

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

Table 2

1.	Zoning By-law 001-2021 Standard	R3 – Third Density Residential Zone Requirement	Proposed Exceptions to the R3 – Third Density Residential Zone Requirement
a.	Minimum Front Yard	4.5 metres	3 metres
b.	Minimum Interior Side Yard	1.2 metres	1.2 metres but may be reduced to 0.6 metres on one side where the abutting interior side yard is 0.6 metres or greater
c.	Minimum Interior Side Yard Abutting a Non-Residential Use	3.5 metres	2.4 metres for an Interior Side Yard abutting a non-residential use including a walkway, buffer block or stormwater management pond
d.	Minimum Encroachment to Nearest Lot Line	The minimum interior side yard shall be 0.6 m where the abutting interior side yard is 1.2 m or greater. This provision shall not apply where an interior side yard abuts a non-residential use.	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line except eaves, eavestroughs, and gutters which shall be a minimum distance of 0.15 m to the nearest lot line.
e.	Permitted Encroachment for Access Stairs	1.8 metres from front yard	0.6 metres from front lot line
f.	Maximum Lot Coverage	50%	60%
g.	Maximum Building Height	9.5 metres	11 metres
h.	Minimum Landscape Requirement	50% of which 60% shall be soft landscaping	20% of which 40% shall be soft landscaping
2.	Zoning By-law 001-2021 Standard	R4A – Fourth Density Residential Zone Requirement	Proposed Exceptions to the R4A – Fourth Density Residential Zone Requirement
a.	Minimum Front Yard	9 metres	3 metres
b.	Minimum Interior Side Yard	1.2 metres	1.2 metres but may be reduced to 0.6 metres on one side where the abutting interior side yard is 0.6 metres or greater

c.	Minimum Encroachment to Nearest Lot Line	The minimum interior side yard shall be 0.6 m where the abutting interior side yard is 1.2 m or greater. This provision shall not apply where an interior side yard abuts a non-residential use.	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line except eaves, eavestroughs, and gutters which shall be a minimum distance of 0.15 m to the nearest lot line.
d.	Permitted Encroachment for Access Stairs	1.8 metres from front yard	0.6 metres from front lot line
e.	Maximum Lot Coverage	55%	65%
f.	Maximum Building Height	9.5 metres	11 metres
g.	Minimum Landscape Requirement	33% of which 60% shall be soft landscaping	20% of which 40% shall be soft landscaping
3.	Zoning By-law 001-2021 Standard	RT1 – Townhouse Residential Zone Requirement	Proposed Exceptions to the RT1 – Townhouse Residential Zone Requirement
a.	Road Access	Townhouses may be accessed by a lane, private road, or common element road.	For townhouses fronting onto a collector road, vehicular access must be provided from the rear lane.
b.	Minimum Front Yard	4.5 metres	<ul style="list-style-type: none"> i. 3 metres for Street Townhouses, Rear Lane Accessed Townhouses with integrated garage, and Rear Lane Accessed Townhouses with an Attached Rear Yard
c.	Minimum Rear Yard	<ul style="list-style-type: none"> • 7.5 metres on a standard lot; • 15.0 metres when accessed by a lane; • 7.5 metres when accessed from a private or common element road 	<ul style="list-style-type: none"> i. 6 metres for Street Townhouses and Rear Lane Accessed Townhouses with integrated garage ii. 1 metre for Rear Lane Accessed Townhouses with an Attached Rear Yard
d.	Minimum Exterior Side Yard	<ul style="list-style-type: none"> • 2.4 metres on a standard lot; • 4.5 metres when accessed by a lane; 	<ul style="list-style-type: none"> i. 2.4 metres for Rear Lane Accessed Townhouses with

		<ul style="list-style-type: none"> 4.5 metres when accessed from a private or common element road 	integrated garage and Rear Lane Accessed Townhouses with an Attached Rear Yard
e.	Minimum Setback to a Garage	5.7 metres	i. 1 metre for Rear Lane Accessed Townhouses with an Attached Rear Yard
f.	Maximum Driveway Width	2.9 to 3.75 metres depending on the lot frontage	i. 6.1 metres for Rear Lane Accessed Townhouses with integrated garage and Rear Lane Accessed Townhouses with an Attached Rear Yard
g.	Maximum Lot Coverage	50%	i. 70% for Street Townhouses ii. 80% for Rear Lane Access Townhouses with integrated garage and Rear Lane Accessed Townhouses with an Attached Rear Yard
h.	Maximum Building Height	11.0 metres	i. 13 metres for Street Townhouses, Rear Lane Accessed Townhouses with integrated garage, and Rear Lane Accessed Townhouses with integrated garage
i.	Permitted Encroachment for Access Stairs	1.8 metres from front yard	i. 0.6 metres from the front lot line for Street Townhouses, Rear Lane Accessed Townhouses with integrated garage, and Rear Lane Accessed Townhouses with an Attached Rear Yard
j.	Minimum Landscape Requirement	60%	i. No minimum landscape area provided in the

			yard in which a driveway is located for Street Townhouses, Rear Lane Accessed Townhouses with integrated garage, and Rear Lane Accessed Townhouses with an Attached Rear Yard
k.	Attached Rear Yard Garage Definition	Means a building or part of a building used for or intended for the temporary parking or storage of a motor vehicle as accessory to a dwelling unit.	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 Garage may have part of the main dwelling unit or secondary suite above the main level.
l.	Attachment Definition	No definition for an 'Attachment' exists in By-law 001-2021. The closest definition is for 'Accessory': Means incidental, subordinate, and devoted exclusively to a principal use, building or structure.	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 dwelling. The width of an Attachment shall not exceed 50% of the lot frontage.