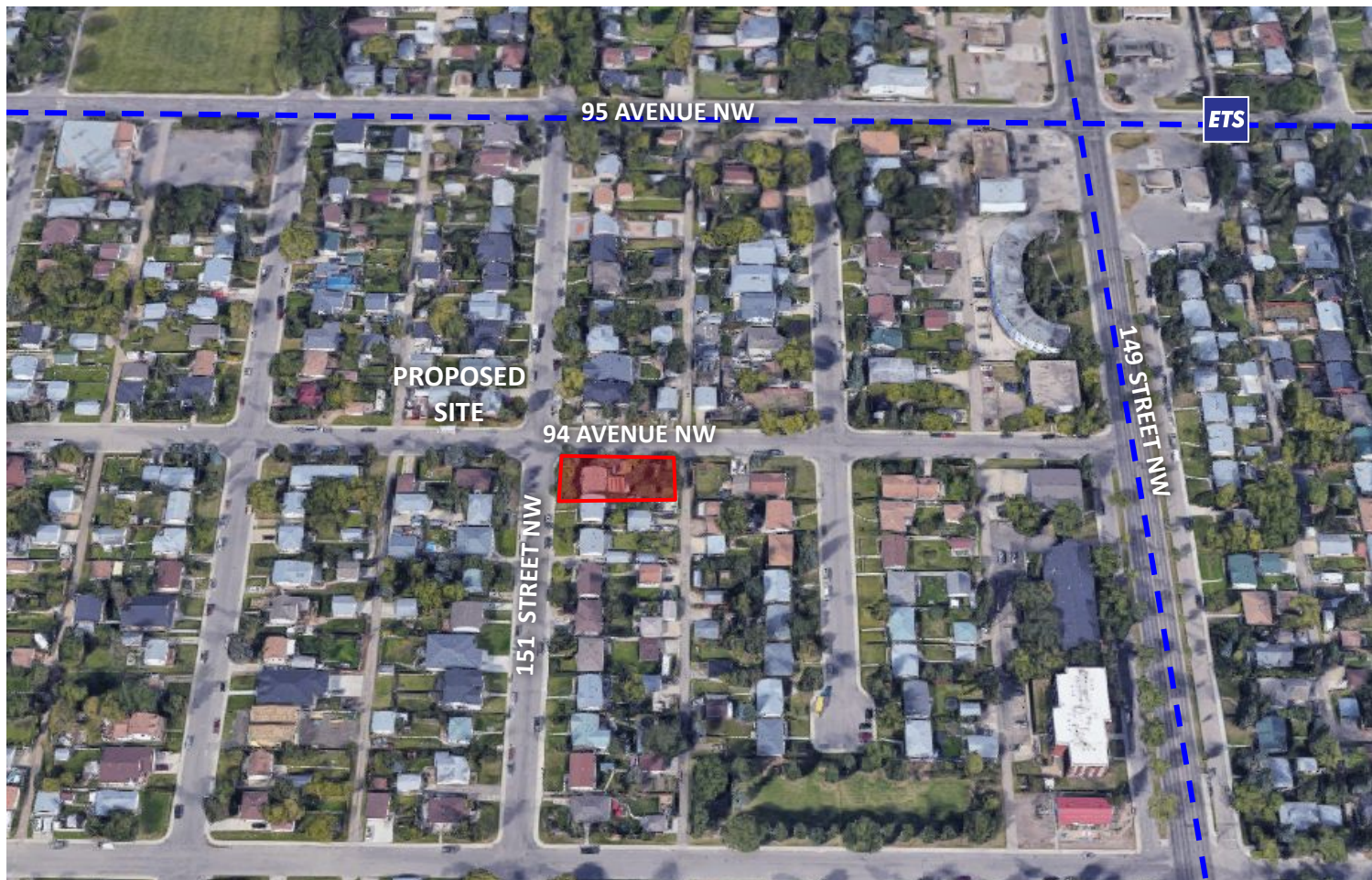




ITEM 3.14 - SHERWOOD CHARTER BYLAW 19735

DEVELOPMENT
SERVICES
June 23, 2021

2 Site and Surrounding Area

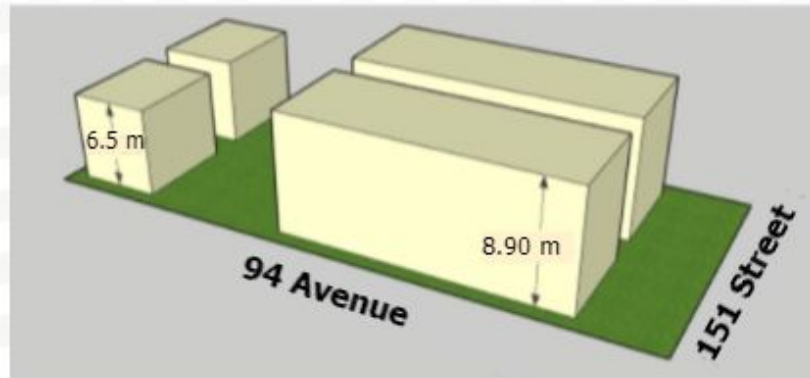
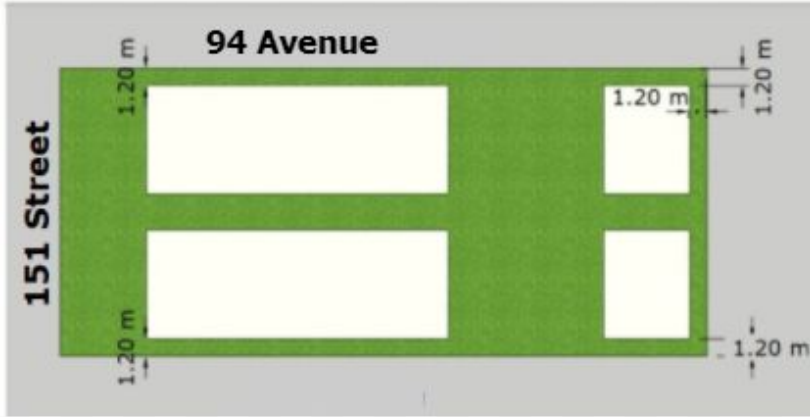


3 Zone Comparison

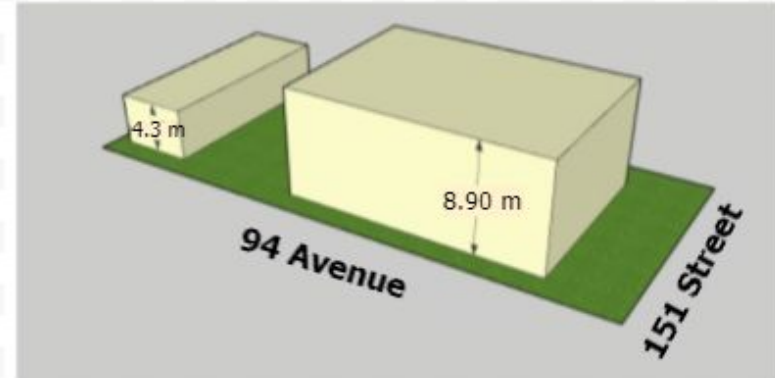
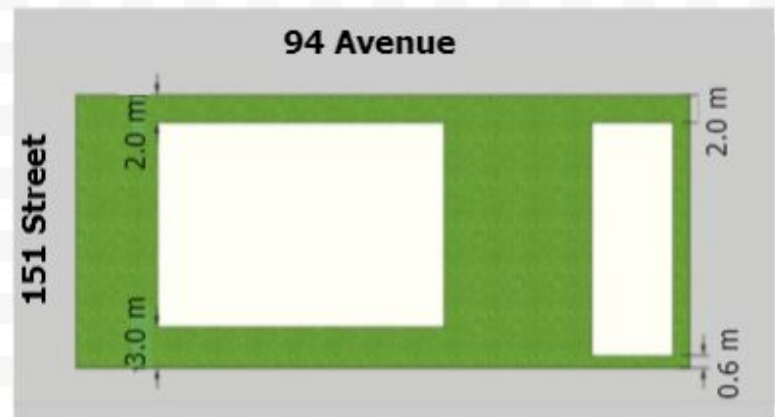
| | RF1 <i>Current</i> | RF3 <i>Proposed</i> |
|--|--|---|
| Principal Building | Single Detached Housing | Multi-Unit Housing |
| Height | 8.9 m | 8.9 m |
| Front Setback (1.5 m less than abutting front setback) | Approximately 6.4 m | |
| Interior Side Setback | 1.2 m with lot split 2.0 m with no lot split | 3.0 m |
| Flanking Side Setback | 1.2 m with lot split 3.0 m with no lot split | 2.0 m |
| Rear Setback (40% of Site Depth) | 18.0 m | |
| Maximum No. Dwelling Units | Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites | Four (4) Principal Dwellings Four (4) Secondary Suites Four (4) Garden Suites |
| Accessory Building | Garden Suite | Detached Garage |
| Height | 6.5 m | 4.3 m |
| Interior Side Setback | 1.2 m | 0.6 m |
| Flanking Side Setback | 3.0 m | 2.0 m |
| Rear Setback | 1.2 m | 1.2 m |

4 Potential Built Form

POTENTIAL RF1 BUILT FORM W/ DETACHED GARAGE/GARDEN SUITE



POTENTIAL RF3 BUILT FORM W/ DETACHED GARAGE





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**