

APPENDIX 1 – PROPOSED ZONING TABLES

PDD-05-2022, Attachment 5

Sept. 2020

Zones Carried Forward from McClung and Gateway Development

R1-B Exception Zone AAA (per 36.395) for Single and Semi-Detached Units		
Provision	R1-B Zone per Section 10	R1-B Zone Exception
Permitted Uses	One Family Dwelling	One Family Dwelling and Two Family Dwelling
Min. Lot Area	372 m2 interior; 412 m2 corner	220 m2 interior; 265 m2 corner
Min. Lot Frontage	12.0 m interior; 15.0 m corner lot	8.0 m interior; 10.0 m corner
Front Yard	6.0 m	4.5 m to dwelling; except 6.0 m to attached garage
Exterior Side Yard	5.0 m	2.4 m; except that an attached garage fronting on flankage street shall be 6.0 m from flankage street line
Interior Side Yard	3.0 m on one side and 1.0 m on other, except where private garage attached, in which case 1.0 m on each side	For one family dwelling house: 1.2 metres on one side and 0.6 metres on the other side. For two family dwelling house: 1.2 metres, except no interior side yard is required along common lot line.
Rear Yard	9.0 m	7.0 m
Max. Building Height	11.0 m	NO CHANGE
Min. Usable Floor Area	80 m2 per dwelling unit	NO CHANGE
Min. Ground Floor Area	55 m2	NO CHANGE
Min. Services	Every dwelling connected to municipal servicing	NO CHANGE
Min. Parking Spaces	2.0 spaces/unit	NO CHANGE
Min. Parking Space Dimension	3.0 m x 6.0 m; exclusive of any protrusions	The parking space size located within a garage shall have a minimum width of 3.0 metres and have a minimum length of 6.0 metres. Stairs, to a maximum of 3 risers or 0.61 metres, shall be permitted to encroach into this parking space.
Max. encroachment of soffit, cornice, eaves or gutters	0.65 m into any yard	0.4 m into any yard
Max. Porch Encroachment	1.5 m into front, rear, ext. side yard	2.0 m into front yard; 1.8 m into ext. side yard; 2.5m into rear yard
Max. Stairs Encroachment	1.5 m into front, rear, ext. side yard	Stairs may project 3.5 m into front yard
Max. encroachment of patio or deck above finished grade	2.0 m into rear yard	2.5 metres into rear yard. Any patio or deck constructed in a rear yard is restricted to a maximum size of 3.1 metres by 2.5 metres.
Accessory Uses to Residential Uses	Max. 10% of lot area, to a maximum of 55 sq. m.	Maximum of 10% lot coverage or 10 square metres, whichever is less
Air Conditioning	N/A	An air conditioning unit shall be setback a minimum of 0.6 metres from any side or rear property line. An air conditioning unit is not permitted in any part of a required front yard or front setback.
Landscaping	N/A	Maximum of 70% of the front yard may be permitted as hardscaping. For the purposes of this by-law, hardscaping shall be considered as finished space consisting of pavement, concrete, patio stones, interlock or other hard surface treatment.

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Garage	N/A	That a garage face can extend a maximum of 1 metre in front of a ground floor porch where it meets all other applicable setbacks
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R4 Exception Zone BBB (per 36.395) for Street Townhouses		
Provision	R4 Zone per Section 13	R4 Zone Exception
Permitted Uses	Street/Group Townhouses, Apartment Dwelling	Street/Group Townhouses and R1-B Exception Uses
Definition of Townhouse	Shall mean a dwelling house comprising five or more dwelling units with each dwelling unit being divided one from the other by an above grade vertical common wall, a minimum of 10 square metres in area and with each dwelling unit having direct access to a yard.	Shall mean a dwelling house comprising three or more dwelling units with each dwelling unit being divided one from the other by an above grade vertical common wall, a minimum of 10 square metres in area and with each dwelling unit having direct access to a yard. A maximum of eight dwelling units are permitted in a row.
Min. Lot Area	156 m2 interior; 215 m2 corner	150 m2 interior; 210 m2 corner
Min. Lot Frontage	6.0 m interior; 11.0 m corner	5.5 m interior; 8.0 m corner
Front Yard	6.0 m	4.5 m to dwelling; except 6.0 m to attached garage
Exterior Side Yard	6.0 m	2.4 m; except that an attached garage fronting on flankage street shall be 6.0 m from flankage street line
Interior Side Yard	1.2 m	1.2 m.; except 0.0 m on a mutual side lot line separating 2 attached townhouse units
Min. Separation Distance B/W Townhouse Dwellings	2.0 m	NO CHANGE
Rear Yard	7.5 m	6.0 m
Max. Building Height	11.0 m	NO CHANGE
Min. Usable Floor Area	65 m2	NO CHANGE
Min. Parking Spaces	2.0 spaces/unit	NO CHANGE
Min. Parking Space Dimension	3.0 m x 6.0 m; exclusive of any protrusions	The parking space size located within a garage shall have a minimum width of 3.0 metres and have a minimum length of 6.0 metres. Stairs, to a maximum of 3 risers or 0.61 metres, shall be permitted to encroach into this parking space.
Max. encroachment of soffit, cornice, eaves or gutters	0.65 m into any yard	0.4 m into any yard
Max. Porch Encroachment	1.5 m into front, rear, ext. side yard	2.0 m into front yard; 1.8 m into ext. side yard; 2.5m into rear yard
Max. Stairs Encroachment	1.5 m into front, rear, ext. side yard	Stairs may project 3.5 m into front yard
Max. encroachment of patio or deck above finished grade	2.0 m into rear yard	2.5 metres into rear yard. Any patio or deck constructed in a rear yard is restricted to a maximum size of 3.1 metres by 2.5 metres.
Accessory Uses to Residential Uses	Max. 10% of lot area, to a maximum of 55 sq. m.	Maximum of 10% lot coverage or 10 square metres, whichever is less

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Air Conditioning	N/A	An air conditioning unit shall be setback a minimum of 0.6 metres from any side or rear property line. An air conditioning unit is not permitted in any part of a required front yard or front setback.
Landscaping	N/A	Maximum of 70% of the front yard may be permitted as hardscaping. For the purposes of this by-law, hardscaping shall be considered as finished space consisting of pavement, concrete, patio stones, interlock or other hard surface treatment.
Garage	N/A	That a garage face can extend a maximum of 1 metre in front of a ground floor porch where it meets all other applicable setbacks
Driveway Location	N/A	That where a street townhouse block having 8 or more units is constructed at the intersection of a local street and a collector street, with the units facing the collector street, the driveway and garage of the corner lot shall be located on the local street. For the purposes of this by-law, a collector street is a street with a right-of-way width of 20 metres or greater. A local street is a street with a right-of-way width with 18 metres or less.

General Provisions

That the definition of a “Sight Triangle” contained in subsection 4.85 shall not apply to the lands identified as having reference to this subsection and the following definition shall apply in lieu thereof:

a) Intersections of Local Roads

“SIGHT TRIANGLE” shall mean the triangular space formed by the intersecting street lines of a corner lot and a line drawn from a point on one of the street lines to a point on the other street line, each point being measured 4.5 metres from the point of intersection of the street lines.

b) Intersections of Local Road / Collector Street

“SIGHT TRIANGLE” shall mean the triangular space formed by the intersecting street lines of a corner lot and a line drawn from a point on one of the street lines to a point on the other street line, each being measured 7.5 metres from the point of intersection of the street lines.

Whereas 9.0 metres is required for all intersections. under the current definition of a “Sight Triangle”.