

**Attachment 5 –
Proposed Zoning Exceptions to Zoning By-law 001-2021, File Z.17.015**

	Zoning By-law 001-2021 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
a.	Definition – Townhouse	A dwelling divided horizontally by a common vertical wall above grade of at least 3.0 m in length and at least 2.0 m in height adjoining dwelling units or private garages into three or more dwelling units, each having a private access.	A building divided vertically side by side into three or more attached dwelling units, each unit having direct pedestrian access from the exterior of the building.
b.	Definition – Retaining Wall	There is no definition of a retaining wall in By-law 001-2021	A retaining wall shall include a crash wall and a noise wall
c.	Minimum Lot Frontage	6 m / unit	5.6 m / unit
d.	Minimum Lot Area	162 m ²	140 m ²
e.	Minimum Front Yard Setback	4.5 m	3.9 m
f.	Minimum Rear Yard Setback	7.5 m	4 m to the ground floor 1.5 m for all storeys above the ground floor The rear yard setback reflects the required minimum vegetation protection zone. There shall be no buildings, structures, pools or encroachments

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			permitted within the required setbacks.
g.	Minimum Interior Side Yard Setback	1.2 m	0 m for adjoining units 1.2 m abutting the northern lot line 0.75 m for all other units
h.	Minimum Exterior Side Yard Setback	2.4 m	1.6 m to the southern lot line
i.	Minimum Building Setback to Canadian Pacific Railway	N/A	28 m
j.	Maximum Lot Coverage	50%	76% / unit
k.	Maximum Building Height	N/A	12.8 m
l.	Maximum Driveway Width	2.9 m	3.2 m
m.	Minimum Parking Requirements	Tandem parking is permitted provided that it is not located on a required parking space	Tandem parking is permitted
n.	Obstruction of a Parking Space	An elevator swing door is permitted to encroach a maximum 0.3 m into the garage parking space	An elevator swing door is permitted to encroach a maximum of 0.5 m into the garage parking space
o.	Permitted Encroachments	A retaining wall shall be setback an equal distance to the height of the highest portion of the retaining wall A retaining wall less than 1 m in height is permitted to be 0 m to a lot line	A retaining wall is permitted to be 0 m from a lot line