

Attachment 9 - Proposed Site-Specific Exceptions to Zoning By-law 001-2021

Table 2

	Zoning By-law 001-2021 Standard	RM2 Multiple Unit Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Unit Residential Requirements
a.	Permitted Use	Apartment Dwelling	Add Retail as a permitted use
b.	Minimum Lot Area	80 m ² / Unit	15.7 m ² / Unit
c.	Minimum Front Yard	4.5 m	1 m
d.	Minimum Rear Yard	7.5 m	6 m
e.	Minimum Interior Yard	7.5 m	0 m (East Side Yard)
f.	Minimum Landscape Strip on any Interior Side or Rear Yard Lot Line	3 m	0 m (Interior Side (East and West) and Rear Yards)
g.	Minimum Landscape Strip Abutting a Street Line	3 m	0 m (Front and Rear Yards)
h.	Minimum Front Yard for Building Below Grade	1.8 m	0 m
i.	Minimum Amenity Space	At least 50% of the required outdoor amenity area shall be one contiguous outdoor	0 m ²

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		area of 55.0 m ² located at-grade	

Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, received Royal Assent on June 6, 2024, prohibits any official plan or zoning by-law to contain policies requiring an owner to provide or maintain parking facilities other than parking facilities for bicycles, within a PMTSA. Therefore, as this Development is located within a PMTSA (Protected Major Transit Station Area 69 - Wigwoss-Helen Bus Rapid Transit Station), the Development is not subject to a minimum number of parking spaces for vehicles for residential or visitor users.

The Development is on two lots but reviewed as one lot. The lots will need to be consolidated for a Building Permit, should the Applications be approved.