



14 VISTAVIEW BLVD.



19 VISTAVIEW BLVD.



23 VISTAVIEW BLVD.



25 VISTAVIEW BLVD.



EXISTING DWELLING AT 12 SHASTA DRIVE



No. 14 SHASTA DR.



No. 16 SHASTA DR.



No. 22 SHASTA DR.



LOT COVERAGE

Minor Variance #1 Under Zoning By-law 01-2021  
A maximum lot coverage of **23%** is permitted (Section 4.5, 7.2.2, By-law 01-2021).

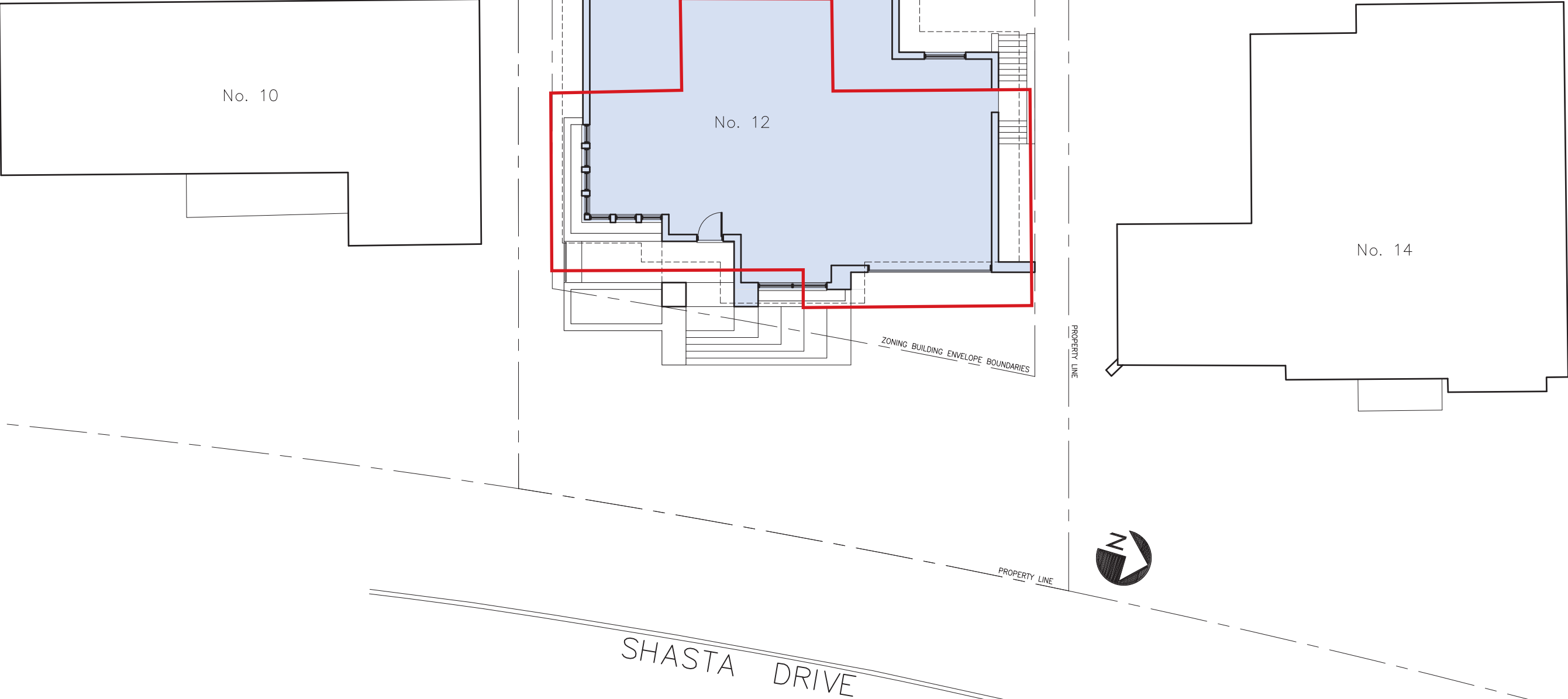
Variance Requested:  
To permit a maximum lot coverage of **33.83%**

Minor Variance #3 Under Zoning By-Law 1-88  
A maximum lot coverage of **20%** is permitted (Schedule A, By-law 1-88a.a.).

Variance Requested:  
To permit a maximum lot coverage of **24.32%**

Existing Dwelling Footprint: **20.7%**

Proposed Dwelling Footprint: **22.9%**  
(including garage)



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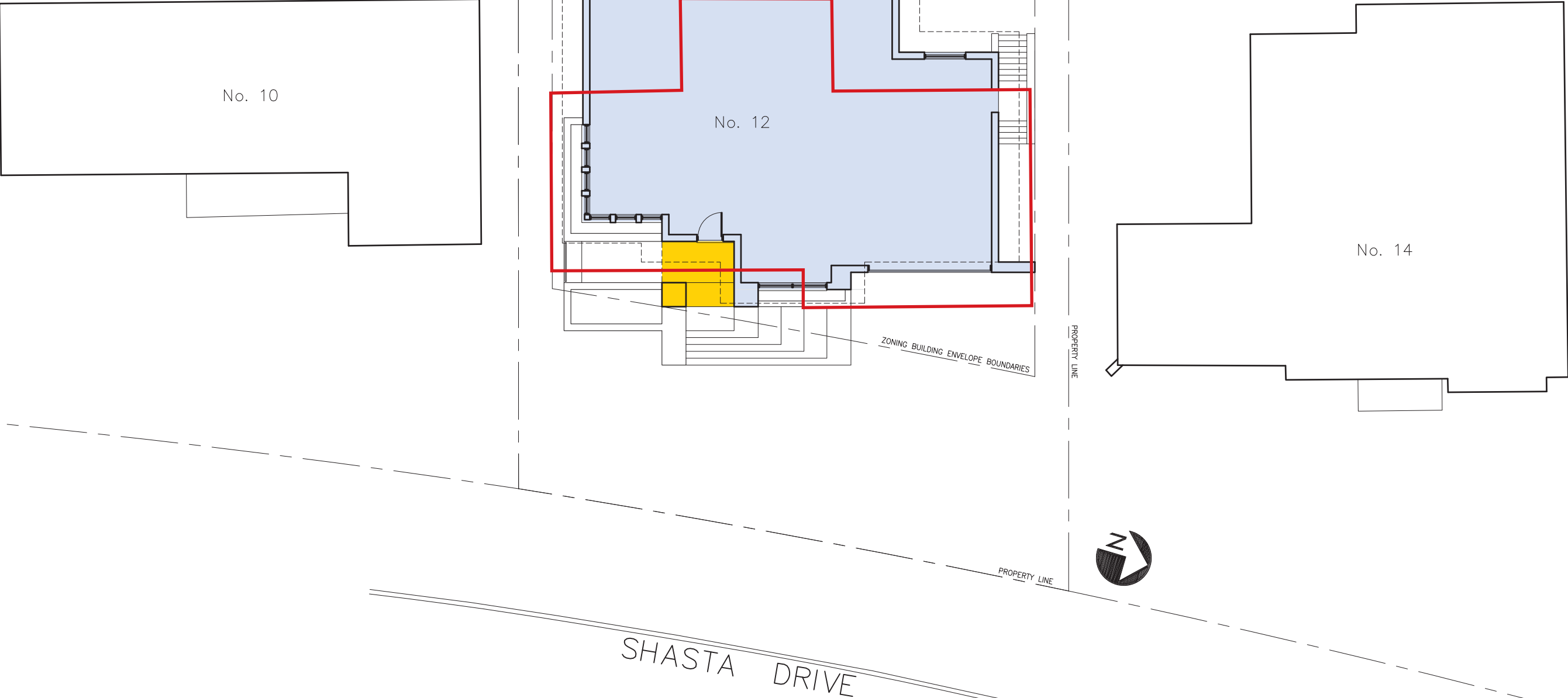
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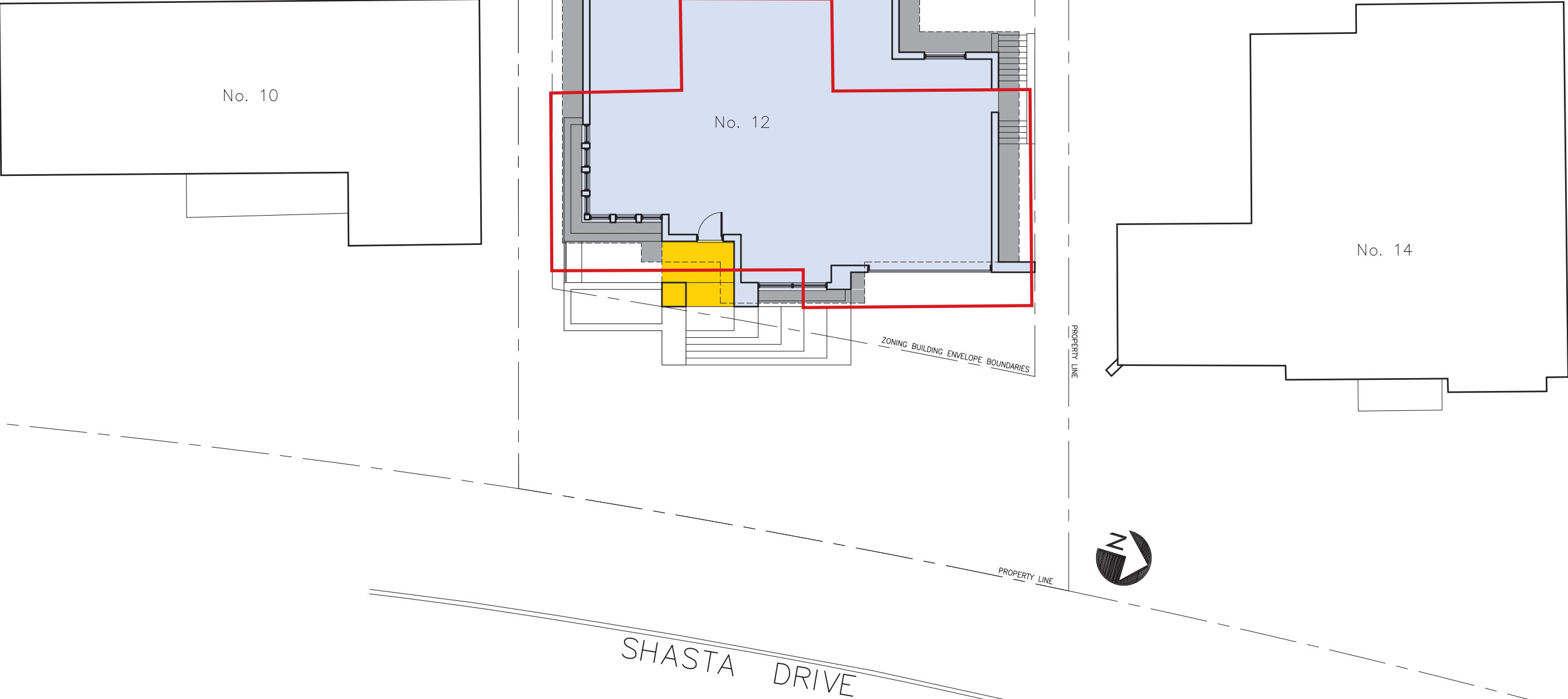
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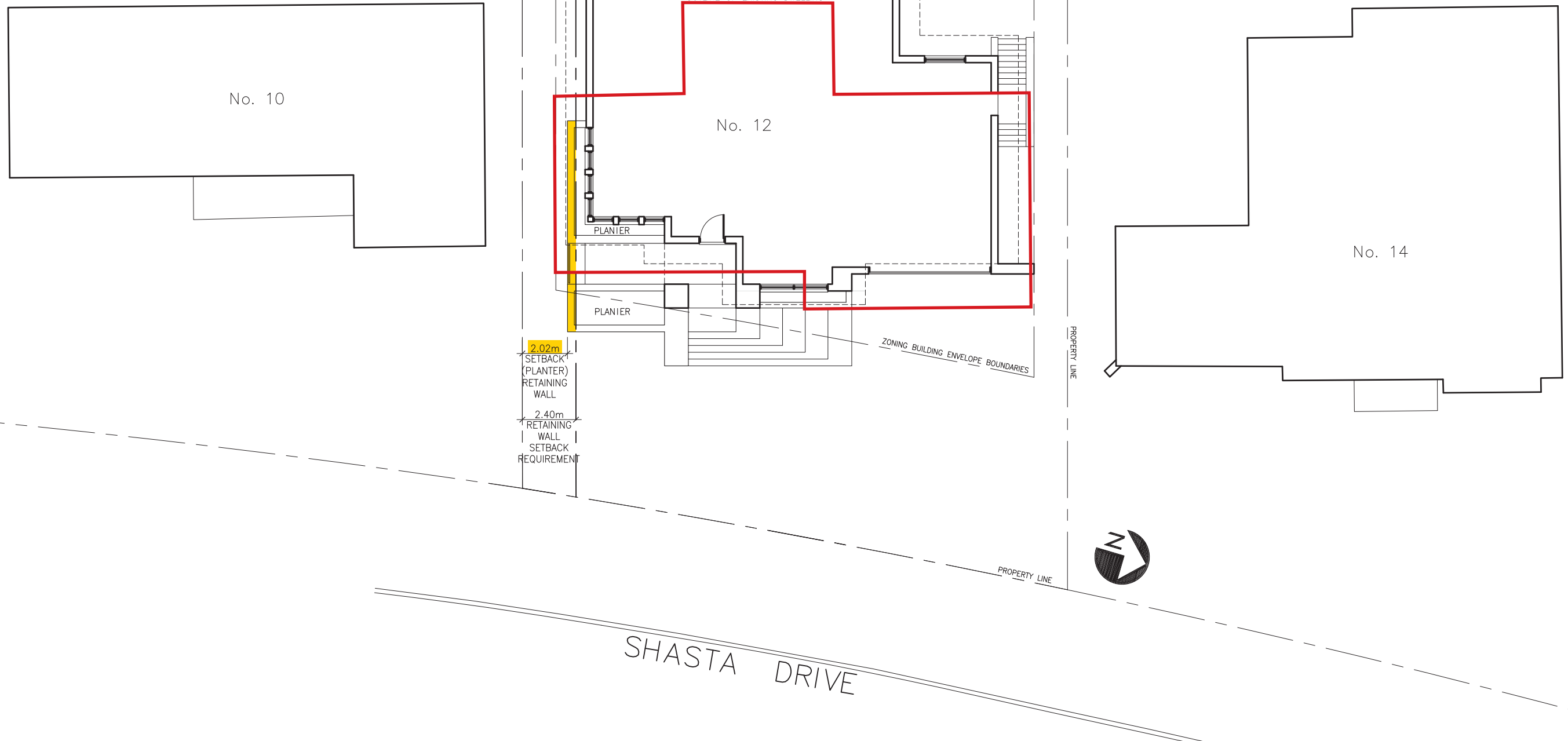
Variance Requested:  
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Proposed Dwelling Footprint: **22.9%**  
(including garage)









# RETAINING WALL SETBACK

## Minor Variance #2 Under Zoning By-law 01-2021

A minimum interior side yard setback of **2.4** metres to the retaining wall (planter) is required (Section 4.13, By-law 01-2021).

### Variance Requested:

To permit a minimum interior side yard setback of **2.0** metres to the retaining wall.

## Minor Variance #4 Under Zoning By-Law 1-88

A minimum interior side yard setback of **2.4** metres to the retaining wall (planter) is required (Section 3.14, By-law 1-88a.a.)

### Variance Requested:

To permit a minimum interior side yard setback of **2.0** metres to the retaining wall.



FRONT (EAST) ELEVATION



# PORCH STEPS SETBACK

## Minor Variance #5Under Zoning By-Law 1-88

A minimum front yard setback of **7.55** metres to the proposed porch steps is required (Schedule A, Section 3.14, 7.2.2, By-law 01-2021).

### Variance Requested:

To permit a minimum front yard setback of **6.6** metres to the proposed porch steps.

