

Attachment 4 - Zoning By-law 1-88 Table 1

Table 1:

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
a.	Definition of a "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.	Means a lot accessed by a Lane fronting a Public Street for Blocks 4 – 9
b.	Definition of "Lane"	Means a public or private means of access which affords only a secondary means of access to an abutting property in addition to a public highway.	The northern lot line is deemed to be abutting a lane for Blocks 4-9
c.	Definition of "Front Lot Line"	Means the street line	Means the easterly lot line for Blocks 1-3 Means the southerly lot line for Blocks 4-9
d.	Frontage on an Improved Public Street	No person shall erect any building or structure in any zone except the lot upon the building or structure is to be erected is on an improved public street	Blocks 4-9 are deemed to have frontage on an Improved Public Street (Rutherford Road)
e.	Minimum Lot Frontage Landscaping	25% (Front or Exterior Side Yard) of which 60% shall be soft landscaping	20% (Front or Exterior Side Yard) of which 50% shall be soft landscaping

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f.	Minimum Soft Landscaping Requirement	60%	50%
g.	Minimum Distance between Intersection and Street Lines and Driveways	15 m	Shall not apply
h.	Minimum Landscape Strip Abutting a Street	6 m	Shall not apply
i.	Minimum Lot Area	180 m ²	160 m ² (Blocks 1-9, 15-17, 19-23, and 25-29) 150 m ² (Block 14) 130 m ² (Blocks 49-50)
j.	Minimum Rear Yard Setback	7.5 m	6 m (Blocks 1-9, 15-17, 19-23 25-29 and 49-50) 5 m (Block 14) 7 m (Block 24)
k.	Minimum Lot Depth	30 m	27.5 m (Blocks 1-9, 15-17, 19-23 and 25-29) 26.5 m (Block 14) 23 m (Blocks 49-50)

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			27 m (Block 24)
i.	Maximum Building Height	11 m	12 m
m.	Minimum Interior Side Yard Setback	3.5 m	1.2 m (Block 13 abutting OS2 Zone) 3 m (Blocks 9 and 10 abutting pedestrian pathway) No minimum interior side yard setback shall be required between attached dwelling units, except where the common wall is entirely below grade
n.	Minimum Exterior Side Yard Setback	4.5 m 3 m (between site triangle and an attached garage)	3 m (Blocks 33 and 34) 2 m (between site triangle and an attached garage)
o.	Maximum Townhouse Units in a Block	6 units	8 units (Block 13)
p.	Minimum Interior Garage Dimensions	For lots at least 12m and 15m (corner lots): 3 m x 6 m (2 risers may encroach into the rear portion of the garage)	For all lots: 3 m x 6 m (2 risers may encroach into the rear portion of the garage)
q.	Maximum Interior Garage Width	3.048 m	5.9 m (Blocks 4-9, 14-23, 25-29) For Lots within Blocks 1-3, 10-13, 24 and 30-54, the maximum interior garage width may be

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			<p>increased provided the increased width shall:</p> <ul style="list-style-type: none"> - Occur only on an interior wall - Be a maximum of 1.8 m in width - Not occur within the first 1.2m immediately behind the garage door
r.	General Notes B	<p>No garage shall project into the front yard or exterior yard more than 1 m beyond the most distant point of any wall of the dwelling facing the street at the ground floor level and a maximum of 2 m where there is a covered and unenclosed porch or a covered and enclosed porch.</p>	<p>For Blocks 10-13, 24 and 30-54:</p> <p>No garage shall project into the front yard or exterior yard more than 1 m beyond the most distant point of any wall of the dwelling facing the street at the ground floor level and a maximum of 2 m where there is a covered and unenclosed porch or a covered and enclosed porch.</p> <p>For the purposes of this note, a “covered and enclosed porch” means: a platform with or without a foundation and with at least one side open, which is covered by either a roof, balcony or enclosed space or room.</p> <p>For the purposes of this Note, on a corner lot, where the garage faces the front lot line, the most distant point of any wall facing the street shall not include any part of the wall forming part of the flankage elevation of the dwelling</p>
s.	General Note C	<p>The minimum interior side yard setback to a door that provides access to the dwelling or an attached garage shall be 1.8 m</p>	<p>The minimum interior side yard setback to a door that provides access to the dwelling or an attached garage may be reduced to 1.2 m provided that no stairs or risers to access the said door are</p>

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			located within the minimum required yard
t.	Permitted Encroachments	Not permitted (Enclosed Porch in front yard) 1.5 m (Steps within front and exterior yards)	2.5 m (Enclosed Porch) 0.3 m (Steps (Blocks 1-3, 10-54)) 0 m (Steps (Blocks 4-9))
u.	No Encroachment Zone	1.5 m within front and exterior yards	0.3 m for steps within front and exterior yards (Blocks 1-3 and 10-53) 0 m for steps within front and exterior yards (Blocks 4-9)
v.	Finished Floor Elevation of Enclosed or Unenclosed Porch	1.2 m	1.5 m
w.	Interior Yard Setback for Central Air Conditioner Units located at the rear of a dwelling unit	0.6 m	0 m
x.	Maximum Driveway Width/ Curb Cut at rear lot line	No requirement	3.5 m (Blocks 1-3)