



**BUILDING SERVICES DIVISION - ZONING SECTION**  
**ZONING AMENDMENT AND**  
**SITE PLAN COMMENT FORM**

**DATE:** August 31, 2022  
**TO:** Diane Pi  
**FROM:** Jessica Wong, Zoning Examiner  
**RE: Comments for App. Nos.: SUB-22-0006**  
Location: 16 Finesse Court

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I have reviewed the proposed draft Plan of Subdivision, dated May 25, 2022, and offer the following comments:

1. The proposed lot frontages appear to comply with the minimum lot frontages for R8 Zone as per By-law 313-96, however applicant to please confirm that the lot frontages and front lot line for all Lots were dimensioned as per the definitions below. Please also clearly show dimension lines of the lot frontages to confirm compliance and revise accordingly where applicable.

**6.96 LOT LINE, FRONT** *(See E-Mail Policy Dated 09/11/2000)*

Means the line which divides the lot from the street; in the case of a corner lot or a through lot, the shortest of the lines which divide the lot from the streets shall be deemed to be the front lot line; on a corner lot or a through lot where such lot lines are of equal length, the front lot line shall be deemed to be that line which abuts a regional or provincial road or highway.

**6.91 LOT FRONTAGE**

Means the horizontal distance between the side lot lines measured at right angles; where the front lot lines are not parallel, the lot frontage shall be measured by a line six metres back from and parallel to the "chord" of the front lot line; for the purpose of this definition, the "chord" of the front lot line is a straight line joining the two points where the side lot lines intersect the front lot line. In the case of a corner lot with a daylighting triangle, the flankage lot lines shall be deemed to extend to their hypothetical point of intersection with the extension of a front lot line for the purposes of calculating lot frontage.

2. Applicant to provide the lot area for each proposed lot to confirm compliance.

"Jessica Wong"

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Jessica Wong, Zoning and Compliance Report Examiner