



**BUILDING DIVISION - ZONING SECTION  
ZONING AMENDMENT  
COMMENT RESPONSE FORM**

**DATE:** January 17, 2025  
**TO:** Diya Matroja, Planner I – Subdivisions  
**FROM:** Karen Cree, Senior Zoning Examiner  
**RE: Comments for App. Nos.: ZBLA-24-0014 (Zoning By-law Amendment)**  
Applicant: Hylan Group Inc.  
Location: 99 Lucas Street  
Part Lots 2, 3, 4 & 5, Plan 269

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**COMMENTS:**

I have reviewed the submitted application to facilitate the construction of a semi-detached dwelling on the above property and offer the following comments:

- The R2 zone does not permit semi-detached dwellings. The use will have to be specifically added as a permitted use, or the property rezoned to a suitable zone that already permits semi-detached dwellings, with site specific provisions to permit the proposed design.

Please have the draft By-law revised accordingly and resubmit for review when completed.

I have no further comments at this time.

*“Karen Cree”*

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K. Cree, Senior Zoning Examiner

ZBLA-24-0014 – 99 Lucas Street