

## Country Residential (A4) Zone Amendments

The Country Residential (A4) Zone is applied broadly throughout the community of Greenwich. Within this zone, there is currently an option to enter into a development agreement to permit additional residential units on a lot. Proposed amendments to this zone seek to enable some additional development in acknowledgement of public input for some additional flexibility but not widespread change. The proposed text appears first in this document. The current wording of this section appears after the proposed amendments so that it is easy to compare and identify changes to the policy text.

### **PROPOSED**

#### Development Agreements and Amendments

The Country Residential (A4) Zone accommodates residents that prefer to live in a country setting where the growth of strong community bonds between neighbours is a common occurrence. Since housing needs change throughout life, as young children grow and leave their childhood homes and/or low maintenance housing options are preferred, Council supports a variety of housing types within the Country Residential (A4) Zone to enable people to stay in their communities at all life stages.

Council does not intend to expand the Country Residential (A4) Zone due to public road maintenance cost in low density areas.

Council shall:

- 3.4.33 consider only by development agreement within the Country Residential (A4) Zone clustered housing developments. In evaluating such development agreements, Council shall be satisfied that the proposal:
- (a) is on a lot with a minimum area for each proposed residential unit that is equal to or greater than the minimum per unit lot size for a semi-detached dwelling in the Country Residential (A4) Zone; *(Amended October 1, 2024, File P21-01)*
  - (b) consists of low rise buildings that are consistent with the height permissions for residential uses in the zone;
  - (c) clusters the residential buildings, lawns, on-site services and accessory structures to:
    - (i) reduce the potential for conflict between residential and agricultural uses by providing a natural buffer with any adjacent agricultural or resource uses;
    - (ii) minimize loss of productive agricultural lands; and
    - (iii) protect sensitive natural features; and

- (d) meets the general development agreement criteria set out in section 5.3 Development Agreements and Amending the Land Use by-law; and

## **CURRENT WORDING**

### **Development Agreements and Amendments**

The Country Residential (A4) Zone accommodates residents who share the common bond of preferred housing is intended to meet the needs of individuals that prefer to live in a country setting where the growth of strong community bonds between neighbours is a common occurrence. Since housing needs change throughout life, as young children grow and leave their childhood homes and/or low maintenance housing options are preferred, Council supports a variety of housing types within the Country Residential (A4) Zone to enable people to stay in their communities at all life stages.

Council does not intend to expand the Country Residential (A4) Zone due to public road maintenance cost in low density areas.

Council shall:

- 3.4.33 consider only by development agreement within the Country Residential (A4) Zone clustered housing developments. In evaluating such development agreements, Council shall be satisfied that the proposal:
- (a) is on a lot with a minimum area for each proposed residential unit that is equal to or greater than the minimum lot size for a one-unit dwelling in the Country Residential (A4) Zone; *(Amended October 1, 2024, File P21-01)*
  - (b) consists of a maximum of eight (8) residential units contained in either grouped dwellings or low rise structure(s);
  - (c) clusters the residential buildings, lawns, on-site services and accessory structures to:
    - (i) reduce the potential for conflict between residential and agricultural uses by providing a natural buffer with any adjacent agricultural or resource uses;
    - (ii) minimize loss of productive agricultural lands; and
    - (iii) protect sensitive natural features; and
  - (d) meets the general development agreement criteria set out in section 5.3 Development Agreements and Amending the Land Use By-law; and