

### Front Yard Setback Reductions (Section 123)

- 123.** (1) Where the front yard setback of at least one of the residentially zoned lots on either side of another residentially zoned lot is less than the required front yard setback for the zone but was lawfully established, the front yard setback for the middle residentially zoned lot may be reduced to the greater of,
- (a) 1.5 metres, or
  - (b) the average of the two front yard setbacks of the other two lots.
- (2) Where one of the lots on either side of the middle lot mentioned in subsection (1) is vacant, and the other lot is less than the required front yard setback for the zone but was legally established, the front yard setback for the middle lot may be reduced to the greater of,
- (a) 1.5 metres, or
  - (b) the average of the required front yard setback for the zone and the front yard setback of the lot that is not vacant.
- (3) Subsections (1) and (2) apply to both an addition to a residential building or to a new residential building on the middle lot.
- (4) Where the front yard setback of the residentially zoned lot abutting a corner lot is less than the required front yard setback for the zone, either the corner side yard setback or the front yard setback of a corner lot may be reduced to the greater of,
- (a) 1.5 metres, or
  - (b) the front yard setback of the abutting residentially zoned lot that faces the same street, but only one of the yards abutting a street is permitted this reduced setback. (By-law 2017-148)