

Lot Line Adjustment / Consent Application

Township of Southgate

Lot Line Adjustment between 185 Gold Street and 175 Gold Street

Legal Description: Plan 480, Block T, Lots 15, 16

Agent: Raylene Martell

1.0 Purpose

This memo has been prepared in support of a consent application to adjust the lot line between two existing residential properties in the Township of Southgate.

The application proposes to transfer a strip of land measuring approximately 10 feet by 150 feet from the west side of 185 Gold Street to the east side of 175 Gold Street. The purpose of the lot line adjustment is to recognize the long-standing functional use of the lands, improve the relationship between the existing dwellings and the side lot lines, and bring both lots into better conformity with the Township's Zoning By-law.

No new lot is being created. No new residential use is proposed. Both parcels will continue to contain one existing single detached dwelling.

2.0 Existing and Proposed Lot Configuration

Existing lot dimensions:

- 185 Gold Street: 100 feet x 150 feet
- 175 Gold Street: 50 feet x 150 feet

Proposed lot dimensions following the lot line adjustment:

- 185 Gold Street: 90 feet x 150 feet
- 175 Gold Street: 60 feet x 150 feet

Area calculations:

- Existing 185 Gold Street area: 15,000 sq. ft.
- Existing 175 Gold Street area: 7,500 sq. ft.
- Strip to be conveyed: 1,500 sq. ft.

- Proposed 185 Gold Street area: 13,500 sq. ft.
- Proposed 175 Gold Street area: 9,000 sq. ft.

3.0 Existing Development

185 Gold Street contains one existing single detached dwelling with a building footprint of approximately 70 feet x 28 feet.

175 Gold Street contains one existing single detached dwelling measuring approximately 25 feet x 60 feet, together with an attached garage measuring approximately 12 feet x 20 feet.

The existing side yard setbacks associated with the attached garages are understood to be approximately:

- 185 Gold Street: 15 feet
- 175 Gold Street: 3 feet

Following the proposed lot line adjustment, the side yard setbacks are expected to be approximately:

- 185 Gold Street: 5 feet
- 175 Gold Street: 13 feet

The proposal therefore improves the relationship between the existing buildings and the side lot lines and results in a more balanced and compliant lot layout.

4.0 Planning Policy and Regulatory Framework

4.1 Township of Southgate Official Plan

The subject lands are designated “Neighbourhood Area” in the Township of Southgate Official Plan.

The Neighbourhood Area designation is intended to accommodate residential uses and related forms of development that are compatible with established neighbourhoods. The proposed application does not introduce a new land use, increase density, or create an additional building lot. Rather, it is a technical adjustment to an internal lot boundary between two existing residential properties.

The proposal is consistent with the general intent of the Neighbourhood Area designation because:

- both properties will continue to be used for single detached residential purposes;
- the adjustment maintains the existing neighbourhood character;
- no adverse land use compatibility impacts are anticipated;
- municipal servicing arrangements are maintained; and
- the revised boundary better reflects the established use and improves zoning conformity.

4.2 Township of Southgate Zoning By-law

The lands are zoned R2. The R2 zone permits, among other uses:

- one single-family detached dwelling on one lot;
- buildings and structures accessory to the permitted dwelling;
- home occupations;
- bed and breakfast establishments; and
- accessory apartments.

The relevant R2 Zone standards provided for this application include:

- Minimum Lot Frontage: 15 m / 50 ft
- Minimum Lot Area: 570 m² / 6,135 sq. ft.
- Maximum Lot Coverage: 35%
- Minimum Front Yard: 7.0 m / 23 ft
- Minimum Interior Side Yard:
 - 1.5 m on both sides where there is an attached garage or carport; or
 - 4.0 m on one side where there is no attached garage or carport
- Minimum Rear Yard: 7.6 m / 25 ft

Compliance review following the proposed lot line adjustment:

a) Lot Frontage

- Proposed 185 Gold Street frontage: 90 ft
- Proposed 175 Gold Street frontage: 60 ft

Both lots exceed the required minimum frontage of 50 ft.

b) Lot Area

- Proposed 185 Gold Street area: 13,500 sq. ft.
- Proposed 175 Gold Street area: 9,000 sq. ft.

Both lots exceed the required minimum lot area of 6,135 sq. ft.

c) Lot Coverage

Based on the building sizes provided, both lots appear to remain well below the maximum permitted lot coverage of 35%, subject to confirmation through final survey and application drawings.

The retained lot at 13,500 sq ft with the existing building of 1960 sq ft is well below the 35% lot coverage minimum at 14.5%

d) Interior Side Yard

The minimum interior side yard where there is an attached garage is 1.5 m (approximately 4.92 ft) on both sides.

Following the proposed lot line adjustment, the side yard setbacks are expected to be:

- 185 Gold Street: 5 ft
- 175 Gold Street: 13 ft

On the information provided, both resulting lots will now comply with the minimum interior side yard requirement.

Accordingly, the proposed lot line adjustment improves zoning conformity, particularly in relation to the existing side yard condition on 175 Gold Street, which is currently identified as approximately 3 ft from the side lot line.

5.0 Planning Rationale

The proposed lot line adjustment represents good land use planning for the following reasons:

1. No new building lots are being created

The application is not a severance for development purposes. It is a boundary adjustment between two existing residential lots.

2. Existing residential use is maintained

Each parcel will continue to contain one existing single detached dwelling, which is a permitted use in the R2 Zone and consistent with the Neighbourhood Area designation.

3. Improved zoning conformity

The transfer of land improves the side yard relationship for the existing dwellings and results in both lots better conforming to the applicable zoning provisions.

4. Appropriate lot sizes are maintained

Both resulting lots will continue to exceed the minimum lot frontage and minimum lot area requirements of the R2 Zone.

5. Compatible with surrounding development

The proposal does not alter the established residential character of the area and will not create adverse impacts related to land use compatibility, servicing, traffic, or built form.

6. Reflects historic and functional use of the lands

The proposed boundary adjustment recognizes a configuration that has historically been understood by both property owners and regularizes the lot pattern in a manner that is more logical and more consistent with the existing built conditions.

6.0 Planning Act Considerations

The application constitutes a lot line adjustment between two existing parcels. In planning terms, it is minor in nature, desirable for the appropriate development and use of the land, and maintains conformity with the intent of the Township's planning framework.

The proposal:

- is consistent with the existing residential use of the lands;
- does not create land use conflicts;
- maintains appropriate lot dimensions;
- improves compliance with the zoning standards; and
- represents orderly and rational development.

7.0 Conclusion

Based on the information provided, the proposed lot line adjustment is appropriate and desirable and represents sound land use planning.

The application should be supported because:

- the lands are designated Neighbourhood Area, where residential uses are contemplated;
- the lands are zoned R2, and both resulting parcels will continue to meet the minimum lot frontage and lot area requirements;

- the revised lot lines improve the interior side yard condition and bring the properties into better conformity with the Zoning By-law;
- no new lot is being created; and
- the proposal maintains the existing character and function of the neighbourhood.

For these reasons, approval of the requested consent is respectfully requested, subject to the Township's standard conditions of approval, understanding one of which to be a legal undertaking that the severed lands will be merged with 175 Gold Street and not retained as a separate lot.