

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 Notwithstanding the above, the minimum shall be 2.4 m where it abuts a non-residential use including a walkway, greenway or stormwater management facility
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, greenway or stormwater management facility
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 Notwithstanding the above, the minimum shall be 2.4 m where it abuts a non-residential use including a walkway, greenway or stormwater management facility
s.	Maximum Lot Coverage	55 %	75 %
t.	Maximum Building Height	9.5 m	12.5 m An Attached Rear Yard Garage shall not exceed the height of the principal dwelling

u.	Definition – Attached Rear Yard Garage	No definition	Means a private garage which is accessed from the rear of a lot via a lane and is connected to the principal dwelling with an Attachment. An Attached Rear Yard Garage may have part of the principal dwelling unit or a secondary suite above the ground floor
v.	Definition - Attachment	No definition	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 principal dwelling. The width of an Attachment shall not exceed 50% of the lot width
	Zoning By-law 001-2021 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
w.	Minimum Front Yard	4.5 m	3 m
x.	Minimum Setback to a Sight Triangle	3 m	1.2 m
y.	Maximum Lot Coverage	50 %	60 %
z.	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 an eave or gutter shall not exceed 0.5 m 	<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 gutter shall not exceed 0.3 m