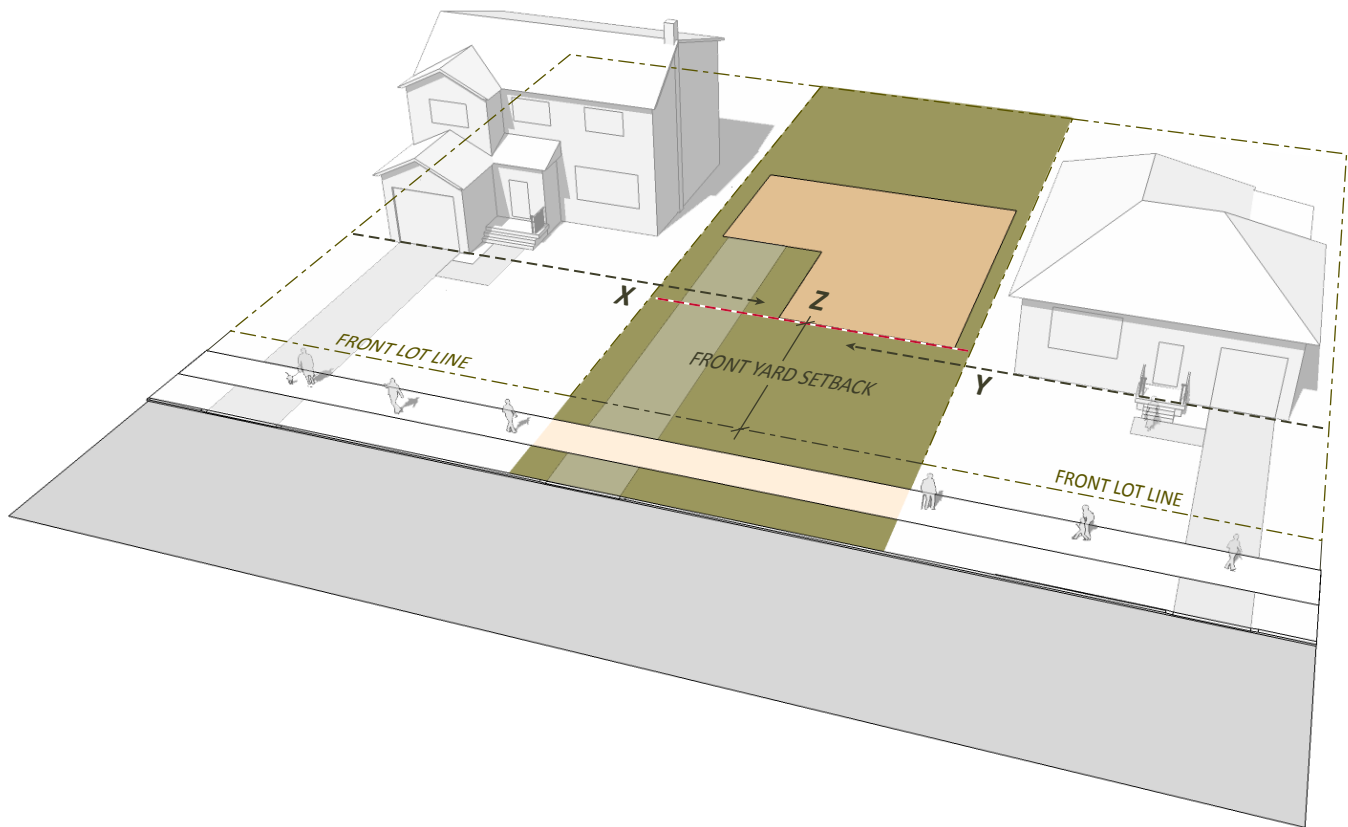


Front Yard Setback Averaging

$$(X + Y) \div 2 = Z$$

Z = Front Yard Setback



In the Residential Zone category, if a lot is located:

- A** Beside **one lot** in the Residential Zone category, and that abutting **lot** has an existing principal **building** fronting on the same **street** and located, in whole or in part, 15.0 metres or less from the subject **lot**, the minimum required **front yard setback** is the existing **front yard setback** of that principal **building** on the abutting **lot**; or
- B** Between two abutting **lots** in the Residential Zone category, each with an existing principal **building** fronting on the same **street** and located, in whole or in part, 15.0 metres or less from the subject **lot**, the minimum required **front yard setback** is the average of the existing **front yard setbacks** of those principal **buildings** on the abutting **lots**.