



MEMO TO: C. D. Coates, Chief Administrative Officer
 FROM: Laura Beckett, Planner
 DATE: April 14, 2011
 SUBJECT: Additional Information – Density Comparison
 FILE: RZ-01-11 (X-Ref 0360-34)

To accompany the staff report for the April 18, 2011 Council Meeting, staff offers the following comparisons. Please see the attached maps. The first map shows the current lot layout, noting that the subject properties are 60.2 acres and 9.6 acres in size. The second map, showing, "Proposed..." shows hand-written lot sizes of all properties on Finlayson Arm Road, some selected properties on Millstream Road, and the proposed sizes of proposed lots from the application. Only those properties whose sizes are written on this map were used for calculating average and median lots sizes.

	CURRENTLY (acres)		WITH PROPOSAL (acres)
	Finlayson Arm Rd Only	Finlayson Arm Rd and Selected Millstream Rd Properties	
Average Lot Size	5.54	6.21	4.88
Median Lot Size	3.09	3.4	4.3
Minimum Lot Size	0.62	0.62	0.62 (NB: Min. lot size in proposal is 2.9 acres)

Council will note that staff did not use the smallest adjacent Millstream Road properties in calculations, as it was felt that these properties were somewhat outside what might be considered the neighbourhood. Certainly, using those smaller properties would have reduced the average and median lot sizes in the middle column. It could also be argued that most of Finlayson Arm Road is outside of the "neighbourhood," and that most of those properties should not be used in calculations either. However, staff is under the impression that Finlayson Arm Road is a commonly accepted neighbourhood among residents.

Council is aware that the zoning of the majority of these properties is Rural 3, R3, which has an average lot size of 10 acres and a minimum lot size of 2 acres. Many of the smallest lots were created through provincial regulations that Highlands has now exercised some control over. Of interest is that the average lot size of the properties calculated decreases. Of greater interest is that the median lot size actually increases by more or less an acre. Staff suggests that median lot size shows a better picture of what the typical lot size is, rather than the average, because of the variability in lot sizes. Staff notes that, with the proposal, the average lot size for the properties calculated decreases to just less than half of the average lot size for the R3 zone.


 Respectfully submitted by Laura Beckett, MCIP

Current...



