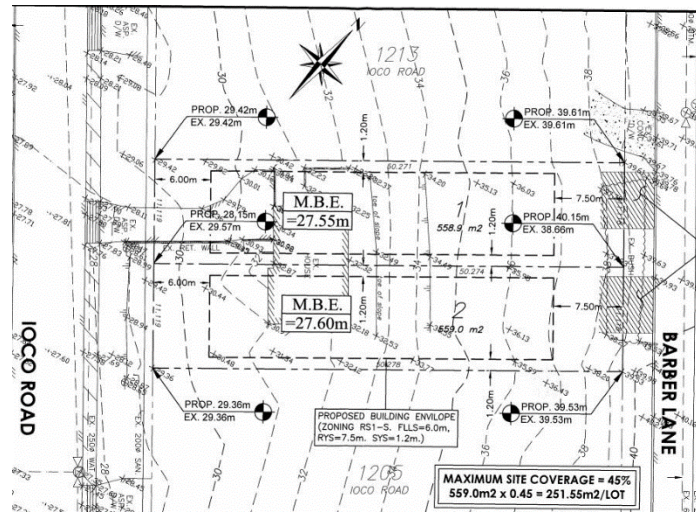


Application Fact Sheet

1209 Ioco Road (Mr. Ahmad Moshri Fatemi)



Application Type: RS1-S Rezoning and Subdivision
OCP Designation: Single Family Low Density (unchanged)

Intent: To rezone the existing property to permit a subdivision into two lots, each with a new principal dwelling with secondary suite.*

Existing Zoning: RS1
Proposed Zoning: RS1-S
Existing Lot Area: 1,118 sq.m. (12,034.0 sq.ft.)
Existing Lot Width: 22.4m (73.5 ft)

	RS1 Zone	RS1-S Zone	Proposed
Minimum Lot Area:	555.0m ² (5,974ft ²)	325.0m ² (3,498ft ²)	559.0m ² (6,017ft ²)
Minimum Lot Width:	15.0m (49.2 ft)	9m (29.5ft)	11.2m (36.5ft)
Required Parking:	3 stalls	3 stalls	4 stalls

Additional Variances: None

Development Permit Area: Not applicable - a portion of the property contains a slope greater than 20% therefore a geotechnical report was submitted.

*While Detached Accessory Dwelling Units (DADUs) are permitted within the RS1-S Zone, they are only permitted on lots where the secondary access to the rear of the lot is of a grade, quality (weight bearing), surface, width and clearance that allows for accessibility by emergency service apparatus to the satisfaction of the Fire Department. The rear lane does not meet these requirements and as a result DADUs are not be permitted under DADU Zoning regulations.