

ATTACHMENT 6 – Proposed Exceptions to Zoning By-law 001-2021

Table 1:

	Zoning By-law 001-2021 Standard	R4 – Fourth Density Residential Zone Requirement	Proposed Exceptions to the R4 – Fourth Density Residential Zone Requirement *
a.	Minimum Lot Area (Lot 55)	240 m ²	239.20 m ²
b.	Minimum Rear Yard (Lots 1 to 8, Lots 12 to 26, Lot 33 and Lots 35 to 58)	7.5 m	6 m
	Zoning By-law 001-2021 Standard	R2 – Second Density Residential Zone Requirement	Proposed Exceptions to the R2 – Second Density Residential Zone Requirement
d.	Maximum Lot Coverage (Lots 59, 80, Lots 117 to 119, and Lots 137 to 149)	50%	51%
	Zoning By-law 001-2021 Standard	R3A – Third Density Residential Zone Requirement	Proposed Exceptions to the R3A – Third Density Residential Zone Requirement
f.	Minimum Rear Yard (Lots 9 to 11, Lots 27 to 32, Lot 34, Lots 60 to 68, Lots 71 to 74, Lots 78, 79, 88, and 91, Lots 94 to 97, Lots 110 to 113 and Lots 120 to 130)	7.5 m	6 m
g.	Minimum Interior Side Yard where it Abuts a walkway, greenway, or stormwater management facility (Lot 137)	3.5 m	1.25 m
	Zoning By-law 001-2021 Standard	RM1 – Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM1 – Multiple Unit Residential Zone Requirement
h.	Maximum Lot Coverage – Back-to-Back Townhouses (Blocks 153 to 157)	50%	77%
i.	Minimum Lot Frontage – Back-to-Back Townhouses (Blocks 153 to 157)	30 m	Less than 30 m

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j.	Minimum Lot Area – Back-to-Back Townhouses (Blocks 153, 154, 155, 156 and 157)	100 m ²	87.68 m ²
k.	Minimum Lot Area – Back-to-Back Townhouses (Blocks 153, 154, 155, 156 and 157)	100 m ²	92.43 m ²
	Zoning By-law 001-2021 Standard	RT2 – Townhouse Residential Zone Requirement	Proposed Exceptions to the RT2 – Townhouse Residential Zone Requirement
l.	Minimum Lot Area – Townhouse Dwellings Accessed by a Lane (Block 151 - Lot 2)	170 m ²	158.54 m ²
m.	Minimum Lot Area – Townhouse Dwellings Accessed by a Lane (Blocks 158 to 163, Block 165 to 176, and Blocks 178 to 180)	170 m ²	167.70 m ²
n.	Minimum Lot Area – Townhouse Dwellings Accessed by a Lane (Blocks 158 to 161, Blocks 163 to 180)	170 m ²	131.15 m ²
o.	Minimum Front Yard – Townhouses Accessed by a Lane (Blocks 151, 152 and Blocks 158 to 180)	4.5 m	3.05 m
p.	Minimum Year Yard – Townhouses Accessed by a Lane	15 m	6.05 m (Blocks 151 and 152) 3.05 m (Blocks 158 to 180)

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q.	Maximum Lot Coverage – Townhouses Accessed by a Lane	50%	65% (Blocks 151 and 152) 74% (Blocks 158 to 180)
r.	Maximum Driveway Width – Townhouses Accessed by a Lane	3.5 m	5.6 m (Blocks 158 to 180)

* It is recommended that the lots identified with an R4 – Fourth Density Residential Zone on the Draft Zoning By-law Amendment submitted by the Owner be rezoned to R4A – Fourth Density Residential Zone, as the proposed siting plans for the R4 Zone more appropriately fits with the zoning regulations of the R4A Zone. However, for the purpose of identifying exceptions, Table 1 above has identified exceptions to the R4 Zone as proposed.