



"The Peak of Excellence"

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To: The Municipality of South Huron

Re: Zoning By-Law Amendment

This application proposes a By-Law amendment to adjust site-specific development provisions for a single detached dwelling. The application pertains to five adjacent lots on Rowe Avenue, Lots 21-25. These lots are currently zoned R2-3. There is no request to change the zoning, just the provisions.

It has proven difficult to design a functional single-family home of adequate size while adhering to the 40% lot coverage limit. These constraints have resulted in prospective clients withdrawing from building altogether.

The current zoning provisions include a rear yard setback of 7 meters, and a zone coverage of 40%. The request seeks to increase maximum lot coverage from 40% to 47% to accommodate a dwelling approximately 1,500 square feet. To accomplish a 47% Zone Coverage, we are proposing a reduction of the rear yard setback from 7 meters to 6 meters. The existing front yard, and side yard setbacks remain unchanged. It's been determined that the change in the Rear Yard setback shouldn't affect the existing grade plan.

By increasing the lot coverage to 47% and reducing the rear yard setback, without altering site grading, the proposal aims to preserve development viability while maintaining compliance with all other planning standards.

Sincerely,

Lisa Dow