

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

**Parcel #1 - Zoning By-law Amendment File Z.22.037**

**Zoning By-law 1-88**

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Residential Zone Requirement</b>
a.	Minimum Front Yard	7.5 m	3 m
b.	Minimum Interior Side Yard	4.5 m	3 m
c.	Minimum Exterior Side Yard	7.5 m	3 m
d.	Minimum Rear Yard	7.5 m	3 m
e.	Minimum Lot Area	67 m <sup>2</sup> /unit	20 m <sup>2</sup> /unit
f.	Maximum Building Height	44 m	48 m
g.	Definition of a “Landscape Area”	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	Shall mean an area of land used exclusively for soft and hard landscape.
h.	Minimum Landscaped Area	A strip of land not less than 6 m in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping.	Minimum landscape strip shall be 3 m

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Residential Zone Requirement</b>
i.	Minimum Soft Landscaped Area	A minimum of 60% of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping.	Minimum required landscape area shall be 33% composed of soft and hard landscaping.
j	Minimum Amenity Area	Bachelor Unit - 15 m <sup>2</sup> minimum  One Bedroom Unit - 20 m <sup>2</sup> minimum  Two Bedroom Unit - 55 m <sup>2</sup> minimum  Three Bedroom Unit - 90 m <sup>2</sup> minimum  Four Bedroom Unit or larger -110 m <sup>2</sup> minimum	Bachelor Unit - 4 m <sup>2</sup> indoor/outdoor per unit  One Bedroom Unit - 4 m <sup>2</sup> indoor/outdoor per unit minimum  Two Bedroom Unit - 4 m <sup>2</sup> indoor/outdoor per unit  Three Bedroom Unit- 4 m <sup>2</sup> indoor/outdoor per unit  Four Bedroom Unit or larger - 4 m <sup>2</sup> indoor/outdoor per unit
	<b>Zoning By-law 1-88 Standard</b>	<b>R3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the R3 Residential Zone Requirement</b>
k.	Maximum Lot Coverage	40%	50%
l.	Minimum Exterior Side Yard	4.5 m	2.4 m
m.	Minimum Rear Yard	7.5 m	6 m
n.	Minimum Lot Area	360 m <sup>2</sup> /unit	315 m <sup>2</sup> /unit
o.	Maximum Building Height	9.5 m	11 m

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

	<b>Zoning By-law 1-88 Standard</b>	<b>R3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the R3 Residential Zone Requirement</b>
p.	Definition of a "Landscape Area"	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	Shall mean an area of land used exclusively for soft and hard landscape.
q.	Minimum Soft Landscaped Area	A minimum of 60% of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping.	Minimum required landscape area shall be 33% composed of soft and hard landscaping.
r.	Maximum Lot Coverage	45%	55%
s.	Minimum Lot Area	271 m <sup>2</sup> /unit	240 m <sup>2</sup> /unit
t.	Maximum Building Height	44 m	12 m
u.	Definition of a "Landscape Area"	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	Shall mean an area of land used exclusively for soft and hard landscape.

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

	<b>Zoning By-law 1-88 Standard</b>	<b>R3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the R3 Residential Zone Requirement</b>
v.	Minimum Soft Landscaped Area	A minimum of 60% of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping.	Minimum required landscape area shall be 33% composed of soft and hard landscaping.
	<b>Zoning By-law 1-88 Standard</b>	<b>R4 Residential Zone Requirement</b>	<b>Proposed Exceptions to the R4 Residential Zone Requirement</b>
w.	Maximum Lot Coverage	45%	55%
x.	Minimum Lot Area	271 m <sup>2</sup> /unit	240 m <sup>2</sup> /unit
y.	Maximum Building Height	44 m	12 m
z.	Definition of a “Landscape Area”	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	Shall mean an area of land used exclusively for soft and hard landscape.
aa.	Minimum Soft Landscaped Area	A minimum of 60% of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping.	Minimum required landscape area shall be 33% composed of soft and hard landscaping.

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RT1 Residential Zone Requirement</b>
bb.	Minimum Lot Depth	Standard Lot – 27 m  On a Lot Accessed by a Lane - 30 m	24 m
cc.	Minimum Exterior Side Yard	4.5 m	2.4 m
dd.	Maximum Building Height	11 m	12 m
ee.	Definition of a “Landscape Area”	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	Shall mean an area of land used exclusively for soft and hard landscape.
ff.	Minimum Soft Landscaped Area	A minimum of 60% of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping.	Minimum required landscape area shall be 33% composed of soft and hard landscaping.
	<b>Zoning By-law 1-88 Standard</b>	<b>OS1 – Open Space Conservation Zone Requirement</b>	<b>Proposed Exceptions to the OS1 – Open Space Conservation Zone Requirement</b>
gg.	Permitted Uses	Permitted uses include Recreational, Institutional and Conservation.  Stormwater Management Facilities are not a Permitted Use.	Permit the additional following Uses: - Stormwater Management Facility

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

	<b>Zoning By-law 1-88 Standard</b>	<b>OS1 – Open Space Conservation Zone Requirement</b>	<b>Proposed Exceptions to the OS1 – Open Space Conservation Zone Requirement</b>
hh.	Definition of a “Landscape Area”	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	Shall mean an area of land used exclusively for soft and hard landscape.
ii.	Minimum Soft Landscaped Area	A minimum of 60% of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping.	Minimum required landscape area shall be 33% composed of soft and hard landscaping.
	<b>Zoning By-law 1-88 Standard</b>	<b>OS2 – Open Space Park Zone Requirement</b>	<b>Proposed Exceptions to the OS2 – Open Space Park Zone Requirement</b>
jj.	Permitted Uses	A Community Garden and a Stormwater Management Facility are not permitted uses.	Permit the additional following uses: -Community Garden -Stormwater Management Facility
kk.	Definition of a “Landscape Area”	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	Shall mean an area of land used exclusively for soft and hard landscape.

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

	<b>Zoning By-law 1-88 Standard</b>	<b>OS2 – Open Space Park Zone Requirement</b>	<b>Proposed Exceptions to the OS2 – Open Space Park Zone Requirement</b>
ll.	Minimum Soft Landscaped Area	A minimum of 60% of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping.	Minimum required landscape area shall be 33% composed of soft and hard landscaping.
mm.	Minimum Front Yard	15 m	9 m
nn.	Minimum Interior Side Yard	15 m	4.5 m
oo.	Minimum Exterior Side Yard	15 m	4.5 m

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

## Attachment 4: Site Specific Exceptions - Zoning Tables

### By-law 1-88 and By-law 001-2021

#### Zoning By-law 001-2021

Table 2

	<b>Zoning By-law 001-2021 Standard</b>	<b>R3 - Third Density Residential Zone Requirement</b>	<b>Proposed Exceptions to the R3 - Third Density Residential Zone Requirement</b>
a.	Maximum Height	9.5 m	11 m
b.	Definition of "Landscape"	Means an area of land used exclusively for soft landscape.	Landscape, shall mean an area of land used exclusively for soft and hard landscape.
c.	Definition of "Landscape, Hard"	Means an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed and used to enhance the visual amenity of a property.	Shall mean an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed, including planters, and used to enhance the visual amenity of a property.
	<b>Zoning By-law 001-2021 Standard</b>	<b>R4 - Fourth Density Residential Zone Requirement</b>	<b>Proposed Exceptions to the R4 - Fourth Density Residential Zone Requirement</b>
d.	Maximum Height	11 m	12 m
e.	Definition of "Landscape"	Means an area of land used exclusively for soft landscape.	Landscape, shall mean an area of land used exclusively for soft and hard landscape.
f.	Definition of "Landscape, Hard"	Means an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed and used to enhance the visual amenity of a property.	Shall mean an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed, including planters, and used to enhance the visual amenity of a property.



**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

	<b>Zoning By-law 001-2021 Standard</b>	<b>RM3 - Fourth Density Residential Zone Requirement</b>	<b>Proposed Exceptions to the RM3 - Fourth Density Residential Zone Requirement</b>
g.	Maximum Height	11 m	12 m
h.	Definition of "Landscape"	Means an area of land used exclusively for soft landscape.	Landscape, shall mean an area of land used exclusively for soft and hard landscape.
i.	Definition of "Landscape, Hard"	Means an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed and used to enhance the visual amenity of a property.	Shall mean an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed, including planters, and used to enhance the visual amenity of a property.
j.	Minimum Lot Area	65 m <sup>2</sup> /unit	20 m <sup>2</sup> /unit
k.	Minimum Front Yard	7.5 m	3 m
l.	Minimum Rear Yard	7.5 m	3 m
m.	Minimum Interior Side Yard	7.5 m	3 m
n.	Minimum Exterior Side Yard	7.5 m	3 m
o.	45-degress Angular Plane Requirement	A 45-degree angular plane shall be required in RM3 Zone and shall be applied from the rear lot line. This provision shall apply where the RM3 Zone abuts any other Residential Zone except another RM2 or RM3 Zone.	Shall Not Apply
p.	Minimum podium height	10.5 m	Shall Not Apply

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

		<b>Zoning By-law 001-2021 Standard</b>	<b>RM3 - Fourth Density Residential Zone Requirement</b>
q.	Maximum podium height	20 m	Shall Not Apply
r.	Minimum tower step-back	3 m	Shall Not Apply
s.	Maximum tower floor plate	850 m	Shall Not Apply
t.	Minimum tower separation	30 m	Shall Not Apply
u.	Minimum tower setback from any rear lot line and interior side lot line	12.6 m	Shall Not Apply

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

**Parcel #2 - Zoning By-law Amendment File Z.22.038**

**Zoning By-law 1-88**

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Residential Zone Requirement</b>
a.	Minimum Front Yard	7.5 m	3 m
b.	Minimum Interior Side Yard	4.5 m	3 m
c.	Minimum Exterior Side Yard	7.5 m	3 m
d.	Minimum Rear Yard	7.5 m	3 m
e.	Minimum Lot Area	67 m <sup>2</sup> /unit	20 m <sup>2</sup> /unit
f.	Maximum Building Height	44 m	48 m
g.	Definition of a "Landscape Area"	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	Shall mean an area of land used exclusively for soft and hard landscape.

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Residential Zone Requirement</b>
h.	Minimum Landscaped Area	A strip of land not less than 6.0 m in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping.	Minimum landscape strip shall be 3 m.
i.	Minimum Soft Landscaped Area	A minimum of sixty percent (60%) of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping.	Minimum required landscape area shall be 33% composed of soft and hard landscaping.
j	Minimum Amenity Area	<p>Bachelor Unit - 15 m<sup>2</sup> minimum</p> <p>One Bedroom Unit - 20 m<sup>2</sup> minimum</p> <p>Two Bedroom Unit - 55 m<sup>2</sup> minimum</p> <p>Three Bedroom Unit - 90 m<sup>2</sup> minimum</p> <p>Four Bedroom Unit or larger - 110 m<sup>2</sup> minimum</p>	<p>Bachelor Unit - 4 m<sup>2</sup> indoor/outdoor per unit</p> <p>One Bedroom Unit - 4 m<sup>2</sup> indoor/outdoor per unit minimum</p> <p>Two Bedroom Unit - 4 m<sup>2</sup> indoor/outdoor per unit</p> <p>Three Bedroom Unit - 4 m<sup>2</sup> indoor/outdoor per unit</p> <p>Four Bedroom Unit or larger - 4 m<sup>2</sup> indoor/outdoor per unit</p>
	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RT1 Residential Zone Requirement</b>
k.	Minimum Lot Depth	<p>Standard Lot – 27 m</p> <p>On a Lot Accessed by a Lane - 30 m</p>	24 m
l.	Minimum Exterior Side Yard	4.5 m	2.4 m
m.	Maximum Building Height	11 m	12 m

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RT1 Residential Zone Requirement</b>
n.	Definition of a "Landscape Area"	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	Shall mean an area of land used exclusively for soft and hard landscape.
o.	Minimum Soft Landscaped Area	A minimum of sixty percent (60%) of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping.	Minimum required landscape area shall be 33% composed of soft and hard landscaping.
	<b>Zoning By-law 1-88 Standard</b>	<b>OS1 – Open Space Conservation Zone Requirement</b>	<b>Proposed Exceptions to the OS1 – Open Space Conservation Zone Requirement</b>
p.	Permitted Uses	Permitted uses include Recreational, Institutional and Conservation. Stormwater Management Facilities are not a Permitted Use.	Permit the additional following Uses: - Stormwater Management Facility
q.	Definition of a "Landscape Area"	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	Shall mean an area of land used exclusively for soft and hard landscape.

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

	<b>Zoning By-law 1-88 Standard</b>	<b>OS1 – Open Space Conservation Zone Requirement</b>	<b>Proposed Exceptions to the OS1 – Open Space Conservation Zone Requirement</b>
r.	Minimum Soft Landscaped Area	A minimum of sixty percent (60%) of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping.	Minimum required landscape area shall be 33% composed of soft and hard landscaping.
	<b>Zoning By-law 1-88 Standard</b>	<b>OS2 – Open Space Park Zone Requirement</b>	<b>Proposed Exceptions to the OS2 – Open Space Park Zone Requirement</b>
s.	Permitted Uses	A Community Garden and a Stormwater Management Facility are not permitted uses.	Permit the additional following uses: -Community Garden -Stormwater Management Facility
t.	Definition of a “Landscape Area”	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	shall mean an area of land used exclusively for soft and hard landscape.(please add header) I can't add a comment on side
(u.	Minimum Soft Landscaped Area	A minimum of sixty percent (60%) of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping.	Minimum required landscape area shall be 33% composed of soft and hard landscaping.
v.	Minimum Front Yard	15 m	9 m
w.	Minimum Interior Side Yard	15 m	4.5 m
x.	Minimum Exterior Side Yard	15 m	4.5 m

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

**Zoning By-law 001-2021**

Table 2

	<b>Zoning By-law 001-2021 Standard</b>	<b>RM3 – Multiple Unit Residential Zone Requirement</b>	<b>Proposed Exceptions to the RM3 - Multiple Unit Residential Zone Requirement</b>
a.	Maximum Height	11 m	12 m
b.	Definition of “Landscape”	Means an area of land used exclusively for soft landscape.	Landscape, shall mean an area of land used exclusively for soft and hard landscape.
c.	Definition of “Landscape, Hard”	Means an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed and used to enhance the visual amenity of a property.	Shall mean an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed, including planters, and used to enhance the visual amenity of a property.
d.	Minimum Lot Area	65 m <sup>2</sup> /unit	20 m <sup>2</sup> /unit
e.	Minimum Front Yard	7.5 m	3 m
f.	Minimum Rear Yard	7.5 m	3 m
g.	Minimum Interior Side Yard	7.5 m	3 m
h.	Minimum Exterior Side Yard	7.5 m	3 m

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

	<b>Zoning By-law 001-2021 Standard</b>	<b>RM3 – Multiple Unit Residential Zone Requirement</b>	<b>Proposed Exceptions to the RM3 - Multiple Unit Residential Zone Requirement</b>
i.	45-degress Angular Plane Requirement	A 45-degree angular plane shall be required in RM3 Zone and shall be applied from the rear lot line. This provision shall apply where the RM3 Zone abuts any other Residential Zone except another RM2 or RM3 Zone.	Shall Not Apply
j.	Minimum podium height	10.5 m	Shall Not Apply
k.	Maximum podium height	20 m	Shall Not Apply
l.	Minimum tower step-back	3 m	Shall Not Apply
m.	Maximum tower floor plate	850 m	Shall Not Apply
n.	Minimum tower separation	30 m	Shall Not Apply
o.	Minimum tower setback from any rear lot line and interior side lot line	12.6 m	Shall Not Apply

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.



**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

**Parcel #3 - Zoning By-law Amendment File Z.22.039**

**Zoning By-law 1-88**

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>R3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the R3 Residential Zone Requirement</b>
a.	Maximum Lot Coverage	40%	50%
b.	Minimum Exterior Side Yard	4.5 m	2.4 m
c.	Minimum Rear Yard	7.5 m	6 m
d.	Minimum Lot Area	360 m <sup>2</sup> /unit	315 m <sup>2</sup> /unit
e.	Maximum Building Height	9.5 m	11 m
f.	Definition of a "Landscape Area"	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	Shall mean an area of land used exclusively for soft and hard landscape.
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**By-law 1-88 and By-law 001-2021**

	<b>Zoning By-law 1-88 Standard</b>	<b>R4 Residential Zone Requirement</b>	<b>Proposed Exceptions to the R4 Residential Zone Requirement</b>
h.	Maximum Lot Coverage	45%	55%
i.	Minimum Lot Area	271 m <sup>2</sup> /unit	240 m <sup>2</sup> /unit
j.	Maximum Building Height	44 m	12 m
k.	Definition of a "Landscape Area"	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	Shall mean an area of land used exclusively for soft and hard landscape.
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	<b>Zoning By-law 1-88 Standard</b>	<b>OS1 – Open Space Conservation Zone Requirement</b>	<b>Proposed Exceptions to the OS1 – Open Space Conservation Zone Requirement</b>
m.	Permitted Uses	Permitted uses include Recreational, Institutional and Conservation. Stormwater Management Facilities are not a Permitted Use.	Permit the additional following Uses: - Stormwater Management Facility

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

	<b>Zoning By-law 1-88 Standard</b>	<b>OS1 – Open Space Conservation Zone Requirement</b>	<b>Proposed Exceptions to the OS1 – Open Space Conservation Zone Requirement</b>
n.	Definition of a “Landscape Area”	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	Shall mean an area of land used exclusively for soft and hard landscape.
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	<b>Zoning By-law 1-88 Standard</b>	<b>OS2 – Open Space Park Zone Requirement</b>	<b>Proposed Exceptions to the OS2 – Open Space Park Zone Requirement</b>
p.	Permitted Uses	A Community Garden and a Stormwater Management Facility are not permitted uses.	Permit the additional following uses: -Community Garden -Stormwater Management Facility
q.	Definition of a “Landscape Area”	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements.	shall mean an area of land used exclusively for soft and hard landscape.
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**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

	<b>Zoning By-law 1-88 Standard</b>	<b>OS2 – Open Space Park Zone Requirement</b>	<b>Proposed Exceptions to the OS2 – Open Space Park Zone Requirement</b>
s.	Minimum Front Yard	15 m	9 m
t.	Minimum Interior Side Yard	15 m	4.5 m
u.	Minimum Exterior Side Yard	15 m	4.5 m

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**By-law 1-88 and By-law 001-2021**

**Zoning By-law 001-2021**

Table 2

	<b>Zoning By-law 001-2021 Standard</b>	<b>R3 - Third Density Residential Zone Requirement</b>	<b>Proposed Exceptions to the R3 - Third Density Residential Zone Requirement</b>
a.	Maximum Height	9.5 m	11 m
b.	Definition of "Landscape"	Means an area of land used exclusively for soft landscape.	Landscape, shall mean an area of land used exclusively for soft and hard landscape.
c.	Definition of "Landscape, Hard"	Means an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed and used to enhance the visual amenity of a property.	Shall mean an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed, including planters, and used to enhance the visual amenity of a property.
	<b>Zoning By-law 001-2021 Standard</b>	<b>R4 - Fourth Density Residential Zone Requirement</b>	<b>Proposed Exceptions to the R4 - Fourth Density Residential Zone Requirement</b>
d.	Maximum Height	11 m	12 m
e.	Definition of "Landscape"	Means an area of land used exclusively for soft landscape.	Landscape, shall mean an area of land used exclusively for soft and hard landscape.
f.	Definition of "Landscape, Hard"	Means an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed and used to enhance the visual amenity of a property.	Shall mean an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed, including planters, and used to enhance the visual amenity of a property.

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