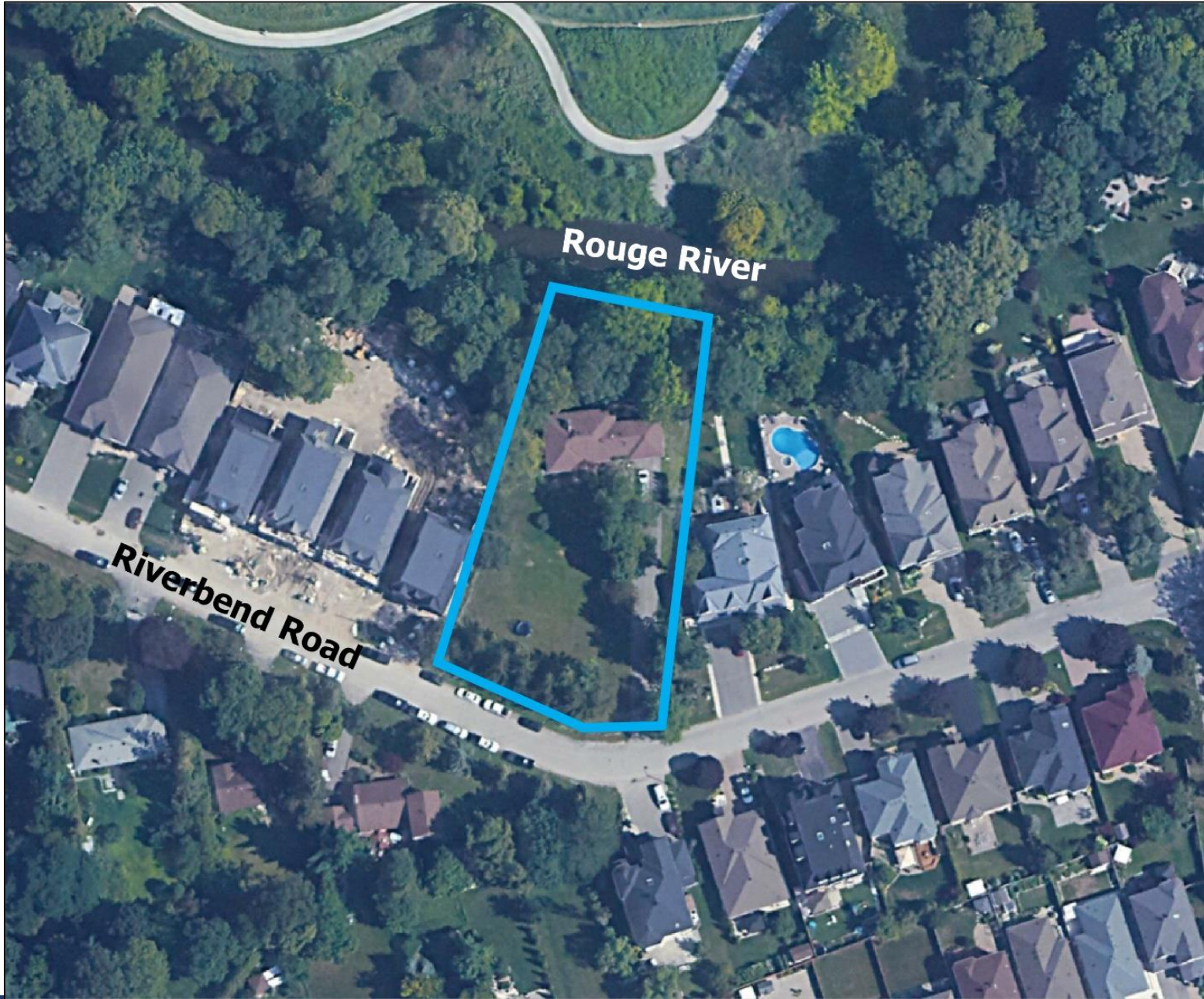
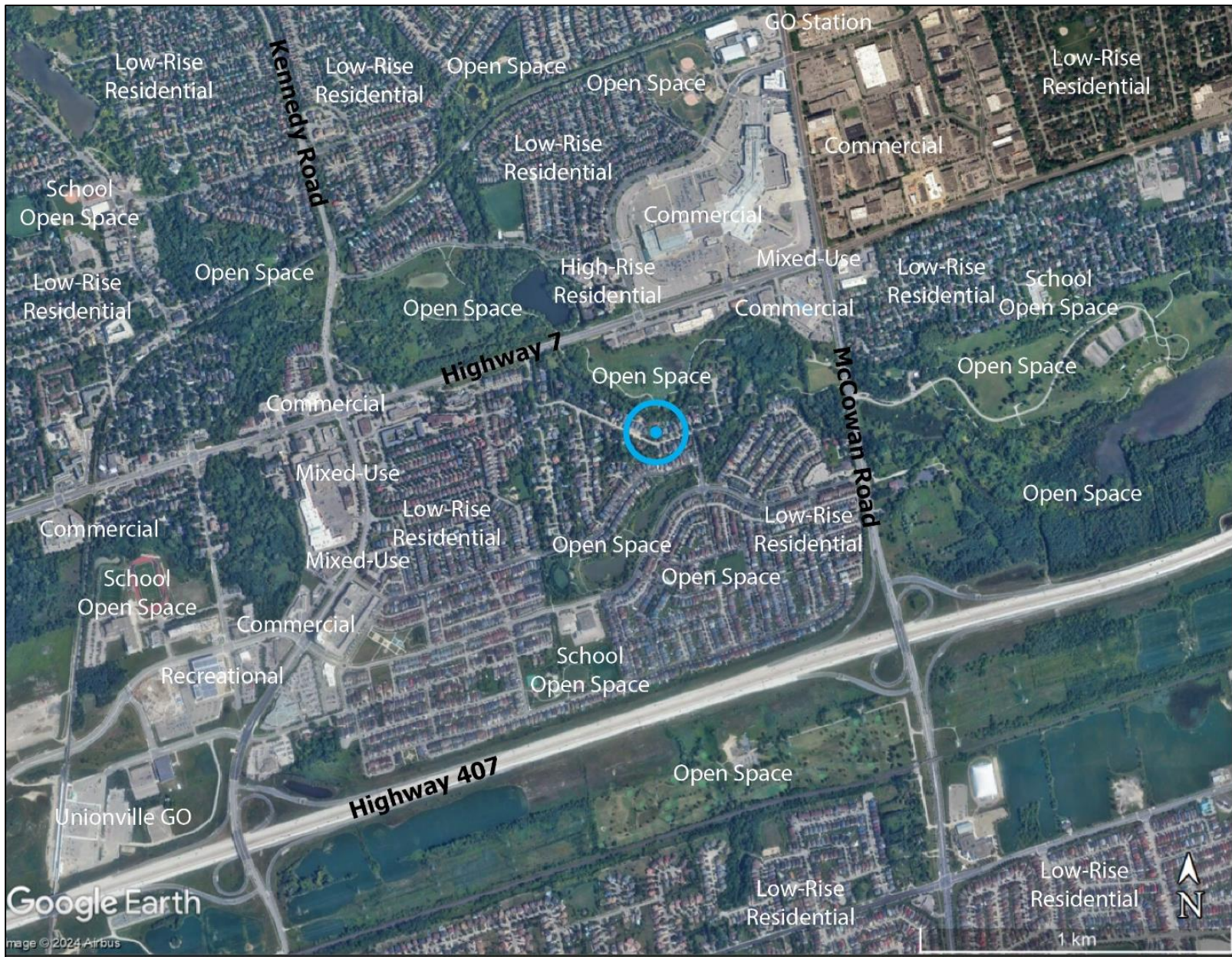


26 River Bend Road – Consent/ZBLA  
JKO Planning Services Inc.  
Council Public Hearing, March 4, 2025



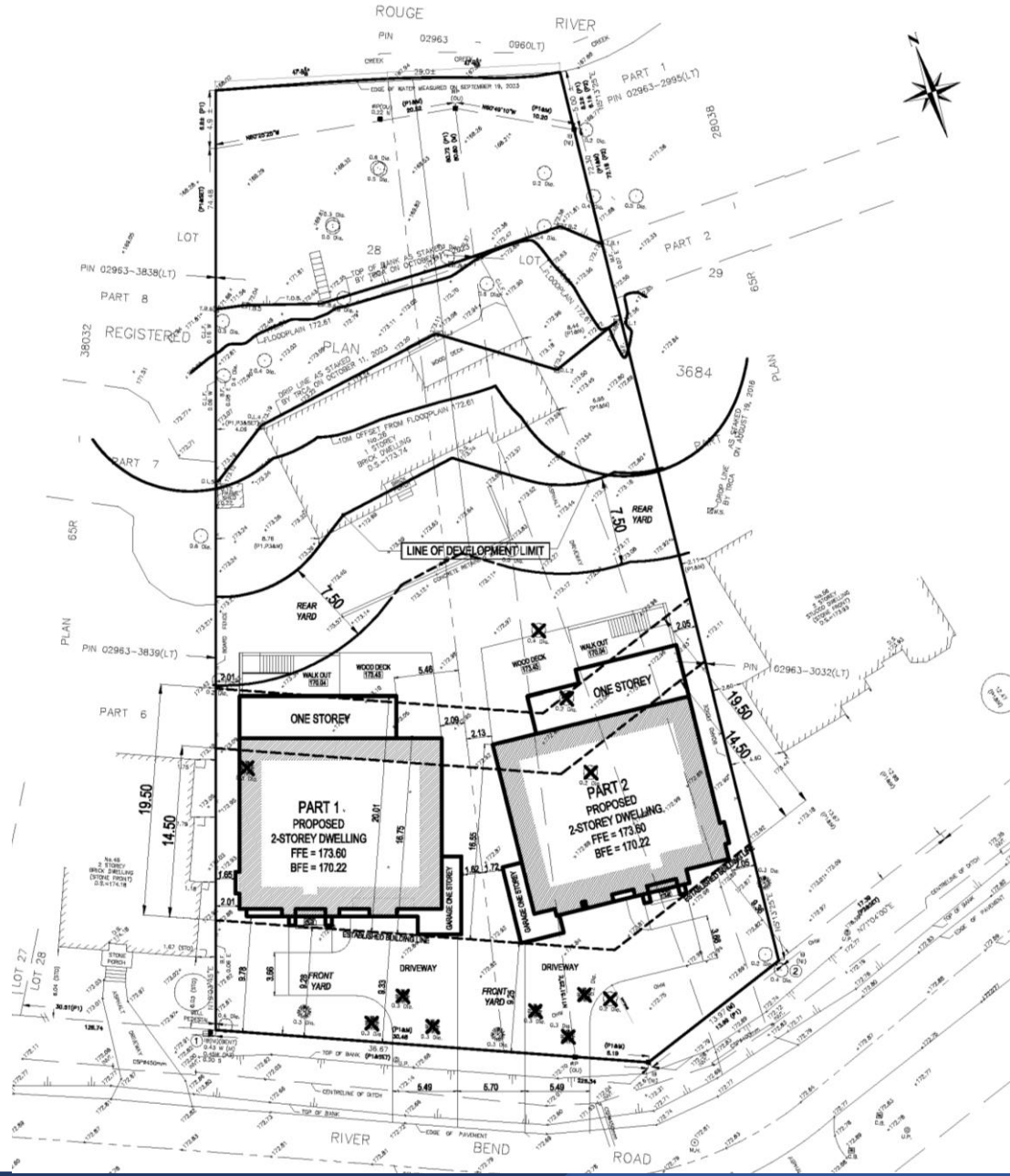






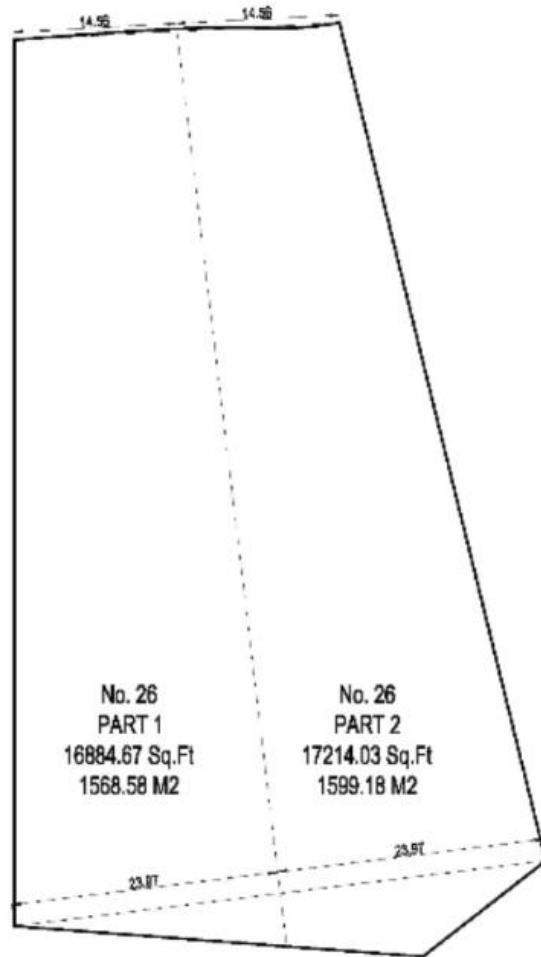
# Land Use Context



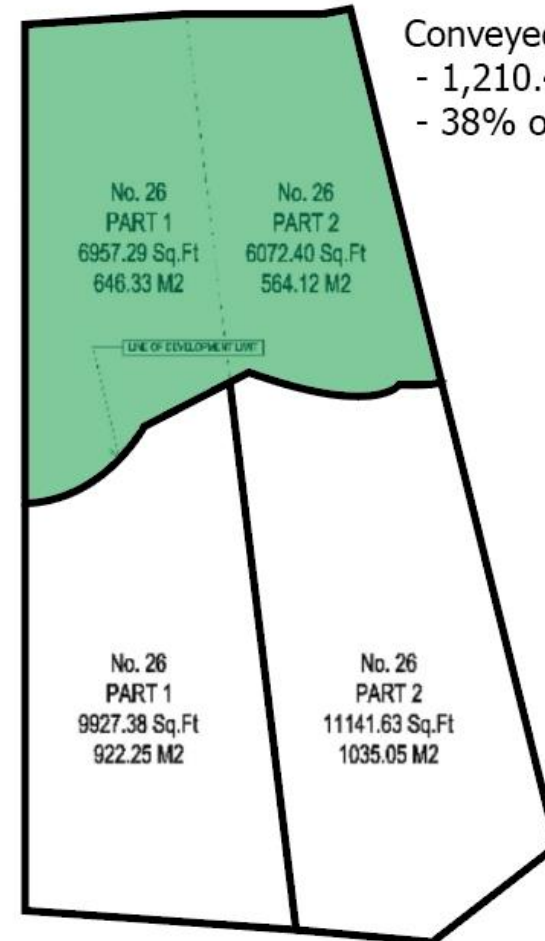


# LOT AREA

# DEVELOPMENT AREA



No. 26 TOTAL LOT AREA ( PART 1 & 2 ) = 34098.69 Sq.Ft ( 3167.77 M<sup>2</sup> )



Conveyed Lands  
- 1,210.45m<sup>2</sup>  
- 38% of total Area

TOTAL DEVELOPMENT AREA ( PART 1 & 2 ) = 21069.0 Sq.Ft ( 1957.31 M<sup>2</sup> )

Zone Provisions	RES-ENLR	Proposed 1	Proposed 2
Lot Area (min.)	No Standard	1,568.58m <sup>2</sup>	1,599.18m <sup>2</sup>
Lot Frontage (min.)	23.0m(1)	23.25 m	23.85 m
Lot Depth (min.)	30.0m	42.53m	49.41m
Main Building Coverage (max.)(2)	See Footnotes(3)	First floor 34.80% Second floor 27.25%	First floor 31.80% Second floor 24.71%
Lot Coverage	35%	34.8%	31.81%
Distance of the main building from established building line (max.)	36.0m See Footnotes(4)	First storey – 20.01 m Second storey –16.75 m	First storey - 21.43 m Second storey - 16.55 m
<b>Setbacks</b>			
Front Yard	See Footnotes(5)	9.25m	9.25m
Int. Side Yard	1.8m(6)	1.62m (east), 2.01 (west)	2.05 (east), 1.72m (west)
Ext. Side Yard	2.4m	n/a	n/a
Rear Yard	7.5m	8.45 m	14.94 m
Outside Wall Height (max.)(7)+	7.0m	6.85m	6.85m
Storeys (max.)	2	2	2
Garage Door Width (max.)	50% of the building façade	4.87m+2.44m=7.31m <50%	4.87m+2.44m=7.31m <50%
Maximum projection of an attached private garage beyond the main wall of the building	1.8m	1.52 m	1.52 m

<sup>(1)</sup> The greater of 23.0 metres or the average lot frontage of the two neighbouring lots.

<sup>(2)</sup> **Main building coverage** means the area of the main building that is enclosed by the main walls measured between the exterior faces of the exterior walls. For the purposes of this definition, unenclosed decks, porches, cold cellars, and balconies are not considered to be within the main building coverage; **main building** means a building in which the principal use of a lot is conducted. Attached private garages are considered part of a main building.

<sup>(3)</sup> 30% of the lot area for the first storey, and 20% of the lot area for any storey above the first.

<sup>(4)</sup> The greater of 19.5 metres of the first storey, and 14.5 metres for any storey above the first storey or the average maximum distance of the main building from the established building line of the two neighbouring lots. Attached private garages are considered part of a main building.

<sup>(5)</sup> The average front yard setback of the neighbouring lots.

<sup>(6)</sup> Provided minimum combined interior side yards on both sides are the greater of 4.0 metres, or 25% of the lot width.

<sup>(7)</sup> Where Outside Wall Height means the vertical distance from established grade to the highest top plate of the outside wall of the upper most floor or storey.

