

Attachment 5 – Proposed Zoning Exceptions to Zoning By-law 001-2021 Table 1

Table 1

	Zoning By-law 001-2021 Standard	R2 - Second Density Residential Zone Requirement	Proposed Exceptions to the R2 - Second Density Residential Zone Requirement
a.	Minimum Interior Side Yard	1.2 m	0.6 m where the abutting interior side yard is 1.2 m or greater. This provision shall not apply where the interior side yard abuts a non-residential use.
b.	Minimum Interior Side Yard (abuts a walkway, greenway, or stormwater management facility) – Note 3 to Table 7-4	3.5 m	2.4 m
c.	Maximum Lot Coverage	50 %	65 %
	Zoning By-law 001-2021 Standard	R4A – Fourth Density Residential Zone Requirement	Proposed Exceptions to the R4A – Fourth Density Residential Zone Requirement
a.	Maximum Height	9.5 m	3 storeys
b.	Maximum Lot Coverage	55 %	Shall not apply
c.	Minimum Side Yard Setback – Note 1 to Table 7-5	The minimum interior side yard shall be 0.6 m where the abutting interior side yard is 1.2 m or greater.	1.2 m on one side and 0.6 m on the other shall be permitted provided that, for interior lots, the larger required interior side yard shall be adjacent to the larger interior side yard or a rear yard on the adjoining lot.
d.	Residential Soft Landscaping for Lots with Frontages between 6.0 m and 11.99 m	In accordance with Section 4.19.1.2(a) of Zoning By-law 001-2021	Shall not apply
e.	Residential Soft Landscaping for Lots with Frontages 12.0 m and greater	In accordance with Section 4.19.1(b) of Zoning By-law 001-2021	Where a lot frontage is 12.0 m or greater, the minimum landscape requirement shall be 33%, of which 60% shall be soft landscaping.
f.	Permitted Encroachment into a Required Yard (Interior Side Yard) – Table 4-1	Access stairs, open, or unenclosed Max 0.3 m	Shall be permitted to encroach 0.6 m where the interior side yard is at least 1.2 m