

Attachment 6 - Table 1 New Zoning Exceptions to O. Reg. 644/20

	Zoning By-law 1-88 Standards	Low-Rise Residential Zone Requirements	Proposed Exceptions to Low-Rise Residential Zone Requirements
a.	Definition of "An Attachment"	There is no definition for An Attachment in Zoning By-law 1-88.	Notwithstanding Section 1, "Definitions" in O. Reg. 644/20, "An Attachment" – means a covered and enclosed one or two-storey living space beside an outdoor amenity area connecting a private garage accessed by a lane to the main house. The width of "An Attachment" shall not exceed 50% of the lot width"
b.	The following amendments apply to single detached dwelling with a detached garage located in the rear yard and access provided by a lane:		
i.	Minimum Lot Frontage	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Lot Frontage.	8 m
ii.	Minimum Lot Area	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Lot Area.	215 m ²
iii.	Minimum Front Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Front Yard.	2 m
iv.	Minimum Interior Side Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Interior Side Yard.	1.2 m but may be reduced to 0.6 m on one side where the abutting interior side yard is 0.6 m or greater
v.	Minimum Site Triangle	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a	1.2 m

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		specified requirement for a Minimum Site Triangle.	
vi.	Minimum Rear Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Rear Yard.	0.6 m
vii.	Minimum distance between an Attached Rear Yard Garage and the rear wall of the main dwelling	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a minimum distance between an attached rear yard garage and the rear wall of the main dwelling.	4.5 m
viii.	Maximum Lot Coverage	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Maximum Lot Coverage.	75%
ix.	Maximum Building Height	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Maximum Building Height.	12.5 m
x.	"The Attachment" requirements	There are no regulations in Zoning By-law 1-88 for An Attachment.	A Single Detached Dwelling may be connected to the attached garage by an Attachment
xi.	Maximum height of attached rear yard garage	There are no regulations in Zoning By-law 1-88 for an attached rear yard garage.	The maximum building height of an attached rear yard garage shall not exceed the height of the main dwelling
xii.	Width of driveways accessed by Rear Yard and laneway	There are no regulations in Zoning By-law 1-88 for the width of a driveway accessed through a rear yard and laneway.	No maximum driveway width shall apply