

## DEVELOPMENT APPEAL - LOCATION PLAN

ADDRESS: 303 Evergreen Boulevard

**R.2**

LOT: 59

BLOCK: 645

PLAN: 102429143

Received  
City Clerk's Office  
April 16, 2025

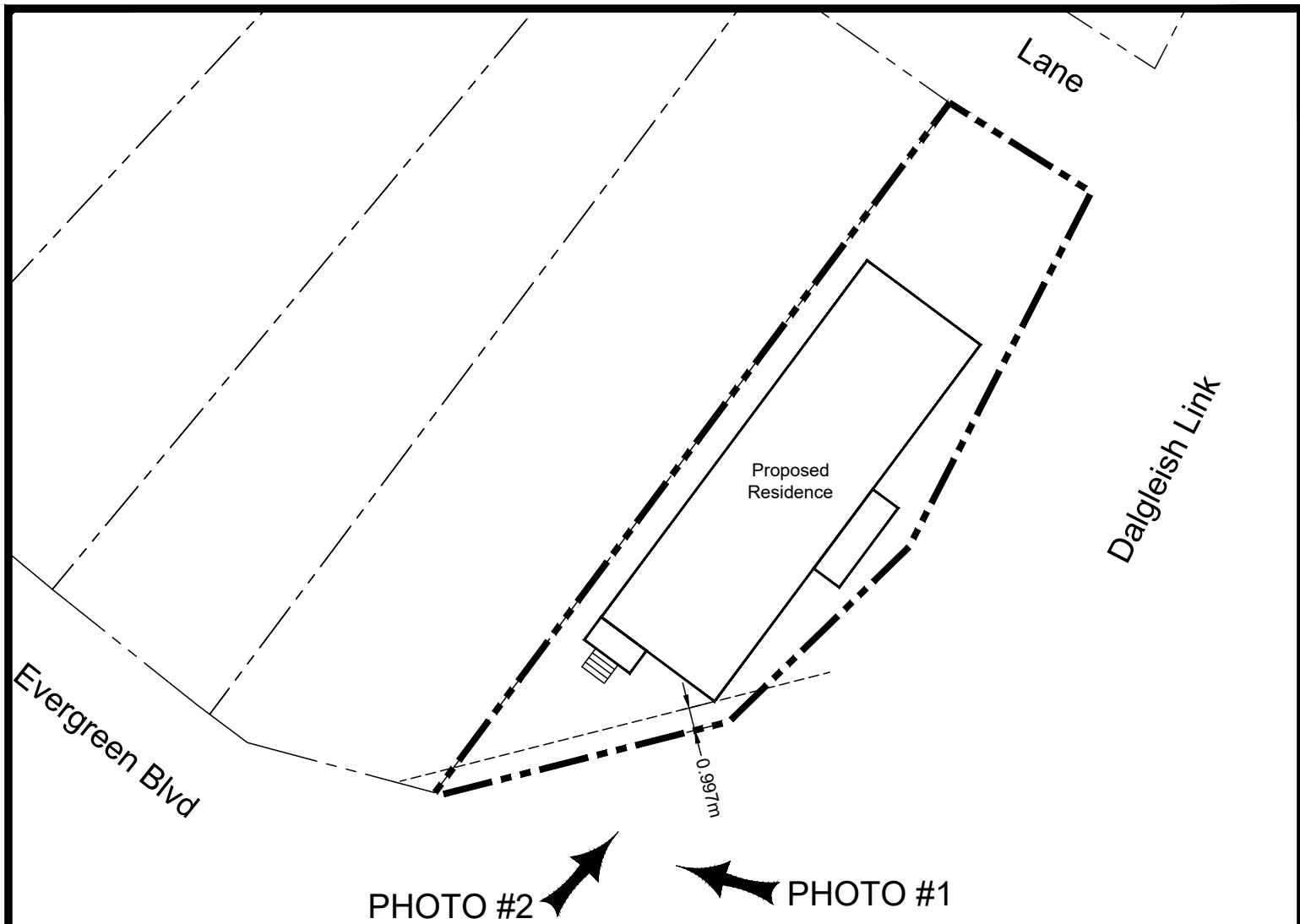


PHOTO #2

PHOTO #1

**Requirement:** Section 8.8.2 states a one unit dwelling requires a minimum front yard building setback of 6 metres.

**Proposed:** A front yard setback of 0.997 metres is proposed.

**Deficiency:** The results in a front yard setback deficiency of 5.003 metres.

**Requirement:** Section 8.8.2 states the site coverage maximum for a one unit dwelling is 40%

**Proposed:** A site coverage of 40.995% is proposed.

**Deficiency:** This results in 0.995% over the maximum permitted site coverage.

# DEVELOPMENT APPEAL - SITE PLAN

ADDRESS: 303 Evergreen Boulevard

LOT: 59

BLOCK: 645

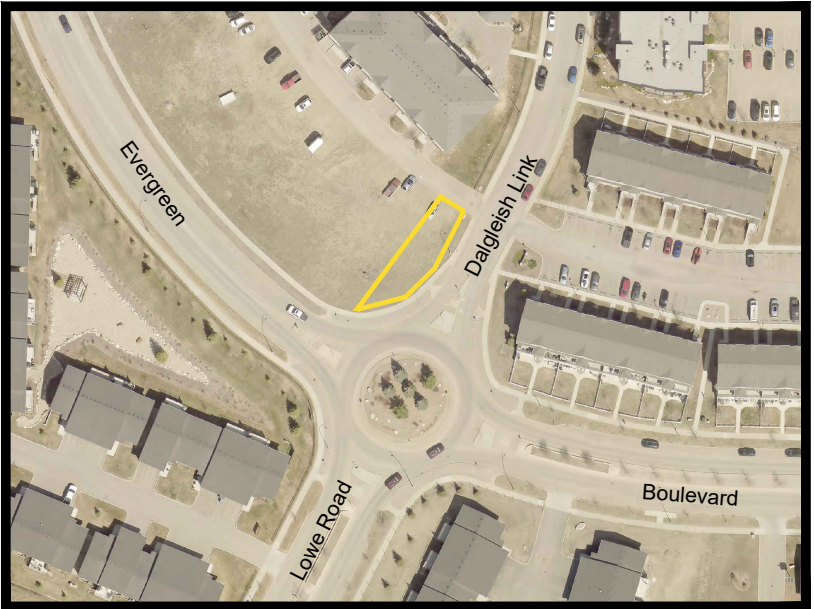
PLAN: 102429143



PHOTO 1



PHOTO 2



2023 AERIAL PHOTOGRAPHY