

**Site Specific Modification to the Single Residential “R3” Zone**

Regulation	Required	Modification	Analysis
Minimum Lot Area - Corner Lot	425 m <sup>2</sup>	390 m <sup>2</sup>	<p>The intent of this provision is to allow for adequate area to accommodate a dwelling with the necessary side yards, landscaped area, amenity area and parking.</p> <p>The proposed modification maintains the intent of the Zoning By-law as the applicant has demonstrated the ability to provide a sufficient building envelope while meeting the side yard, rear yard, landscaped area, amenity area and parking requirements of the “R3” Zone. Staff support the modification.</p>