



REGULATORY SERVICES DIVISION - ZONING SECTION
SITE PLAN REVIEW FORM

Appendix	D2
SRPRS	19.097
File(s)	D02-17028 D03-17007 D05-17006

DATE: Feb 27, 2018
TO: Katherine Faria, Planner II - Subdivisions
FROM: Afshin Bazar, Zoning Examiner
RE: Comments for App. Nos.: D06-18053 (Site Plan)

Location: 27, 35 and 39 Church Street

We have reviewed the above noted site plan application against the draft by-law and offer the following comments:

- 1- The front steps appear to encroach into minimum required front yard. Applicant to include a provision under Table 'A' of the draft by-law that addresses front steps encroachment.
- 2- In footnote (4) under Table 'A' of the draft by-law:
 - a. We suggest replacing "deck or patio" with "***open sided deck with or without roof***".
 - b. The wording "...4.0 metres from a property line" to be replaced with "...4.0 metres from **the rear lot line**".
- 3- There is an error on Schedule "1" of the draft by-law where the north property line of Lot 1 shown as 98.43 metres. Applicant to correct the error and provide the correct measurement.
- 4- Clarification required with respect to lots 1 and 2 where the existing buildings are to remain. We will provide further comments upon receiving further clarifications.
- 5- Section 4.(b)(x) of the draft by-law (with respect to lot 3) is redundant and can be deleted since the property line facing Church Street is the shorter property line abutting a street and therefore would fall under definition of "Front Lot Line" under by-law 66-71.

'AFSHIN BAZAR'

Afshin Bazar, Zoning Examiner