

Attachment 8: Site Specific Exceptions - Zoning Tables By-law 001-2021

Table 1

	Zoning By-law 001-2021 Standard	RT1 – Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 – Residential Townhouse Zone Requirement
a.	Minimum Lot Frontage	6 m/unit	5.5 m/Unit
b.	Minimum Lot Area	162 m ²	150.8 m ²
c.	Minimum Exterior Side Yard Setbacks	3 m where abutting a road, lane, common element road or a sight triangle	1.2 m to a municipal road and 1.5 m to a sight triangle
d.	Minimum Interior Side Yard Setbacks	1.2 m	0.9 m (Block 5)
e.	Minimum Rear Yard Setback	7.5 m	6.3 m
f.	Permitted Uses	<ul style="list-style-type: none"> • Block Townhouse Dwelling • Independent Living Facility • Street Townhouse Dwelling • Community Garden • School • Urban Square • Model Home • Temporary Sales Office • Home Occupation • Secondary Suite • Short-term Rental 	Permit the following additional use: <ul style="list-style-type: none"> • Stormwater Management Underground Tank
g.	Model Homes	The total number of model homes for any draft approved plan of subdivision shall not exceed six dwelling units, or 10% of the total number of lots, whichever is less	There shall be no maximum for the total number of model homes
h.	Waste Storage	a waste storage enclosure shall be prohibited in any part of a front yard and exterior side yard.	A waste storage enclosure shall be permitted in any part of a front yard.
i.	Minimum Interior Garage Parking Length	5.7 m	5.6 m
j.	Minimum Private Garage	3 m x 6 m	2.7 m x 5.6 m

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	Zoning By-law 001-2021 Standard	RM1 – Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM1 – Multiple Unit Residential Zone Requirement
a.	Minimum Lot Area	100 m/Unit	- Block 7 – 74.85 m ² /unit - Block 8 – 97.53 m ² /unit
b.	Minimum Front Yard	4.5 m	3.6 m
c.	Minimum Rear Yard Setback	7.5 m	4.5 m (Ashton Drive)
d.	Minimum Interior Side Yard Setbacks	1.2 m and 7.5 m where an RM1 zone abuts any other resident zone	4 m
e.	Maximum Width of Front Main Wall of a Block of Multiple Units Townhouse Dwellings	40 m	42.4 m
f.	Maximum Height	11 m	14 m
g.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Independent Living Facility • Multiple-unit townhouse dwelling • Retirement Residence • Supportive Living Facility • Community Garden • School • Urban Square • Temporary Sales Office • Home Occupation • Short-term Rental 	Permit the following additional uses: <ul style="list-style-type: none"> • Model Home • Stormwater Management Underground Tank
h.	Model Homes	<ul style="list-style-type: none"> • The total number of model homes for any draft approved plan of subdivision shall not exceed six dwelling units, or 10% of the total number of lots, whichever is less 	There shall be no maximum for the total number of model homes
i.	Waste Storage	<ul style="list-style-type: none"> • A waste storage enclosure shall be prohibited in any 	A waste storage enclosure shall be permitted in any part of a front yard

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		part of a front yard and exterior side yard	
j.	Minimum Horizontal Bicycle Parking Space Length	1.8 m	1.0 m
k.	Maximum Rear Yard Encroachment for Access Stairs	1.8m	2.1 m
l.	Minimum Setback for Short-Term Bicycle Spaces from a Parking Area	3.0 m	1.8 m

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