

Attachment 10 - Zoning By-law 001-2021 Table 2

Table 2:

	Zoning By-law 001-2021 Standards	RM1 Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM1 Multiple Unit Residential Zone Requirement
a.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Multiple Family Dwelling • Block Townhouse Dwelling • Day Nursery 	Permit the following additional uses: <ul style="list-style-type: none"> • Semi-Detached Dwelling
b.	Definition of a "Lot"	LOT- Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the <i>Planning Act</i> , R.S.O 1990, c. PI 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot	LOT – the Subject Lands shall be deemed one lot, with a private condominium road, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of subdivision, plan of condominium, part lot control, consent and any easements or restrictions for each parcel.
c.	Minimum Lot Area	100 m ² /unit	62 m ² /unit
d.	Minimum Interior Side Yard	1.2 m	0 m (EP Environmental Protection Zone)
e.	Minimum Rear Yard Setback	7.5 m	0 m (OS1 Open Space Zone)
f.	Minimum Setback from the Front Lot Line to the Nearest Part of a Building Below Finished Grade	1.8 m	0 m
g.	Maximum Building Height	11 m	11.5 m

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h.	Amenity Space	20% of the required minimum outdoor amenity area may consist of amenity area located on a rooftop terrace	44% of the required minimum outdoor amenity area may consist of amenity area located on a rooftop terrace
i.	Permitted Encroachments	Hydro Transformers are not permitted to encroach	Hydro Transformers may encroach into the required front yard setback, interior side yard setback and landscape strip
l.	Parking Space Dimensions	2.7 m x 5.7 m	2.6 m x 5.7 m