

Proposed Provisions

Current Provision	Special Provision	Applies to	Rationale
<p>6.21 Exemptions from Yard Provisions</p> <p>(c) Balconies, canopies, awnings, unenclosed porches and steps: 1.5 metres</p>	<p><u>Unenclosed porches:</u> 2.0 m encroachment into front yard and exterior side yard setback</p> <p><u>Steps:</u> 1.8 metres into front yard and exterior side yard setback</p>	Lots 1-64	<p>To allow steps to encroach past porch.</p> <p>To match Beattie Estates product and not create need for modified version of the same models.</p>
<p>6.21 Exemptions from Yard Provisions</p> <p>(d) Patios, decks: 2 metres</p>	<u>Patios, decks:</u> 2.5 metres into rear yard setback	Lots 1-64	Desire to provide 8' x 12' deck sizes
<p>7.1.3 Parking Space Dimensions</p> <p>(b) parking space adjacent to wall: 3.3 metre x 6 metre</p>	Permit parking space size of 3.0 metre x 6.0 metres	Lots 1-64, Blocks 65-83	As per the County's decision for the Empire Homes community.
<p>7.1.5 Parking Lot and Garage Requirement</p> <p>d) All parking spaces within a private garage shall be exclusive of protrusions that may compromise complying with the requirements of this by-law.</p>	Allow encroachment of 3 risers / 2 steps into minimum 3.0 metre x 6.0 metre parking space dimension	Lots 1-64, Blocks 65-83	As per the County's decision for the Empire Homes community.
<p>13.2.1 h) Maximum Building Height: 11 metres</p>	<u>Townhouses:</u> Permit a maximum height of 12 metres	Townhouses – Blocks 65-83	Required to permit 9' ceilings and walkout basements. A buffer of single family dwellings exists from existing neighbourhoods.