

Attachment 8 – Zoning By-Law 001-2021 Exceptions

Table 1:

	Zoning By-law 001-2021 Standard	RT1 Residential Zone Requirements	Proposed Exceptions to the RT1 Residential Zone Requirements
a.	Minimum Lot Frontage	6 m/unit	5.5 m/unit
b.	Minimum Lot Area	162 m ²	136 m ²
c.	Minimum Setback to Private Garage Facing a Front Lot Line	5.7 m	4.5 m
d.	Minimum Required Parking Spaces	2 spaces/unit <i>*1 space located in the garage and 2nd parking space located on a minimum 5.7 m length driveway</i>	2 spaces/unit <i>*1 space located in the garage and 2nd parking space located on a minimum 4.5 m length driveway for Blocks 1 & 2</i>
e.	Minimum Rear Yard Setback	7.5 m	5.5 m
f.	Minimum Interior Side Yard Setback Abutting a Walkway and Greenway	3.5 m	1.2 m
g.	Minimum Exterior Side Yard Setback abutting a road and common element road	3.0 m	2.0 m
h.	Maximum Lot Coverage	50%	60%/unit
i.	Maximum Porch Encroachment in the Minimum Front Yard	2 m	2.15 m
j.	Maximum Balcony Encroachment into Rear Yard	1.5 m	1.85 m for all balconies