tuesday Feb. 18th. However, would like to be prepared to speak on the 20th if necessary.
- **Will you be providing any additional written information in addition to your summary above? If YES please note it must be provided to the Clerks department no later than 12:00pm on the Tuesday prior to the meeting**
No
- **Will you be providing any additional electronic information in addition to documents you will be attaching? If YES please note it must be provided to the Clerks department no later than 12:00pm on the Tuesday prior to the meeting**
No
- **Have you appeared before council to discuss the same topic in the past?**
No

[This is an automated email notification -

Proposed Zoning By-law Amendment

Cachet Development / Karn Road Land Development Corp.
February 18, 2025



Requested Amendments

- Amend Side Yard Setbacks – Between Dwellings
- Reduce Exterior Side Yard Setback
- Rezone a portion of the site from R1-29 – R2-40
- Reduction of Setback to an Intersection from a Driveway

Side Yard Setback Between Dwellings

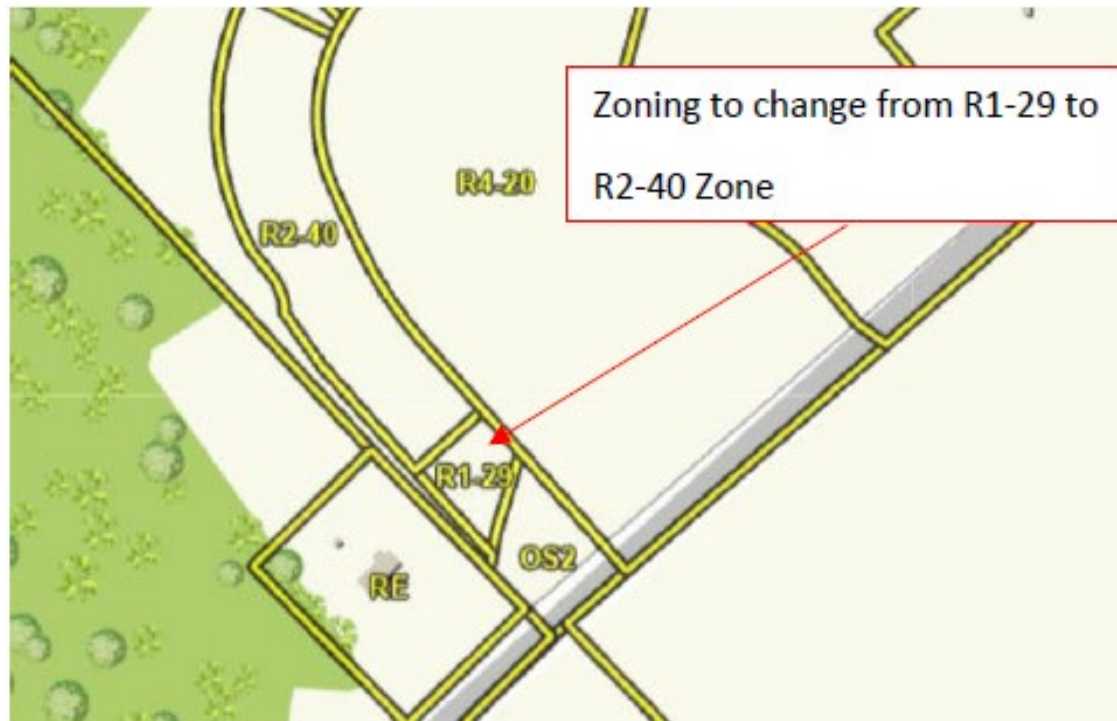
- Clarification on how setbacks are measured:
- Request **“A minimum setback of 1.2m on one side of the property line; the opposite yard may not be less than 0.6m, and the separation between dwellings on adjoining yards shall not be less than 1.8m”**
- This is required to ensure that the homes can be placed on the lots as required by on-site grading constraints.
- Clarification allows for the pairing of driveways and increased on-street parking opportunities

Exterior Side Yard Setback Reduction

- Request a reduction of the base zoning requirement of 4.5m exterior side yard to 4.0m exterior side yard.
- Amendment will allow for additional design flexibility on corner lots.

R1-29 to R2-40 Zone Change

- Through detailed design it has been determined that Lots 1 – 3 on Draft Plan SB 21-13-8 for Cachet Developments would be more suitable as 11.0m frontage lots vs. 12.2m lots as approved.

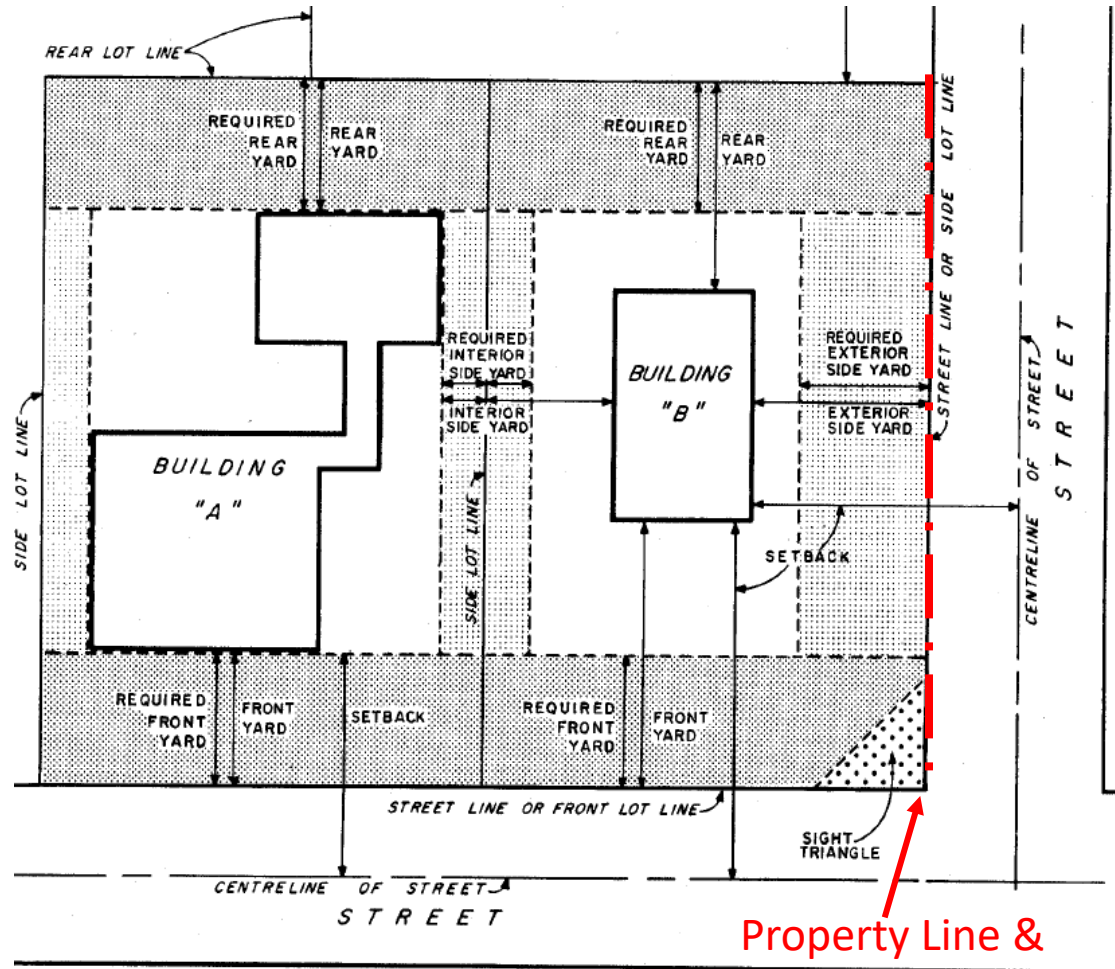


Cachet Developments / Karn Road Land Development Corp.
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Driveway Setback from Intersection

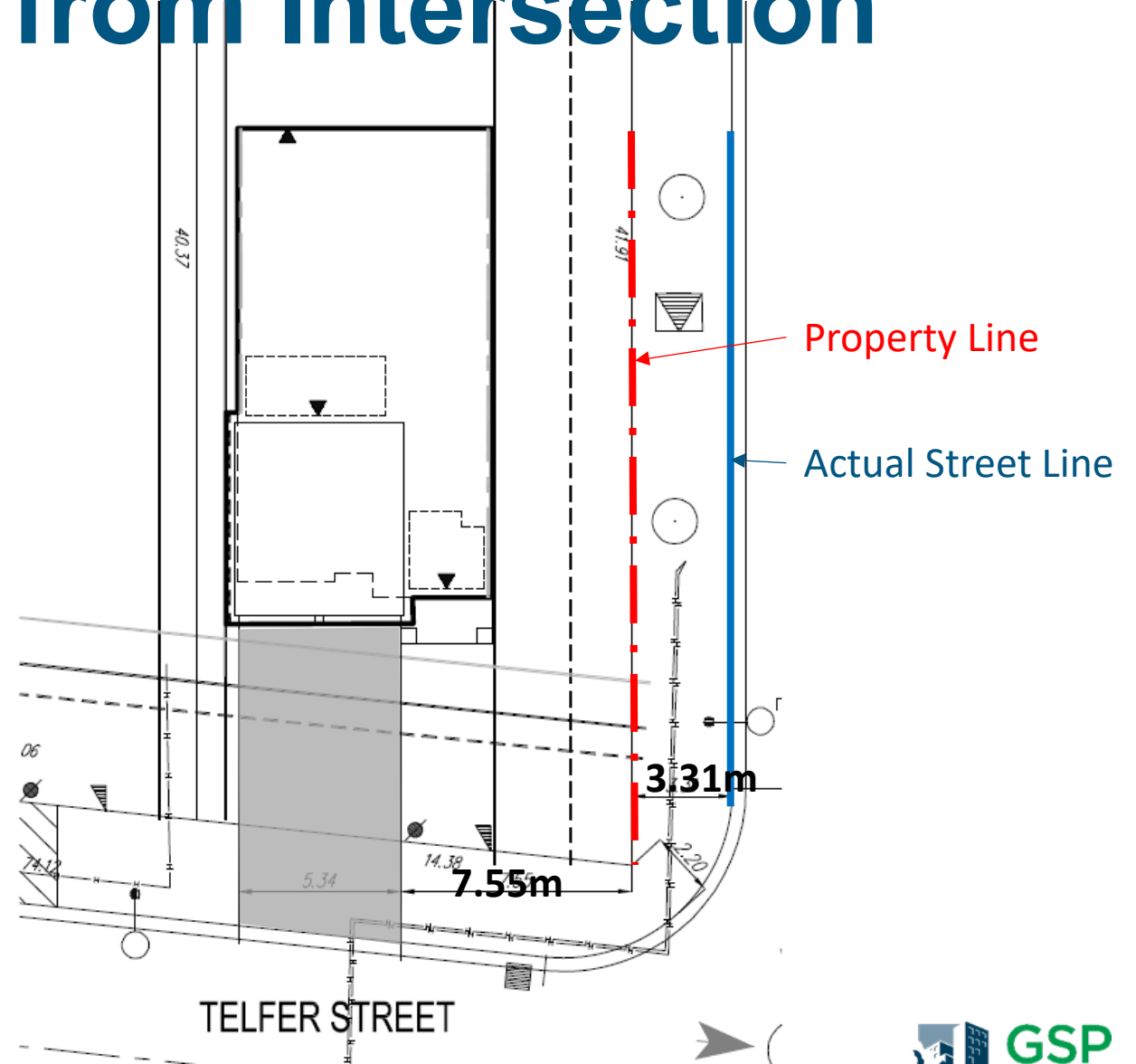
- Requirement “Where the lot line abutting the street is greater than 12 m, the minimum distance between a driveway and an intersection of **street lines shall be 9 m**”.
- Request “Where the lot line abutting the street is greater than 12m, the minimum distance between a driveway and an intersection of **street lines shall be 7.5m**”.
- This request has been increased since the time of the original application.

Driveway Setback from Intersection



Property Line & Street Line

By-law Illustration



Proposed Alignment

Driveway Setback from Intersection

Paradigm Transportation Solutions Inc. undertook a review of the proposed Driveway Setbacks from a Traffic Safety and operational perspective.

Key Findings:

- It is our opinion that a minimum 7.5 m setback, measured from the property line, would be consistent with the TAC guidelines for corner clearance of residential driveways.

ZONING BY-LAW REQUIREMENTS IN OTHER MUNICIPALITIES

Municipality	Requirement
Kitchener ³	7.00 metres
Waterloo ⁴	6.00 metres
Ingersoll ⁵	7.50 metres
Tillsonburg ⁶	7.50 metres

- By-law already permits a 7.5m setback for lots with less than 12m frontage

Cachet Developments / Karn Road Land Development Corp.
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**RE: KARN ROAD SECONDARY PLAN, WOODSTOCK, OXFORD COUNTY
CORNER LOT SETBACK REVIEW**

In 2021, Paradigm Transportation Solutions Limited prepared the Transportation Study for the Karn Road Secondary Plan lands between Karn Road/Bower Hill Road to the south, Beachville Road to the north and existing residential areas to the east. The lands are 175 acres in area and are planned to accommodate over 1,300 residential units.

As part of the development process, a Zoning By-law amendment (ZBA) application has been submitted to the City. One of the amendments is in reference to Section 5.4.1.11.6 of the City's Zoning By-law¹ which requires the following:

"Where the lot line abutting a street is greater than 12.0 metres, the minimum distance between a driveway and an intersection of street lines shall be 9.0 metres. Where the lot line abutting a street is 12.0 metres or less, the minimum setback between a driveway and an intersection of street lines shall be 7.5 metres."

We have reviewed the City of Woodstock's setback requirements of 9.0 metres and 7.5 metres, respectively, for corner lots with frontages greater or less than 12.0 metres, in comparison with requirements in other municipalities and the suggested minimum corner clearance as identified in the *Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads*². Based on our review, we submit the following for consideration by the City of Woodstock.

TAC Guidelines for Corner Clearance

The zoning requirement for minimum setback of corner lot driveways is intended to ensure adequate separation between corner lot driveways and abutting intersections, and avoid

¹ City of Woodstock Zoning bylaw 8626-10, § Section 5.

² Transportation Association of Canada, *Geometric Design Guide for Canadian Roads*, (Ottawa: TAC, 2017).



Requested Recommendation

Staff Recommendation:

And further, it is recommended that the Council of the City of Woodstock deny the portion of the application for lands described as Lots 14 and 30, Plan 1621 in the City of Woodstock, to amend the General Provisions affecting the subject lands with regard to Sections 5.1.3 (Corner Lot Sight Triangles) and 5.4.1.11.6 (Driveways – Distance from Intersection) to reduce the setbacks from 7.5 m to 5 m.

Request:

And further, it is recommended that the Council of the City of Woodstock **Approve in Principle** the portion of the application for lands described as Lots 14 and 30, Plan 1621 in the City of Woodstock, **to amend the General Provisions affecting the subject lands with regard to Section 5.4.1.11.6 (Driveways – Distance from Intersection) to reduce the setback requirement from 9.0 m to 7.5 m for lots with a frontage greater than 12.0 m.**