

Attachment 7 – Zoning By-Law 001-2021

Table 1:

	Zoning By-law 001-2021 Standard	RT1 Residential Zone Requirement	Proposed Exceptions to the RT1 Residential Zone Requirement
a.	Minimum Lot Frontage	6 m /unit	5.5 m/unit
b.	Minimum Lot Area	162 m ²	144.58 m ² – Blocks 1 & 2 136.33 m ² – Blocks 3, 4 & 5
c.	Minimum Setback to Private Garage Facing Front Lot Line	5.7 m	4.5 m - Blocks 1 & 2
d.	Minimum Required Parking Spaces	2 spaces/unit <i>*1 space located in the garage and 2nd parking space located on min 5.7 m driveway</i>	2 spaces/unit <i>*1 space located in the garage and 2nd parking space located driveway on min 4.5 m for Blocks 1 & 2</i>
e.	Minimum Rear Yard	7.5 m	7.2 m - Blocks 1 & 2 4.52 m - Blocks 3, 4 & 5
f.	Minimum Interior Side Yard Abutting a Greenway	3.5 m	2 m - Block 2, Unit 12 2.96 m - Block 5, Unit 25
g.	Minimum Exterior Side Yard Abutting a Road	3.0 m	2.56 m - Block 1, Unit 6 2.32 m - Block 2, Unit 7
h.	Minimum Lot Coverage	50%	55.08% - Blocks 1 & 2 58.42% - Blocks 3, 4 & 5
i.	Maximum Porch Encroachment in the Minimum Front Yard	2 m	2.12 m all Blocks
j.	Maximum Balcony Encroachment into Rear Yard	1.5 m	1.83 m all Balconies
k.	Maximum Driveway Width on Less Than 6 m Lot Frontage	2.9 m	3.5 m

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.