

Attachment 8 - Zoning By-law 001-2021 Table 2

	Zoning By-law 001-2021 Standard	RT1 Townhouse Residential Zone Requirement	Proposed Exceptions to the RT1 Townhouse Residential Zone Requirement
a.	Minimum Rear Yard Setback	7.5 m	5.2 m (Unit 3, Block 2) 7 m (Excluding Unit 3, Block 2)
b.	Minimum Exterior Side Yard to Sight Triangle	3 m	2 m
c.	Maximum Building Height	11 m	11.5 m
d.	Maximum Lot Coverage	50%	60%
e.	Maximum Encroachment of Porch, including Access Stairs from Grade into the Front Yard, Rear Yard and Exterior Side Yard	2.0 m but no closer than 1.2 m from the lot line	3.0 m but no closer than 1.2 m from the lot line
f.	Minimum Landscaped Area for a Lot with Frontages between 6 m to 11.99 m	33% landscaped front or exterior yard with a minimum of 60% being soft landscaping	30% landscaped front or exterior yard with a minimum of 60% being soft landscaping
g.	Permitted Uses	Street Townhouse Dwellings that may include a Home Occupation is not permitted	Permit Street Townhouse Dwellings, which shall be subject to the RT1 Residential Townhouse Zone Requirements in Subsection 5.9 and 7.3.2 and Table 7-2 The following commercial uses in addition to Street Townhouse Dwellings shall be

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			<p>permitted, but only as a home occupation:</p> <ul style="list-style-type: none"> i) Business or Professional Office ii) Personal Service Shop iii) Retail Store <p>Provided that:</p> <ul style="list-style-type: none"> i) The business or professional office use shall not include a body-rub parlour or veterinary clinic; ii) The office of a physician, dentist or regulated health professional shall be used for consultation and emergency treatment only and not as a clinic or hospital; iii) The commercial use shall not exceed a maximum of three (3) persons engaged in the use, and at least one of the employees shall be a resident in the said dwelling; iv) A maximum of one commercial use may be permitted per dwelling unit, and shall not exceed a maximum of 25% of the gross floor area of the dwelling unit; and v) The home occupation parking space requirement in Subsection 6.3.5 shall apply.
h.	Permitted Obstruction of a Parking Space	i) A utility box, electrical charging station, column, wall, pipe, fence or other similar object, may be permitted to encroach into the minimum parking space	Requirements shall not apply.

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		<p>to a maximum of 0.3 m and within 1.0 m from the front or rear of the parking space.</p> <p>ii) Where a parking space is obstructed on one or both sides the width of the parking space must be increased by 0.3 m.</p> <p>iii) An obstruction located in the front of a parking space shall only be permitted where the parking space is for the exclusive use of a compact motor vehicle and where the obstruction shall have a maximum projection of 0.3 m into the parking space and a maximum width of 1.2 m.</p>	