

Attachment 5 – Table 2 New Zoning Exceptions to O. Reg 644/20

	Zoning By-law 1-88 Standards (as identified in O/Reg 644/20)	Low-Rise Residential Zone Requirements	Proposed Exceptions to Low-Rise Residential Zone Requirements
a.	Definition of "Attachment"	There is no definition for an "Attachment" in Zoning By-law 1-88.	Notwithstanding Section 1, "Definitions" in O. Reg. 644/20, "Attachment" – means a covered and enclosed one or two-storey living space beside an outdoor amenity area connecting a private garage accessed by a lane to the main house.
b.	Definition of "An Attached Rear Yard private Garage"	There is no definition for An Attached Rear Yard private Garage in Zoning By-law 1-88.	Notwithstanding Section 1, "An attached Rear Yard private Garage" - Means a private garage which is accessed from the rear of a lot via a lane and is connected to the main dwelling with an attachment. An attached rear yard private garage may have part of the main dwelling unit or a secondary suite above the main level.
c.	Definition of "Parking Space"	Means a rectangular area measuring at least 2.7 m by 6.0 m, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.	Notwithstanding Section 1, "Parking Space" - Means a rectangular area measuring at least 2.7 m by 5.8 m, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.

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d.	Definition of "Deck"	There is no definition for a Deck in Zoning By-law 1-88.	Means an uncovered, unenclosed platform without a foundation with direct access to the ground.
The following amendment shall apply to single detached dwellings:			
a.	Minimum Driveway Widths	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified Driveway Width.	The provisions under Schedule "A3" general note shall not apply to Low-Rise Residential Zone.
b.	Minimum Front Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Front Yard.	3 m
c.	Minimum Rear Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Rear Yard.	6 m
The following amendments shall apply to single detached dwellings with a detached private garage located in the rear yard and access provided by a lane:			
a.	Minimum Lot Frontage	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Lot Frontage.	8 m per unit
b.	Minimum Lot Area	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Lot Area.	204 m ²
c.	Minimum Front Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with	2 m

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		a specified requirement for a Minimum Front Yard.	
d.	Minimum Interior Side Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Interior Side Yard.	1.2 m but may be reduced to 0.6 m on one side where the abutting interior side is 0.6 m or greater
e.	Minimum Rear Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Interior Side Yard.	0.6 m
f.	Minimum Sight Triangle	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Sight Triangle.	1.2 m
g.	Minimum distance between an attached rear yard private garage and the rear wall of the main dwelling	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a minimum distance between an attached rear yard garage and the rear wall of the main dwelling.	4.5 m
h.	Maximum Lot Coverage	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Maximum Lot Coverage.	There shall be no maximum lot coverage.
i.	Maximum Interior Garage Width	There are no regulations in Zoning By-law 1-88	The maximum permitted interior garage width shall be 5.8 m if the lot frontage is

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		for Maximum Garage Width.	11.5 m or less, or 14.5 m or less on a corner lot or a lot abutting a greenway or buffer block.
j.	Maximum height of an attached rear yard private garage	There are no regulations in Zoning By-law 1-88 for an attached rear yard garage.	Shall not exceed the height of the main dwelling.
k.	Width of driveways accessed through a rear yard and laneway	There are no regulations in Zoning By-law 1-88 for the width of a driveway accessed through a rear yard and laneway.	No maximum driveway width shall apply.
l.	Encroachments into interior side yards	Notwithstanding Paragraphs (a), (b) and (c), no encroachment permitted in an interior side yard shall be closer than 1.2 metres to a line except eaves, gutters, external central air conditioner and/or heat pump units.	<p>Notwithstanding the provisions of Section 3.14 (i) of Zoning By-law 1-88, no encroachment permitted in an interior side yard shall be closer than 0.6 m to a line except eaves, gutters, external central air conditioner and/or heat pump units.</p> <p>Fireplaces shall only be allowed to encroach into the interior side yards where a 1.2 m interior side yard is maintained.</p> <p>Decks (including steps) shall only be permitted where an outdoor amenity area is present and shall maintain a minimum setback of 1.2 m from the interior side lot line.</p>

The following amendment shall apply to townhouse dwellings:

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a.	Minimum Rear Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Rear Yard.	6 m
The following amendments shall apply to townhouse dwellings with an attached private garage located in the rear yard and access provided by a lane:			
a.	Minimum Front Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Front Yard.	1.5 m
b.	Minimum Rear Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Interior Side Yard.	0.6 m
c.	Minimum Rear Yard Setback to the Principal Dwelling	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Rear Yard Setback for the Principal Dwelling.	11.5 m
d.	Minimum Interior Side Yard Setback	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Interior Side Yard.	1.2 m but may be reduced to 0.6 m on one side where the interior side yard is 0.6 m or greater unless: <ul style="list-style-type: none"> i. The attached rear yard private garage shares a common wall with another private garage located on an abutting lot, in which case there is no minimum setback from the interior side lot line, or

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			ii. An interior side yard abuts a walkway, greenway or stormwater management pond, in which case the minimum setback from an interior side lot line is 3.5 m.
e.	Minimum distance between an attached rear yard private garage and the rear wall of the main dwelling	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a minimum distance between an attached rear yard garage and the rear wall of the main dwelling.	4.5 m
f.	Width of driveways accessed through a rear yard and laneway	There are no regulations in Zoning By-law 1-88 for the width of a driveway accessed through a rear yard and laneway.	No maximum driveway width shall apply.
g.	Minimum distance between the main dwelling and a detached garage, when a private driveway is located in the front yard or exterior side yard	There are no regulations in Zoning By-law 1-88 for the distance between the main dwelling and a detached dwelling with access from the front and exterior yards.	3.0 m
h.	Maximum interior garage width with lot frontages of 11.5 m or less or 14.5 m or less	There are no regulations in Zoning By-law 1-88 for the minimum interior garage width for lots with lot frontages of 11.5 m or less or 14.5 m or less	5.8 m

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i.	Minimum Interior Garage Width	There are no regulations in Zoning By-law 1-88 for minimum interior garage widths	No minimum interior garage widths shall apply.
j.	Maximum height of an attached rear yard private garage	There are no regulations in Zoning By-law 1-88 for an attached rear yard garage.	Shall not exceed the height of the main dwelling