

Site Specific Modifications to the Low Density Residential Zone (R4)

Regulation	Required	Modification	Analysis
6.22 ii) Division of Semi-Detached Lots	That such dwelling was erected on or after the date of passing of this Bylaw, the said lot shall be divided into two parts and if located in a R3 or R4 Zone, each of two such parts shall have a minimum frontage of 10.5 metres and a minimum area of 315 square metres.	Minimum Lot Frontage of 9.0 metres for each lot.	<p>The intent of this regulation is to ensure a consistent streetscape is being maintained and to allow for sufficient building setbacks. The proposed frontage of 9.0 metres is consistent with the frontages of the semi detached dwellings adjacent to the subject property on James Street and along Hatt Street. Staff are satisfied that there is sufficient room to accommodate the proposed semi detached dwelling including maintaining required setbacks and that the existing streetscape will be maintained.</p> <p>Staff support this modification.</p>