



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

DATE: October 17, 2024

TO: Samantha Yeung

FROM: Bennett Hannam, Zoning Examiner

RE: Comments for App. Nos.: ZBLA-24-0009, 1st Submission

Location: 35-41 Edgar Avenue & 20 Scott Drive

I have reviewed the submitted Site Plan drawing, dated April 1, 2024, against the provided draft Zoning By-law, as well as the remaining applicable regulations under parent By-law 2523, as amended, and offer the following comments:

1. Front yard setbacks of the proposed SFDs on Lots 6, 7, 8, and 9 are deficient; setbacks of 7.71 m, 7.63 m, 7.64 m, and 7.62 m are proposed, respectively, whereas the Draft By-law requires a minimum front yard setback of 9.0 m. Site Plan or Draft By-law to be revised accordingly.
2. Should the stairs providing access to the front porches of the SFDs not be deemed landscaping steps, the proposed encroachment of the porches must be taken to the furthest point of the stairs. Applicant to ensure that the proposed 3.5 m front yard encroachment allowance for porches will be sufficient.
3. As only a conceptual site plan was provided with this submission, various items are not able to be reviewed for compliance at this time (ie. dwelling height, encroachments, driveway width, front yard landscaping, etc.).
4. Otherwise, the proposed development appears to comply with the site-specific provisions proposed in the draft By-law as well as the remaining regulations throughout parent By-law 2523.

"BENNETT HANNAM"

Bennett Hannam, Zoning Examiner