

## Attachment 4

### Proposed Zoning Exceptions to Zoning By-law 001-2021

Table 1:

	<b>Zoning By-law 001-2021 Standard</b>	<b>RT1 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RT1 Residential Zone Requirement</b>
a.	Minimum lot area	162 m <sup>2</sup>	120 m <sup>2</sup>
b.	Minimum Front Yard Setback (Block A - Thornhill Woods Drive)	4.5 m	1.5 m
c.	Minimum Front Yard Setback (Block D, E, and F - Elmway Court)	4.5 m	4 m
d.	Minimum Front Yard Setback (Block B and C - Thornhill Woods Park)	4.5 m	2 m
e.	Minimum Rear Yard	7.5 m	6 m
f.	Minimum Interior Side Yard	1.2 m	0.0 m
g.	Maximum Lot Coverage	50 %	70 %
h.	Permitted Encroachment into a Minimum Required Yard	Eaves, eavestroughs, and gutters: 0.5 m	Shall be permitted to encroach up to any lot line
i.	Permitted Encroachment into a Minimum Required Yard (Front Yard)	Porch, including access stairs from grade: 2.0 m, but not closer than 1.2 m from the applicable lot line	Shall be permitted to encroach up to any front lot line Block A
j.	Permitted Encroachment into a Minimum Required Yard (Rear Yard)	Balcony for street townhouse dwelling: 1.5 m, but in no case shall a balcony project greater than 3.0 m beyond a main wall	Shall be permitted to encroach 3 m into a required rear yard
k.	Residential Landscaping Requirements	In accordance with Section 4.19.1 of Zoning By-law 001- 2021	Shall not apply

\*NOTE: Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.