

ZONING BY-LAW AMENDMENT MODIFICATION CHART			
Provision	Required	Requested Amendment	Analysis
Section 12.1.3.3 a) – Minimum Lot Area	0.4. hectares	0.3 hectares	<p>The minimum lot area for the proposed residential lots is less than 1 acre (0.4 hectares). Staff have received Source Water Protection comments advising that the private servicing is approved and the proposed setbacks for the existing structure from the new property lines is appropriate.</p> <p>Therefore, staff are of the opinion that the modification can be supported.</p>
Section 12.1.3.3 c) – Maximum Building Height	10 metres	11 metres	<p>The proposed modification will facilitate the approved severance for the three existing single detached dwellings (AN/B-20:30, AN/B-20:31 and AN/B-20:32) and is required to recognize the existing height of the dwellings. In addition, the requested increase in the is a minor change and does not have a significant impact to the abutting properties.</p> <p>Therefore, staff are of the opinion that the modification can be supported.</p>
Section 12.1.3.3 d) – Minimum Front Yard	10 metres	8 metres	<p>The proposed reduction in the rear yard setback or the proposed site specific is required to recognize the front yard for the existing single detached dwelling. The existing single detached dwelling</p>

			Therefore, staff are of the opinion that the modification can be supported.
Section 12.1.3.3 d) – Minimum Rear Yard	10 metres	3.5 metres	<p>The requested modification is to remove the requirement to provide an increased side yard or rear yard setback when abutting low density residential zones. The modification is appropriate because the proposed setback is large enough to provide adequate space for and amenity area for each of the freehold townhouse units I while still providing an adequate setback to adjacent existing residential dwellings,</p> <p>Therefore, staff are of the opinion that the modification can be supported.</p>
Section 4.8.2 c) – Gross Floor Area of Accessory Structures	All buildings accessory to a Single Detached Dwelling shall not exceed a total 5% lot coverage, to a maximum gross floor area of 200 square metres, and shall have a maximum building height of 6.0 metres.	450 metres	<p>The requested modification is to recognize existing accessory buildings at 914 Book Road West. The modification is appropriate because the proposed lot is large enough to accommodate both the existing single detached dwelling and accessory buildings.</p> <p>Therefore, staff are of the opinion that the modification can be supported.</p>