

Attachment 4 – Zoning By-law 001-2021 Table 1

Table 1

	Zoning By-law 001-2021 Standard	R3A Third Density Residential Zone Requirement	Proposed Exceptions to the R3A Zone Requirement
a.	Minimum Lot Frontage	12.0 m	11.0 m
b.	Minimum Interior Side Yard	1.2 m	The interior side yard on one side may be reduced to 0.6 m where the abutting interior side yard is 0.6 m or greater
c.	Minimum Interior Side Yard Abutting a Walkway, Greenway, or Stormwater Management Facility – Note 3 to Table 7-4	3.5 m	2.4 m abutting a non-residential use including a walkway, buffer block, or stormwater management pond
d.	Maximum Building Height – Note 4 to Table 7- 4	Where lot coverage exceeds 40%, the maximum height is 9.5 m	11.0 m
		R4 Fourth Density Residential Zone Requirement	Proposed Exceptions to the R4 Zone Requirement
e.	Minimum Interior Side Yard for Single Detached Dwellings – Note 1 to Table 7-5	0.6 m where the interior side yard abuts a residential use where the abutting interior side yard is 1.2 m or greater	The interior side yard on one side may be reduced to 0.6 m where the abutting interior side yard is 0.6 m or greater
f.	Minimum Exterior Side Yard for Single Detached Dwelling	4.5 m	2.4 m
g.	Table 6-11: Maximum Driveway Width	Lot Frontages 9.0-11.99 m: 6.0 m Lot Frontages 12.0 m or greater: 9.0 m	Lot Frontages 11.0 m and greater: 6.1 m
		RT1 Townhouse Residential One Zone Requirement	Proposed Exceptions to the RT1 Zone Requirement
h.	Minimum Front Yard	4.5 m	3 m

i.	Minimum Exterior Side Yard abutting a Sight Triangle	3.0 m	1.2 m
j.	Maximum Lot Coverage	50%	60%
k.	Table 6-11: Maximum Driveway Width	Lot Frontages 7.0-8.99 m: 3.75 m Lot Frontages 9.0–11.99 m: 6.0 m Lot Frontages 12.0 m or greater: 9.0 m	Lot Frontages 7.5 m or greater: 6.1 m