

## **Attachment 5 – Tables 1 and 2 - New Zoning Exceptions to By-law 1-88**

**Table 1: New Exceptions to RD4 – Residential Detached Zone Four**

	<b>Zoning Standards</b>	<b>O. Reg. 644/20 Zoning Standards</b>	<b>Proposed Exceptions to RD4 Residential Detached Four Zone Requirements</b>
a.	Definition of “Single Detached Dwelling”	There is no definition for Single Detached Dwelling in O. Reg 644/20.	DWELLING, SINGLE DETACHED means a detached building containing a principal dwelling unit.
b.	Definition of Semi-Detached Dwelling	There is no definition for Semi-Detached Dwelling in O. Reg 644/20.	DWELLING, SEMI-DETACHED means a building divided vertically side by side into two individual dwelling units, each unit having direct pedestrian access from the exterior of the building.
c.	Definition of “Multiple-Unit Dwelling”	There is no definition for Multiple-Unit Dwelling in O. Reg. 644/20.	DWELLING, MULTIPLE-UNIT means a building other than a townhouse dwelling, containing four or more dwelling units each unit having direct pedestrian access from the exterior of the building.
c.	Definition of Street	There is no definition for a Street in O. Reg. 644/20	STREET – means public or private roadway or lane.
d.	The following amendments apply to single detached dwellings with access provided by a lane:		
i.	Minimum Front Yard	4.5 m	2 m
ii.	Minimum Site Triangle	There are no regulations in O. Reg. 644/20 for Site Triangle Setbacks.	1.2 m
iii.	Minimum Rear Yard	7 m	0.6 m
iv.	Width of Driveways Accessed through a	There are no regulations in O. Reg. 644/20 for the	No maximum driveway width shall apply

	<b>Zoning Standards</b>	<b>O. Reg. 644/20 Zoning Standards</b>	<b>Proposed Exceptions to RD4 Residential Detached Four Zone Requirements</b>
	Rear Yard and Laneway	width of a driveway accessed through a rear yard and laneway.	
v.	Minimum Outdoor Amenity Area	There are no regulations in O. Reg. 644/20 for outdoor amenity area.	20 sq.m (4.5 m x 4.5 m)
vi.	Minimum front yard and exterior yard landscape area	If the Lot Frontage is 12 m or more, 50% with at least half of the consisting of soft landscaping	Lots with lot frontage with 12 m or greater, the minimum landscape requirements shall be 45%, with at least 50% shall be soft landscape

**Table 2: New Zoning Exceptions to RT1 – Residential Townhouse Zone**

	<b>Zoning By-law 1-88 Standards</b>	<b>O. Reg. 644/20 Zoning Requirements</b>	<b>Proposed Exceptions to RT1 Townhouse Zone Requirements</b>
a.	Definition of “Townhouse Dwelling”	There is no definition in O. Reg. 644/20 for a Townhouse Dwelling.	DWELLING, TOWNHOUSE - means a building divided vertically side by side into three or more dwelling units, each unit having direct pedestrian access from the exterior of the building.
b.	Definition of “Multiple-Unit Dwelling”	There is no definition in O. Reg. 644/20 for a Multi-Unit Dwelling.	DWELLING, MULTIPLE-UNIT means a building other than a townhouse dwelling, containing four or more dwelling units each unit having direct pedestrian access from the exterior of the building.
c.	Definition of Street	There is no definition for a Street in O. Reg. 644/20	STREET – means public or private roadway or lane.
d.	The following amendments apply to townhouse dwellings access provided by a lane:		
i.	Minimum Frontage Setback	4.5 m	2 m only if the lot is access from the rear lane/street

ii.	Minimum Rear Yard Setback	15 m	Dual Frontage Lot with rear access from a Public Street: 4.5 m from the property line to the dwelling wall & 5.8 m garage wall
iii.	Minimum Interior Side Yard Setback	1.2 m	1.2 m for end units & No Minimum Setback for Internal Units and Attached Garages
iv.	Minimum Outdoor Amenity Area in Lieu of Rear Yard	There are no regulations in O. Reg. 644/20 for Minimum Outdoor Amenity Area	8 sq.m