

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

	Zoning By-law 001-2021 Standards	R2A Second Density Residential Zone Requirements	Proposed Exceptions to the R2A Second Density Residential Zone Requirements
a.	Minimum Interior Side Yard	1.2 m	May be reduced to 0.6 m on one side, where the abutting interior side yard is 0.6 m or greater
b.	Minimum Exterior Side Yard	4.5 m	2.4 m
c.	Minimum Setback to a Sight Triangle	No requirement	1.2 m
d.	Maximum Building Height	9.5 m	11 m
	Zoning By-law 001-2021 Standards	R3A Third Density Residential Zone Requirements	Proposed Exceptions to the R3A Third Density Residential Zone Requirements
e.	Minimum Interior Side Yard	1.2 m	May be reduced to 0.6 m on one side, where the abutting interior side yard is 0.6 m or greater Notwithstanding the above, the minimum shall be 2.4 m where it abuts a non-residential use including a walkway, buffer block or stormwater management pond
f.	Minimum Exterior Side Yard	4.5 m	2.4 m
g.	Minimum Setback to a Sight Triangle	No requirement	1.2 m
h.	Maximum Building Height	9.5 m	11 m
	Zoning By-law 001-2021 Standards	R4 Fourth Density Residential Zone Requirements	Proposed Exceptions to the R4 Fourth Density Residential Zone Requirements
i.	Minimum Interior Side Yard	1.2 m	May be reduced to 0.6 m on one side, where the abutting interior side yard is 0.6 m or greater

j.	Minimum Exterior Side Yard	4.5 m	2.4 m
k.	Minimum Setback to a Sight Triangle	No requirement	1.2 m
l.	Maximum Driveway Width	6 m for lots with a lot frontage of 12 m or greater	6.1 m for lots with a lot frontage of 11.6 m or greater
	Zoning By-law 001-2021 Standards	R4A Fourth Density Residential Zone Requirements	Proposed Exceptions to the R4A Fourth Density Residential Zone Requirements
m.	Minimum Lot Frontage	9 m	8 m
n.	Minimum Lot Area	225 m ²	215 m ²
o.	Minimum Front Yard	3 m	2 m
p.	Minimum Setback to a Sight Triangle	No requirement	1.2 m
q.	Minimum Rear Yard Setback	6 m	0.6 m
r.	Minimum Interior Side Yard	1.2 m	May be reduced to 0.6 m on one side, where the abutting interior side yard is 0.6 m or greater
s.	Maximum Lot Coverage	55 %	75 %
t.	Maximum Building Height	9.5 m	12.5 m
	Zoning By-law 001-2021 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
u.	Minimum Front Yard	4.5 m	3 m
v.	Minimum Setback to a Sight Triangle	3 m	1.2 m
w.	Maximum Lot Coverage	50 %	60%
x.	Accessory Structure Permissions	<ul style="list-style-type: none"> a) The maximum lot coverage shall be 10% or 67 m², whichever is less b) The minimum interior side yard shall be 1.2 m c) The maximum building height shall be 3 m d) The maximum encroachment into any required yard for 	<ul style="list-style-type: none"> a) The maximum size shall not exceed 6 m² b) The minimum interior side yard shall be 0.6 m c) The maximum building height shall be 4.5 m from finished grade to the highest point of the structure d) The maximum encroachment into an interior or exterior side yard for an eave or

		an eave or gutter shall not exceed 0.5 m	gutter shall not exceed 0.3 m
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