

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.