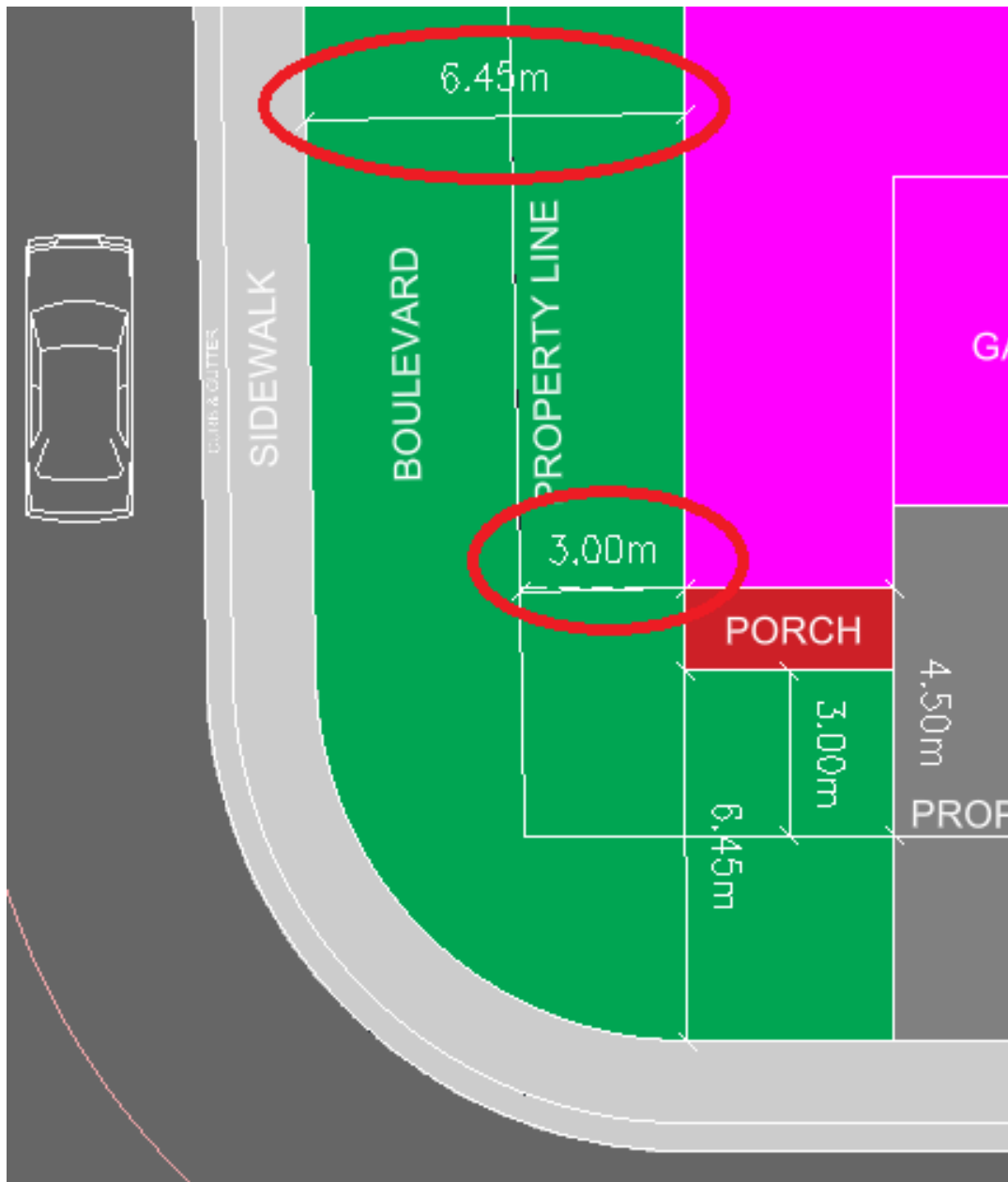


Explanation of 3.00m Exterior Side Yard Variance (R2 Zone)

- As per the below image, the 3 metre exterior side yard is measured from the main building to the property line. However the actual distance from the building to the sidewalk is larger (at least 6.45 metres) because of the landscaped boulevard in the Town's right of way.
- The Town's existing zoning rules already allow porches and other features to be built 3 metres from the exterior side lot line. The request here is to allow the main building itself to be at that same 3 metre distance. No additional extensions beyond this would be allowed.



Explanation of Reduced Landscaped Area for Front Yard (R2 Zone)

- Definition of Landscaped Area in zoning by-law: an open space comprised of lawn, flowers, shrubs, trees or other natural vegetation. This area may include space occupied by paths, courtyards and patios, but shall not include loading spaces or parking areas, traffic aisles, driveways, ramps, or outdoor storage areas.
- As explained in the below image, the requested Landscaped Area for the front yard of the R2 zone is 36.5%.
 - This calculation does not include the porch. The zoning by-law includes patios in the Landscaped Area but does not define “patio” or “porch”, making it unclear if a porch should be counted. If it is included, the Landscaped Area would increase to 45%.
 - The calculation only considers the area inside the property line, but there is additional landscaped space in the boulevard that is not counted.

