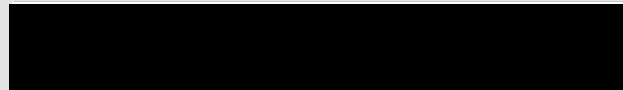


# King Township Planning Criteria For Established Neighbourhoods

By John Hollick, P.Eng.



# Criteria established by King Planning Department

- Lots must conform to Official Plan
- Lots must conform to Zoning bylaws
- New lots must maintain the character of the neighbourhood
- Study Area defined as lots visible from subject lot

4 lots exist on Snowberry, two of which front onto Kingscross Dr. & all lined with mature trees



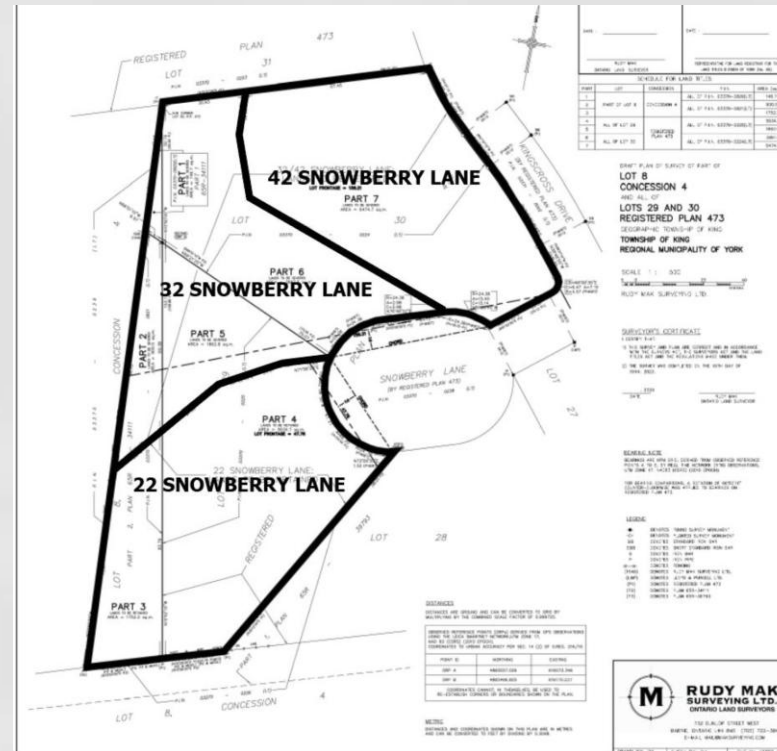
# 2 Lots to Become 3 Undersized Lots

## Current

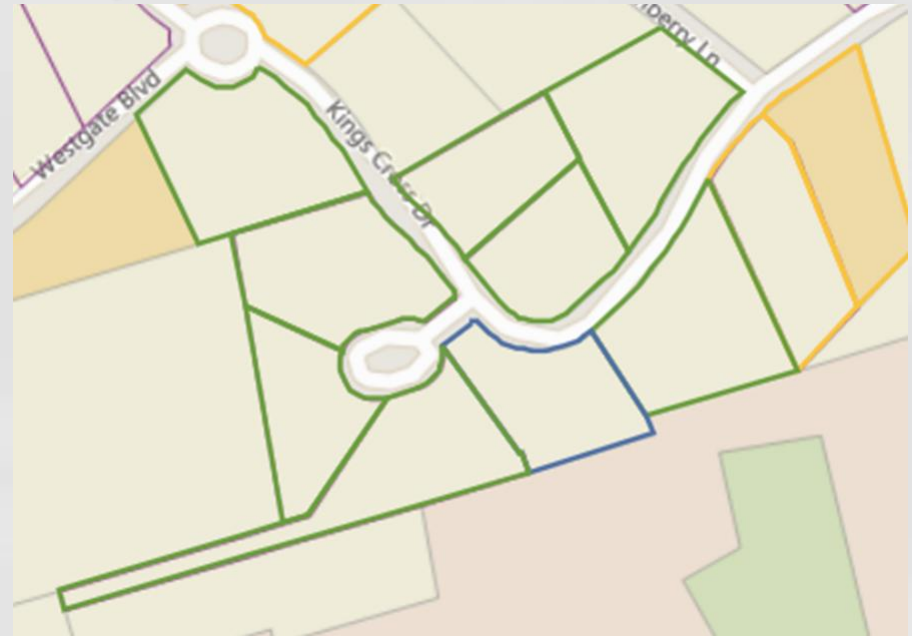
- 4 Lots in established subdivision
- All lots meet current setbacks and acreage
- Trees and distance separate each lot

## Proposed

- All lots **fail** to meet minimum frontage
- All new lots **fail** to meet minimum size by up to 24% under sized
- New corner lot fails permeability requirement
- New homes to be much larger and one has septic sized for 8 bedrooms & 12 bathrooms



# Snowberry Lots



22 & 32 Snowberry are smaller than 2 & 12 Snowberry  
Adjusting boundaries on 22 & 32 to create three lots was approved by OMB but with restrictions

Combined area of 2 & 12 Snowberry is  $2.26 + 2.88 = 5.14$  acres

Combined area of 22 & 32 Snowberry is  $2.5 + 2.59 = 5.09$  acres

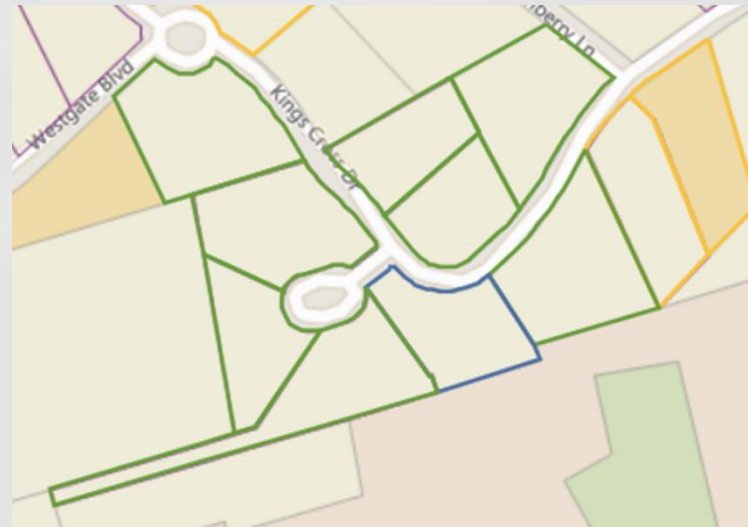
# Existing Neighbourhood Area

## Submitted by Applicant

- Applicant Study Area included dozens of lots in Kingscross not visible from new lot and not considered to be comparable

## Planning Dept.

- Planning Dept guidelines state **Study Area is to be visible from the new lot**



# How to fit two oversized homes on two undersized lots



**Destroy 35  
mature  
trees  
(shown in  
as red dots)**

# Trees along Kingscross to disappear

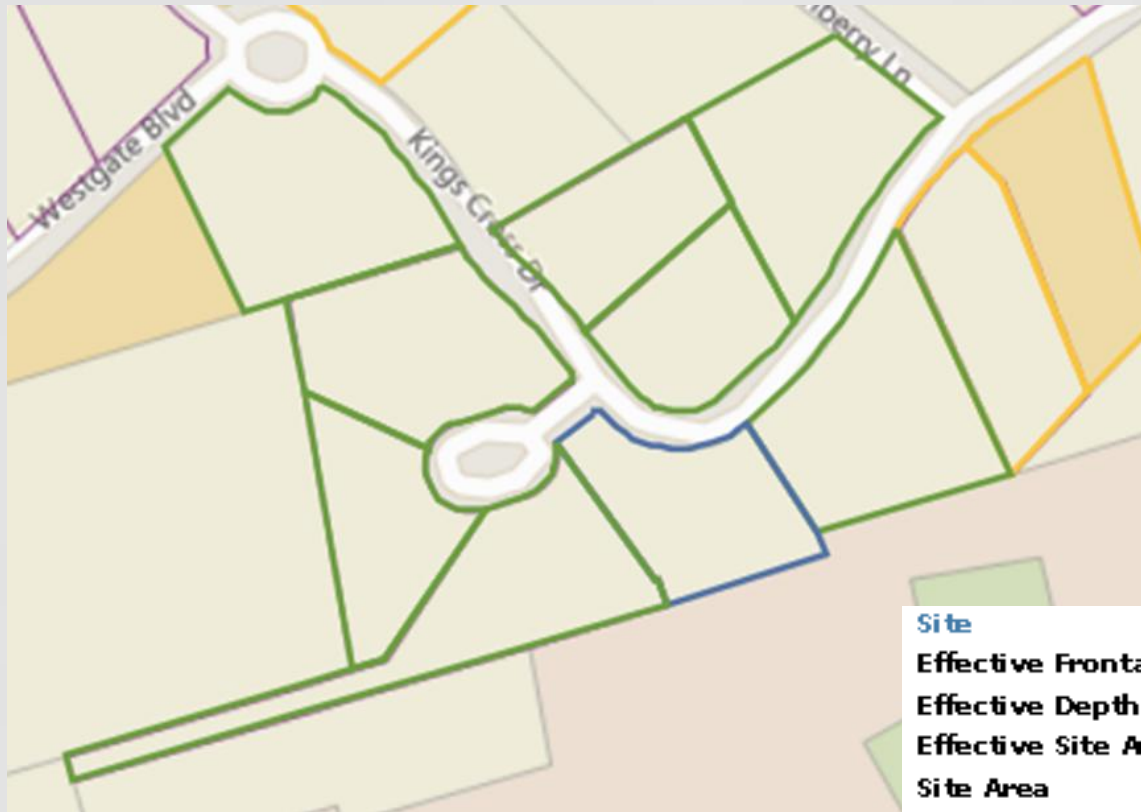


# Replaced by Oversized House



Corner of house marked by a tree and 15 feet from Kingscross Dr boundary

# Wrong information presented for 2 Snowberry



Planning Report shows: Area 8,234 m<sup>2</sup> & 30 m frontage on Snowberry  
MPAC has larger numbers (metric): Area 9,146 m<sup>2</sup>, Frontage is 112 m on Kingscross, not Snowberry

# King's Official Plan states:

- Provide for limited new development on existing lots in a manner that maintains and protects the existing neighborhood character
- That lot coverage, setbacks, orientati[REDACTED] distances of infill development and replacement dwellings shall be consistent with this surrounding neighborhood.
- That infill development and replacement dwellings shall have no negative impacts on adjacent or surrounding properties relating to significant natural heritage features, grading, drainage... and privacy.
- That an infill development and replacement dwelling will be cited and sized to minimize impacts to mature vegetation.
- For corner lots, recognizing that lot frontage may have a unique characteristic and is typically larger than interior lots, emphasis shall be placed on having a lot area and depth that is consistent with that of existing corner lots in the neighborhood.

# New lot fronts on Kingscross, not Snowberry, same as my lot

- MPAC shows frontage for [REDACTED] as 369 ft which is the curve on Kingscross, not Snowberry
- New corner lot is to conform to existing neighbourhood with frontage on Kingscross as per Official Plan
- Frontage setback for the corner lot on Kingscross must be increased to reflect the space & privacy that estate lots require

# Drainage Problems

- New corner lot does not meet pervious surface requirement of 70% with only 58.86 % of the undersized lot being pervious.
- Corner lot drains to culvert under Kingscross and collects across the street at 330 & 350 Kingscross, then travels under Kingscross again via culvert into my backyard at the east end of Kingscross.

# Drainage photos



Drainage from Snowberry & Kingscross  
Water from Thursday's rain



King's contractor cleaning drainage pipe  
on my property to be ready to receive  
water from hundreds of meters of  
drainage from Snowberry & Kingscross

# Drainage Flows

- The current lot 32 Snowberry has sufficient pervious surface area but building two new oversized homes on two undersized lots with the corner lot sloping to the drainage ditch, will dramatically increase water runoff, especially in spring when ground is still frozen.



Blue lines show water drainage from Kingscross and Snowberry to east side of my property

# The new house does not fit

- Proposing the largest house on the smallest lot does not comply with current official plan and is not in keeping with the surrounding neighbourhood
- Removing trees and locating the house 15 feet (one small car length) from the road boundary is akin to row housing planning, not estate residential

Please reject the application as it  
does not meet many  
requirements in King's official plan