

Attachment 5 – Tables 2 and 3 - New Zoning Exceptions to By-law 1-88

Table 2: New Exceptions to RD4 – Residential Detached Zone Four

	Zoning Standards	O. Reg. 644/20 Zoning Standards	Proposed Exceptions to RD4 Residential Detached Four Zone Requirements
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 the O. Reg 644/20.	DWELLING, MULTIPLE-UNIT means a building other than a townhouse dwelling divided vertically into four or more dwelling units, each unit having direct pedestrian access from the exterior of the building.
d.	Definition of Street	There is no definition for a Street in O. Reg. 644/20	STREET – means public or private roadway or lane.
e.	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

	Zoning Standards	O. Reg. 644/20 Zoning Standards	Proposed Exceptions to RD4 Residential Detached Four Zone Requirements
iv.	Width of Driveways Accessed through a Rear Yard and Laneway	There are no regulations in O. Reg. 644/20 for the width of a driveway accessed through a rear yard and laneway.	No maximum driveway width shall apply
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 3: New Zoning Exceptions to RT1 – Residential Townhouse Zone

	Zoning By-law 1-88 Standards	O. Reg. 644/20 Zoning Requirements	Proposed Exceptions to RT1 Townhouse Zone Requirements
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 Multiple-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 Lots 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 the Minimum Amenity Area	8 sq.m