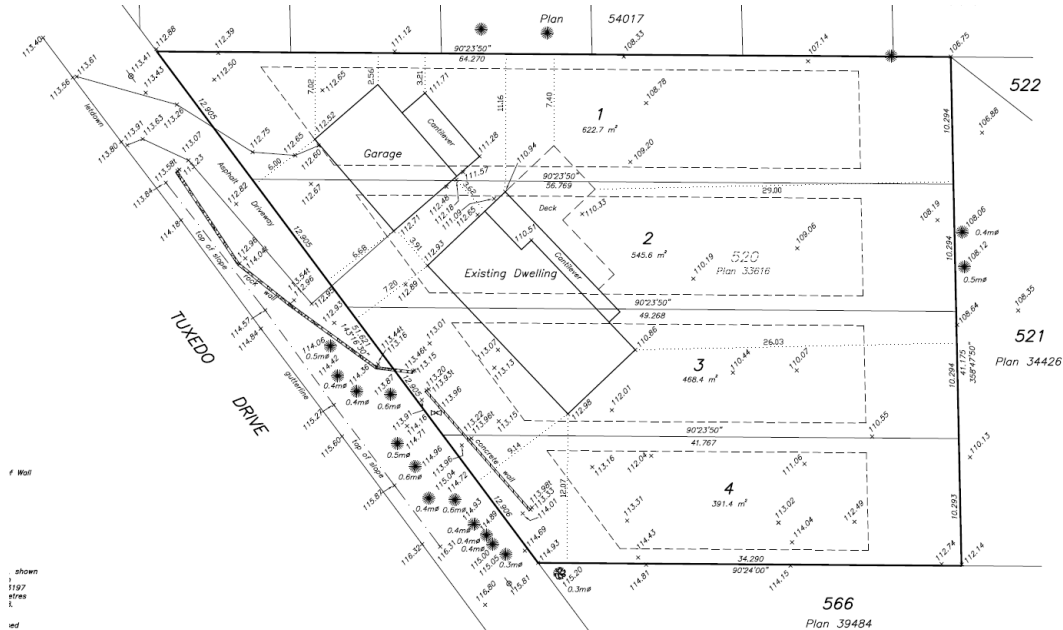


# Application Fact Sheet

## 1136 Tuxedo Drive (Dillon Burgess)



**Application Type:** RS1-S Rezoning and Subdivision  
**OCP Designation:** Single Family Low Density (unchanged)

**Intent:** To rezone the existing property to permit a subdivision into four lots, each with a new principal dwelling with secondary suite.\*

**Existing Zoning:** RS1  
**Proposed Zoning:** RS1-S  
**Existing Lot Area:** 2,028m<sup>2</sup> (21,830ft<sup>2</sup>)  
**Existing Lot Width:** 51.6m (169.3ft)

	RS1 Zone	RS1-S Zone	Proposed
<b>Minimum Lot Area:</b>	555m <sup>2</sup> (5,974ft <sup>2</sup> )	325m <sup>2</sup> (3,498ft <sup>2</sup> )	391m <sup>2</sup> – 623ft <sup>2</sup> (4209ft <sup>2</sup> – 6706ft <sup>2</sup> )
<b>Minimum Lot Width:</b>	15.0m (49.2 ft)	9m (29.5ft)	12.9m (42.3ft)
<b>Required Parking:</b>	3 stalls	3 stalls	3 stalls

**Additional Variances:** None

**Development Permit Area:** Not applicable

\*While Detached Accessory Dwelling Units (DADUs) are permitted within the RS1-S Zone, they are only permitted on lots with secondary access to the rear of the lot. In this case, there is no rear lane and as a result DADUs are not be permitted under DADU Zoning regulations.