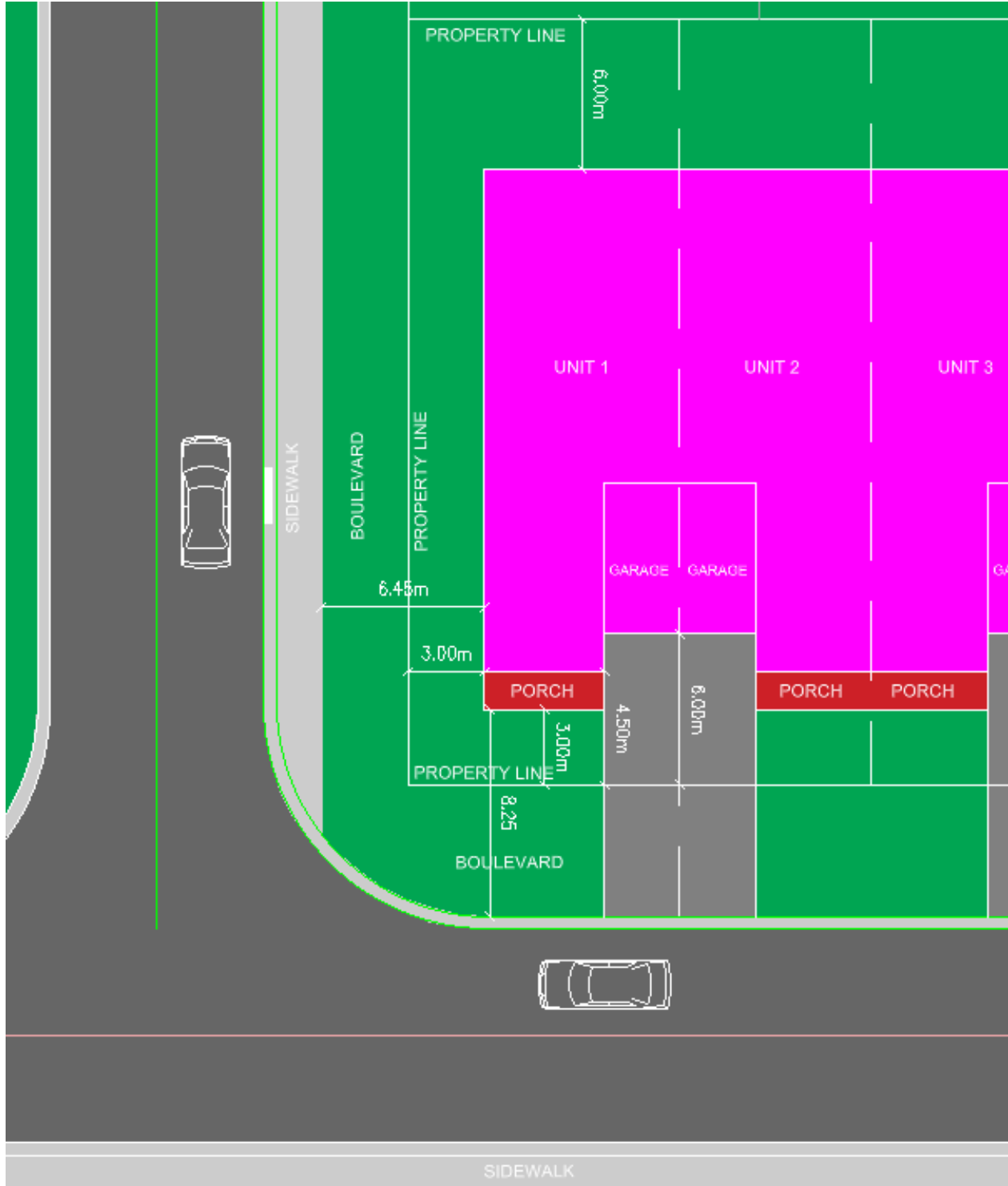


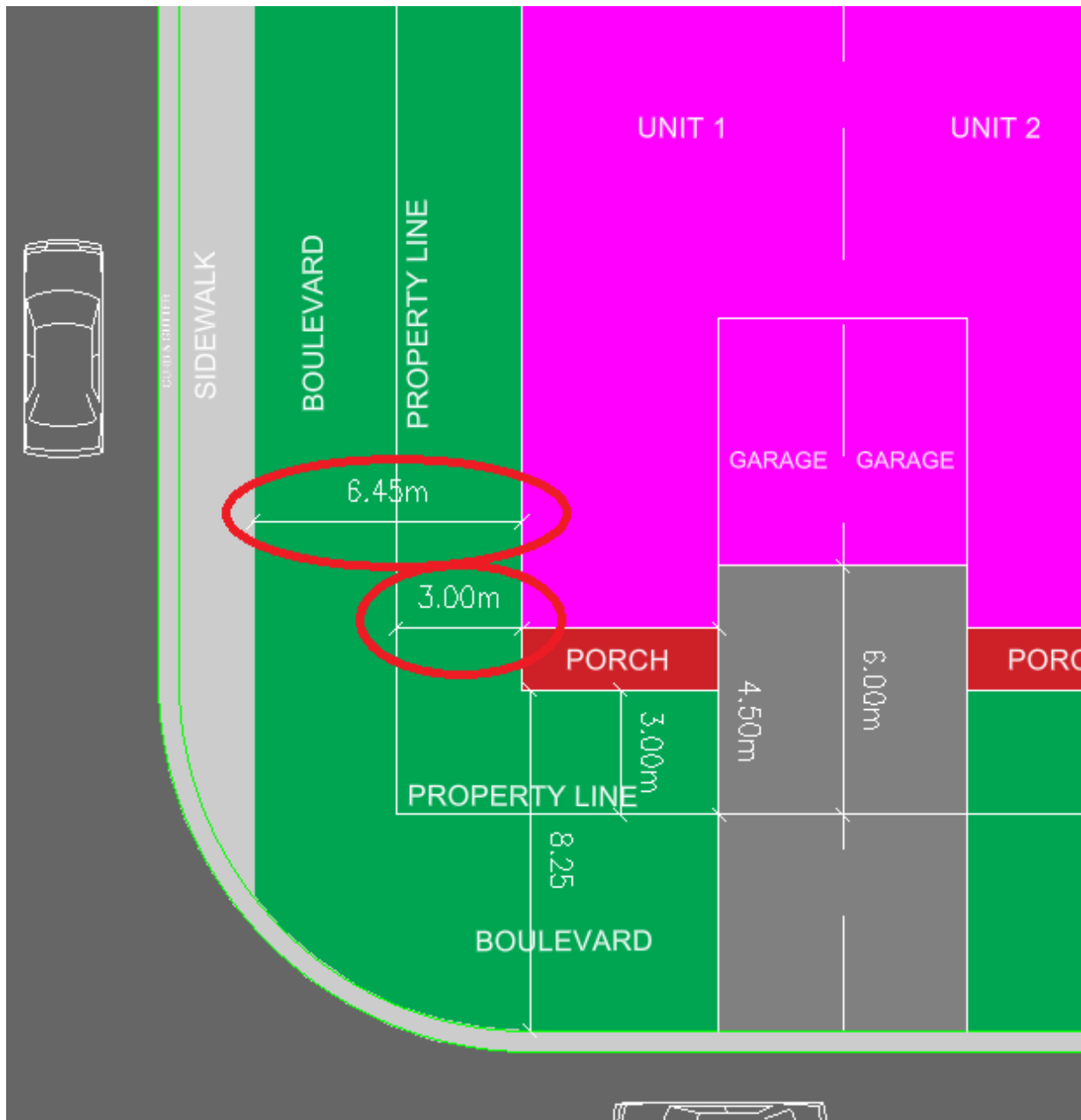
Siting of Townhouse Lots

Note the below is based on the maximum building footprint. It does not necessarily mean that all townhomes will have an identical footprint.



Explanation of 3.00m Exterior Side Yard Variance (R3 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 Rear Yard Setback (R3 Zone)

- The updated proposal allows for a 7.0 metre rear yard for 2-storey homes and a 6.0 metre rear yard for homes under 2 storeys. The 6.0 metre rear yard ensures a practical and well-sized home layout for bungalow product.
- The image below shows a row of townhouses with 6.0 metre rear yards. This image by our engineer provides a worst-case scenario, and demonstrates that even in the worst-case scenario, the distance from the back wall of the house to the start of the 3:1 grade required for the swale is 5 metres. This confirms that there is still plenty of usable space in the backyard.

