

Attachment 8 – Zoning By-law 001-2021 Table 1

Table 1:

		RT1 Zone	
	Zoning By-law 001-2021 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
a.	Minimum Lot Frontage	6 m	5.45 m
b.	Minimum Lot Area	162 m ²	120 m ²
c.	Minimum Front Yard	4.5 m	Block 1, Units 1 and 2 – 4.0 m
d.	Minimum Rear Yard	7.5 m	Blocks 1 and 2 – 6.0 m Block 3, Unit 1 – 2.0 m
e.	Minimum Interior Side Yard	1.2 m	Block 1 adjacent to walkway – 0.9 m
f.	Minimum Exterior Side Yard	2.4 m	Block 1, Unit 1 and Block 2, Unit 8 – 1.4 m Block 2, Unit 1 – 1.5 m Block 1, Unit 9 – 0.9 m
g.	Maximum Lot Coverage	50%	No minimum or maximum lot coverage requirement shall apply.
h.	Maximum Front Yard Encroachment for Porch including Access Stairs	2.0 m but no closer than 1.2 m from the applicable lot line.	2.75 m but no closer than 0.4 m from the applicable lot line.
i.	Access Stairs in Front, Exterior Side and Rear Yards	1.8 m	2.75 m
j.	Maximum Encroachment of air conditioner, heat pump,	Rear Yard and Exterior Side Yard – 1.0 m	1.5 m

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	condenser or similar equipment (wall mounted)		
k.	Maximum Building Height	No requirement.	13.05 m
l.	Minimum Parking Space Depth	5.7 m	Block 1, Units 1 and 2 may each have one driveway parking space with a minimum length/depth of 5.5 m.
m.	Maximum Driveway Width for a Lot Less than 6 m wide	2.9 m	3.1 m
n.	Obstruction of a Parking Space	Various setbacks depending on obstruction and location of obstruction.	Section 6.3.3 shall not apply.
o.	Minimum Soft Landscaping (Front/Exterior yard) in a Residential Zone	The Lot Frontage for Lots between 6 m – 11.99 m shall be comprised of a Minimum 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping.	The Lot Frontage shall be comprised of a minimum 25% Landscaped Front yard of which a minimum sixty percent (60%) of the Minimum Landscaped Front yard shall be soft landscaping.
p.	Notes 1 and 3 of Table 7-7	Regulates Setback of Garage Faces from Front and Exterior Side Lot lines Regulates Minimum Exterior Side Yard abutting road, lane, common element road, or sight triangle.	Shall not apply.
q.	Visitor Parking	No requirement.	0.17 spaces/unit

		EP Zone	
		EP Environmental Protection Zone Requirement	Proposed Exceptions to the EP Environmental Protection Zone Requirement
r.	Permitted Uses	Conservation use and Passive Recreational use	Add Flood and Erosion Control to the list of permitted uses