

Regulation	Required	Modification	Analysis
Street Townhouses Minimum Side Yard Setback	<p>(c) Except as provided in clause (d), a side yard abutting a wall that is not a party wall, along each side lot line of a width of not less than,</p> <p>(i) 1.2 metres (3.94 feet) for a Street Townhouse Dwelling, not exceeding one storey in height;</p> <p>(ii) 2.0 metres (6.56 feet) for a Street Townhouse Dwelling, not exceeding two storeys in height; and,</p> <p>(iii) 2.5 metres (8.20 feet) for a Street Townhouse Dwelling, not exceeding three storeys in height.</p>	<p>Notwithstanding Section 10 F (4)(c) a minimum side yard of 1.2 metres is required.</p> <p>That in addition to the provisions of Subsection 10F. (4)(c), a side yard width of not less than 1.5 metres abutting the hypotenuse of a daylight triangle.</p> <p>Notwithstanding Section 10 F 4(c) a minimum side yard of 3 metres is required for a Corner Lot.</p>	<p>Staff are of the opinion that the setback maintains sufficient separation from the neighbouring property and does not result in loss of privacy or create overlook issues while still providing access and maintaining a compatible streetscape. Therefore, staff support the modification.</p>
Street Townhouses Lot Area	<p>In an "RT-30 District, every lot or tract of land upon which Street Townhouse Dwelling is erected, altered, extended or enlarged, shall have,</p> <p>(i) a lot area not less than 180.0 square metres</p>	<p>Notwithstanding Section 10F (6)(i), a minimum lot area of 160 square metres shall be permitted.</p>	<p>The intent of lot area is to ensure there is adequate space for buildings, parking, amenity area and landscaping. The Applicant is requesting to reduce the lot area of the proposed street townhouses to 160 sq. m whereas 180 sq. m is required. The parent zoning by-law rear yard setback requirement of 7.5 metres is being</p>

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	(1,937.56 square feet) for each single family dwelling unit;		<p>maintained. Staff are of the opinion that the proposal adequately addresses amenity areas and parking. The proposal also allows for buildings in a compact and efficient built form that is compatible with the existing lot fabric in the area.</p> <p>Staff support the proposed modification.</p>
Single Detached Dwelling Lot Area	Every lot or tract of land in a "C" District shall have a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.13 square feet) within the district.	Notwithstanding Section 9 (4) a minimum lot area of 358 square metres shall be permitted.	<p>The intent of lot area is to ensure there is adequate space for buildings, parking, amenity area and landscaping. The Applicant is requesting to reduce the lot area of the proposed single detached dwelling to 358 sq. m whereas 360 sq. m is required. Staff are of the opinion that the proposal adequately addresses amenity areas and parking. The proposal also allows for a building in a compact and efficient built form that is compatible with the existing lot fabric in the area.</p> <p>Staff support the proposed modification.</p>