

**Site Specific Modifications to the Low Density Residential – Small Lot (R1a) Zone in Zoning By-law No. 05-200.**

Regulation	Required	Modification	Analysis
<p>Section 15.2.2.1 d) – Minimum Setback from a Side Lot Line</p>	<p>1.2 metres</p>	<p>1.2 metres for a single detached dwelling, except that the minimum interior side yard may be reduced to 0.6 metres on one side of the lot provided the abutting lot has a minimum side yard of 1.2 metres.</p>	<p>The applicant is requesting to reduce the side yard setback requirement on one side of the single detached dwellings from 1.2 metres to 0.6 metres to facilitate a larger building envelope as the proposed lot widths are smaller than typical.</p> <p>Staff support this modification provided the 0.6 metre side yard is adjacent to a 1.2 metre side yard on the adjacent lands, to ensure a minimum separation of 1.8 metres between dwellings. Staff will also require that the applicant register a 0.6 metre wide easement for access and maintenance on the adjacent lot to ensure a minimum of 1.2 metres of free and clear access within the side yard on all lots. The zoning has been drafted to ensure only yards adjacent to 1.2 metre side yards are permitted to be reduced, and a condition of Draft Plan Approval has been included that requires the proponent to register the appropriate access easement.</p> <p>Staff note that the establishment of an access easement along the interior side yard of the proposed dwellings will limit the ability to construct fencing between the dwellings on the property line. The purpose of this easement is to facilitate access for maintenance to sides of the future dwellings. Through the clearance of the condition, the extent of the easement can be limited to not extend into the rear yard, which would still allow future residents the ability to fence in their rear yard.</p> <p>Providing this flexibility in the zoning will allow for a broader range of built forms in the neighbourhood.</p> <p>Staff support this modification.</p>

Regulation	Required	Modification	Analysis
<p>Section 15.2.2.1 e) – Minimum Setback from a Flankage Lot Line</p>	<p>3.0 metres</p>	<p>1.2 metres</p>	<p>The applicant is requesting to reduce the flankage setback requirement of the single detached dwellings from 3.0 metres to 1.2 metres to facilitate a larger building envelope as the proposed lot widths are smaller than typical.</p> <p>Staff support this modification provided there is enough buffer between the sidewalk and the building footprint to allow for a tree to grow to its full size. Urban Design and Urban Forestry confirmed that this modification is feasible.</p> <p>Staff support this modification.</p>
<p>Section 15.2.2.1 f) and 15.2.2.2 f) – Minimum Setback from the Rear Lot Line</p>	<p>7.5 metres</p>	<p>6.5 metres</p>	<p>The applicant is requesting to reduce the rear yard setback requirement of the single detached and semi detached dwellings from 7.5 metres to 6.5 metres in order to permit a larger building envelope on the subject lands.</p> <p>Staff support the modifications as the reduced rear yard can provide for adequate amenity space for future residents and it complies with the minimum 6.0 metre rear yard setback requirements identified in the City’s Lot Grading Policy.</p> <p>Staff support this modification.</p>