

Attachment 4 – Zoning By-law 001-2021 Table 1

Table 1

| | Zoning By-law 001-2021 Standard | R3A Third Density Residential Zone Requirement | Proposed Exceptions to the R3A Zone Requirement |
|----|--|--|--|
| a. | Minimum Lot Frontage | 12.0 m | 11.0 m |
| b. | Minimum Interior Side Yard | 1.2 m | The interior side yard on one side may be reduced to 0.6 m where the abutting interior side yard is 0.6 m or greater |
| c. | Minimum Interior Side Yard Abutting a Walkway, Greenway, or Stormwater Management Facility – Note 3 to Table 7-4 | 3.5 m | 2.4 m |
| d. | Minimum Exterior Side Yard | 4.5 m | 2.4 m |
| e. | Maximum Building Height where Lot Coverage exceeds 40% - Note 4 to Table 7-4 | 9.5 m | 11 m |
| f. | Minimum Landscape Requirement for a yard with a driveway | Lot Frontage of 12.0 m or greater: the minimum landscape shall be 50% of which 60% is soft landscape | Lot Frontages 6.0 m to 11.99 m: the minimum landscape shall be 50% of which 40% shall be soft landscaping |
| g. | Permitted Encroachments into Required Yards for Eaves, Eavestroughs and Gutters – Table 4.1 | 0.5 m into any required yard | 0.5 m into a required yard, but no closer than 0.15 m from any lot line |
| | Zoning By-law 001-2021 Standard | R4 Fourth Density Residential Zone Requirement | Proposed Exceptions to the R4 Forth Density Residential Zone Requirement |
| h. | Minimum Interior Side Yard for Single Detached Dwellings – Note 1 to Table 7-5 | 0.6 m where the interior side yard abuts a residential use where the abutting interior side yard is 1.2 m or greater | The interior side yard on one side may be reduced to 0.6 m where the abutting interior side yard is 0.6 m or greater |

| | | | |
|----|---|---|---|
| i. | Minimum Exterior Side Yard for Single Detached Dwelling | 4.5 m | 2.4 m |
| j. | Minimum Landscape Requirement for a yard with a driveway | Lot Frontages 6.0 m to 11.99 m: the minimum landscape shall be 33% of which 60% is soft landscape | Lot Frontages 6.0 m to 11.99 m: the minimum landscape shall be 33% of which 40% shall be soft landscaping |
| k. | Permitted Encroachments into Required Yards for Eaves, Eavestroughs and Gutters – Table 4.1 | 0.5 m into any required yard | 0.5 m into a required yard, but no closer than 0.15 m from any lot line |
| | | RT1 Townhouse Residential One Zone Requirement | Proposed Exceptions to the RT1 Townhouse Residential One Zone Requirement |
| l. | Maximum Lot Coverage | 50% | 60% |