

**Attachment 7 – Zoning By-law 001-2021 Table 1**

Building and landscaping requirements specific to the Subject Lands (Phase 4):

	<b>Zoning By-law 001-2021 Standards</b>	<b>R2A Second Density Residential Zone Requirements</b>	<b>Proposed Exceptions to the R2A Second Density Residential Zone Requirements</b>
a.	Minimum Rear Yard	7.5 m	10 m (Lots 19 to 40) 7 m (Lot 61)
b.	Minimum Soft Landscape Strip	No requirement	5 m width along the rear yard (Lots 19 to 40)
c.	Minimum Setback of a Retaining Wall of any Height from a Lot Line	Equal distance to the height of the highest portion of the retaining wall	0.3 m
	<b>Zoning By-law 001-2021 Standards</b>	<b>R4A Fourth Density Residential Zone Requirements</b>	<b>Proposed Exceptions to the R4A Fourth Density Residential Zone Requirements</b>
d.	Minimum Soft Landscaping	Where a yard with a driveway is located, the minimum landscape shall be 33%, of which 60% shall be soft landscape	Where the yard with a driveway abuts a rear laneway, the minimum landscape shall be 33%, all of which may be hard landscape
	<b>Zoning By-law 001-2021 Standards</b>	<b>Requirements for all Zones</b>	<b>Proposed Exceptions for all Zones</b>
e.	Permitted Encroachments into Required Yards for Eaves, Eavestroughs and Gutters	Encroachment of 0.5 m provided a minimum setback of 0.6 m from an encroachment to a lot line is maintained	Encroachment of 0.45 m with no minimum setback from an encroachment to a lot line

Previous lot and building requirements approved through Zoning By-law Amendment Z.22.030 (Phase 2 - implementing By-Law 157-2024) which shall also apply to Phase 4:

	<b>Zoning By-law 001-2021 Standards</b>	<b>R2A Second Density Residential Zone Requirements</b>	<b>Proposed Exceptions to the R2A Second Density Residential Zone Requirements</b>
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
	<b>Zoning By-law 001-2021 Standards</b>	<b>R3A Third Density Residential Zone Requirements</b>	<b>Proposed Exceptions to the R3A Third Density Residential Zone Requirements</b>
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
	<b>Zoning By-law 001-2021 Standards</b>	<b>R4 Fourth Density Residential Zone Requirements</b>	<b>Proposed Exceptions to the R4 Fourth Density Residential Zone Requirements</b>
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

i.	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
	<b>Zoning By-law 001-2021 Standards</b>	<b>R4A Fourth Density Residential Zone Requirements</b>	<b>Proposed Exceptions to the R4A Fourth Density Residential Zone Requirements</b>
m.	Minimum Lot Frontage	9 m	8 m
n.	Minimum Lot Area	225 m <sup>2</sup>	215 m <sup>2</sup>
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
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