

Zoning By-law Site Specific Modifications – “R-4 / S-1301a” (Small Lot Single Family Dwelling) District, Modified

Provision	Required	Amendment	Analysis
9A.(2)(a)(1.)	Building Height	12.5 m	<p>The building height will be compatible with adjacent single detached dwellings to the west and east.</p> <p>Therefore, the proposed modification can be supported.</p>
9A.(2)(b)(1.)(i)	Front Yard Depth	Front yard depth of not less than 4.5 metres to the front of the unit and not less than 6.0 metres to the front of the garage	<p>The front yard setbacks will be compatible with adjacent single detached dwellings to the west and east. The recessed garage will ensure good design of the single detached dwellings.</p> <p>Therefore, the proposed modification can be supported.</p>
9A.(2)(b)(1.)(ii)	Side yard	At least one side yard, having a width not less than 1.0 metres.	<p>The modification facilitates appropriate drainage and access to rear yard for maintenance.</p> <p>Therefore, the proposed modification can be supported.</p>
9A.(2)(b)(1.)(iv)	Rear Yard	A depth of not less than 7.0 metres.	<p>The proposed modification to decrease the rear yard from 7.5 metres to 7 metres is compatible with adjacent development and is determined to be sufficient space for the enjoyment of private rear yard amenity space.</p> <p>Therefore, the proposed modification can be supported.</p>

Provision	Required	Amendment	Analysis
9A.(2)(c)(1.)	Lot width and Lot Area	Every lot shall have an average width not less than 9.7 metres and an average lot area not less than 291 square metres.	<p>The reduction in lot width and lot area is nominal from the parent zone. The proposed lot width can accommodate a driveway and adequately sized landscaped area to accommodate stormwater management and tree planting purposes.</p> <p>The reduction in lot area from the parent zone contributes to an appropriate intensity of use on the lot while accommodating a sufficiently sized home and adequate setbacks.</p> <p>Therefore, the proposed modification can be supported.</p>
9A.(2)(b)(1.) (i) and Section 18.(3)(vi)(d)	Porch Encroachment	A porch may encroach into the required front yard no more than 2.0 metres.	<p>The modification to the front yard encroachment supports a functional front porch as an amenity space.</p> <p>Therefore, the proposed modification can be supported.</p>
Section 18.(14)(i)	Landscaped Area	Not less than 35% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel pavers or other similar materials.	<p>The proposed landscaped area is adequately sized to accommodate stormwater management and tree planting purposes while ensuring that a driveway and walkway can be provided for the home.</p> <p>Therefore, the proposed modification can be supported.</p>