

Attachment 9 – Zoning By-law 001-2021 Table 2:

	<b>Zoning By-law 001-2021 Standard</b>	<b>RM1 Multiple Unit Residential Zone Requirement</b>	<b>Proposed Exceptions to the RM1 Multiple Unit Residential Zone Requirement</b>
a.	Minimum Front Yard Setback (Keatley Drive)	4.5 m	2.4 m
b.	Minimum Interior Side Yard Setback (Southerly Lot Line)	7.5 m	3.0 m
c.	Minimum Rear Yard Setback (Bathurst Street)	7.5 m	2.4 m
d.	Maximum Width of Front Main Wall of a Block of Multiple-Unit Townhouse Dwellings	40 m	47.6 m
e.	Minimum Lot Area per unit	100 m <sup>2</sup>	63 m <sup>2</sup>
f.	Minimum Landscape Strip (Abutting Street Line)	3 m	0 m
g.	Minimum Outdoor Amenity Area	432 m <sup>2</sup>	0 m <sup>2</sup>
h.	Minimum Exterior Side Yard Setback to a Sight Triangle (Queen Filomena Avenue)	3.0 m	1.2 m
i.	Minimum Below Grade Setback from a Street line (Queen Filomena Avenue)	1.8 m	1.0 m
j.	Maximum Encroachment to steps (ground floor units abutting Queen Filomena Avenue)	1.8 m	Not Identified