

	HC1-2020	Proposed amendments
<b>Provision</b>	<b>Section 6 - R1-B Zone</b>	<b>R1-B Zone Exception</b>
Permitted Uses	Single Detached Dwelling	Single Detached Dwelling Semi-Detached Dwelling
Min. Lot Area	360 m2 Interior lot; 412 m2 Corner lot	220 m2 for an interior lot and 265 m2 for a corner lot
Min. Lot Frontage	12.0 m interior lot; 15.0 m corner lot	8.0 m for an interior lot and 10.0 m for a corner lot
Min. Front yard	6.0 m	4.5 metres to the dwelling and 6.0 metres to the garage
Min. exterior side yard	4.0 m	2.4 m; no
Min. Interior Side yard	1.0 m each side (with attached private garage)  3.0m and 1.0 m (with detached garage or parking space accessed via the front yard or a rear lane)	For single detached dwelling: 1.2 metres on one side and 0.6 metres on the other side.  For semi-detached dwelling: 1.2 metres, and no (0.0 metres) interior side yard is required along common lot line.
Min. Rear Yard	7.5 m	7.0 m
Max. Building Height (m)	11 m	NO CHANGE
Min. GFA	65 m2	NO CHANGE
Min. Landscaped Open Space - required front yard	50 %	30% - That 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.
<b>Provision</b>	<b>4.2 Accessory Buildings in Residential Zones</b>	
	No building, or structure which is accessory to any permitted residential use in any zone shall: a) be established on any lot until or unless the main building or use to which it is accessory is established; b) exceed a building height of 4.5 metres in the Residential Zones and 6.5 metres in all other zones where the use is permitted; c) occupy any part of a required exterior side yard or required front yard; d) be nearer than 1.0 metres of a lot line within an interior side yard or 1.0 metres of an interior lot line within a front yard; e) be nearer than 1.0 metre of an interior lot line within a rear yard except:	That notwithstanding Section 6.7(e), an accessory building or combination of buildings is permitted up to a maximum of 10% lot coverage or 10 square metres, whichever is less.

	<p>i) in the case of a mutual private garage or a mutual boathouse in the rear yard on a common interior side lot line, no setback is required,</p> <p>ii) in the case of a lot line abutting a navigable watercourse, no setback is required for a boathouse, dock, pier or wharf where the boathouse, dock, pier or wharf abuts the watercourse;</p> <p>f) occupy more than 10% of the lot area to a maximum of 75 square metres of useable floor area, whichever is lesser, for all accessory buildings or structures together, in the R1, R2, R3, R4, RL residential Zones; 100 square metres of building area on those lots measuring 0.4 hectares or less in all other zones where the use is permitted, and 200 square metres of building area on those lots measuring 0.4 hectares or more in all other zones where the use is permitted. Swimming pools shall not constitute a structure for the purposes of this provision;</p>	
<b>Provision</b>	<b>Section 4.15 – Decks and Unenclosed Porches</b>	
	<p>i) A deck or unenclosed porch having a maximum height of 0.3 m above finished grade or less shall be permitted to encroach into any required yard setback without restriction, provided it is located:</p> <ul style="list-style-type: none"> <li>- no closer than 1.0 m to the rear or interior side lot line and</li> <li>- no closer than 1.5 m to the front or exterior side lot line;</li> </ul> <p>ii) A deck or unenclosed porch having a maximum height greater than 0.3 m above finished grade shall be permitted to encroach up to 2.0 m into the required rear yard or required exterior side yard, provided it is located no closer than 2.0 m from the exterior or rear lot line. For interior side yards, it may not encroach further than the required side yard setback. For the front yard, the deck may encroach no greater than 1.5 metres.</p> <p>iii) No deck shall have a floor higher than the height of the floor of the first storey of the main dwelling on the lot. Anything constructed above the first storey shall be considered a balcony and is regulated under Section 4.20 of this By-law; and</p> <p>iv) A deck or unenclosed porch on a sloping rear yard shall be no closer than 1.5 metres from an interior lot line and 5 metres from the rear lot line, at the point where the deck floor reaches or exceeds a height of 2 metres above the finished surface of the ground.</p> <p>b) Notwithstanding the above, where the rear lot line adjoins a water body or watercourse, a deck or</p>	<p>That notwithstanding Section 6.21(c) Exemptions from Yard Provisions, a porch may project into any required front yard setback a distance of not more than 2.0 metres; any required exterior side yard setback a distance of not more than 1.8 metres; and, any required rear yard setback a distance of not more than 2.5 metres.</p> <p>That notwithstanding Section 6.21(d) Exemptions from Yard Provisions, a patio or deck above the finished grade may project into any required rear yard setback a distance of not more than 2.5 metres. Any patio or deck constructed in a rear yard is restricted to a maximum size of 3.1 metres by 2.5 metres.</p>

	unenclosed porch may project to the limits of any natural hazard land or top-of-bank setback.	
Provision	Section 4.20 – Other Exceptions from Yard Provisions	R1-B Zone Exception
(a)	sills, belt courses, cornices, chimneys, bay windows, pilasters, hydro meters or gas metres may project into any required yard or setback area a distance of not more than 0.65 metres;	NO CHANGE
(b)	eaves or gutters for other than an accessory building may project into any required yard or setback area a distance of not more than 0.65 metres	NO CHANGE
(c)	eaves or gutters of an accessory building may project into any required yard or setback area a distance of not more than 0.3 metres	NO CHANGE
(d)	canopies, awnings, or steps may project into any required rear yard, front yard or exterior side yard area a distance of not more than 1.5 metres	NO CHANGE
(e)	balconies may project into any required rear yard, front yard, interior side yard or exterior side yard area a distance of not more than 1.5 metres provided they are no closer than 3.0 metres from a front yard lot line, exterior lot line or interior lot line and 6.0 metres from a rear lot line;	NO CHANGE
(f)	unenclosed accessibility ramps may project into any required yard;	NO CHANGE
(g)	window or wall-mounted furnaces, heat pumps, gas fireplace vents and outdoor free-standing air conditioning units may project into any required rear yard, interior side yard, or exterior side yard a distance of not more than 1.0 metres and provided it is no closer than 6.0 m to a rear lot line or 1.5 m to an interior or exterior lot line;	That 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.
(h)	steps including landings, above or below grade entrances and staircases may project into any required rear yard, front yard, interior side yard or exterior side yard area a distance of not more than 1.5 metres; and into the front yard not more than 2.0 metres.	Steps/stairs may project into any required front yard or setback a distance of not more than 3.5 metres.
(i)	a stair encroachment of 3 risers, to a maximum of 0.6 metres, may be permitted.	Not Applicable
		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.
Provision	<b>Section 3 Definition, Section 4.56, Table 4.56 - Sight or Daylight Triangles</b>	
(a)	Any building, structure, sign or use which would obstruct or impair the vision of a vehicle operator,	a) Intersections of Local Roads

	<p>or any fence or vegetation exceeding 1.0 metres in height above finished grade shall be prohibited within any sight (or daylight) triangle. This provision shall not apply to field crops or a wire farm fence.</p> <p>(b) A sight (or daylight) triangle shall be measured back from the point of any at-grade intersection of two or more street lines on a corner lot and a railway right-of-way in accordance with the street classification as identified on Schedule F of the County Official Plan and Table 4.56:</p> <table border="1"> <caption>Table 4.56: Minimum Sight (or Daylight) Triangle Requirements</caption> <thead> <tr> <th>Street Classification</th><th>Intersecting Street Classification</th><th>Minimum Sight Triangle (m)</th></tr> </thead> <tbody> <tr> <td rowspan="3">Local Road</td><td>Local Road</td><td>3.0</td></tr> <tr> <td>Collector Road</td><td>5.0</td></tr> <tr> <td>Arterial Road</td><td>8.0</td></tr> <tr> <td rowspan="3">Collector Road</td><td>Local Road</td><td>5.0</td></tr> <tr> <td>Collector Road</td><td>5.0</td></tr> <tr> <td>Arterial Road</td><td>8.0</td></tr> <tr> <td rowspan="3">Arterial Road</td><td>Local Road</td><td>8.0</td></tr> <tr> <td>Collector Road</td><td>8.0</td></tr> <tr> <td>Arterial Road</td><td>10.0</td></tr> <tr> <td>Rail line Right-of-way</td><td>All Streets</td><td>15.0</td></tr> </tbody> </table> <p>(c) The values in Table 4.56 shall be considered the minimum and a Transportation Study and Traffic Functional Design Study shall be required by the County in order to help determine the roadway requirements</p>	Street Classification	Intersecting Street Classification	Minimum Sight Triangle (m)	Local Road	Local Road	3.0	Collector Road	5.0	Arterial Road	8.0	Collector Road	Local Road	5.0	Collector Road	5.0	Arterial Road	8.0	Arterial Road	Local Road	8.0	Collector Road	8.0	Arterial Road	10.0	Rail line Right-of-way	All Streets	15.0	<p>“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.</p> <p>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 point being measured 7.5 metres from the point of intersection of the street lines.</p> <p>c) That front yard, side yard and rear yard setbacks shall be measured as if the Sight Triangle does not exist.</p>
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<b>Provision</b>	<b>Section 5.2.3 – Parking Space Dimensions</b>																												
(a)	Every parking space shall be based upon a rectangular shape having a width of 3.0 metres and a depth of 5.8 metres.	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.																											
(b)	Notwithstanding anything to the contrary, where the length of a parking space is located adjacent to a wall or fence said parking space shall have a width of 3.3 metres and a depth of 5.8 metres.																												
(c)	A parallel parking spaces shall have a width of 2.7 metres and a depth of 6.5 metres.																												
(d)	Angled parking spaces shall be based upon a rectangular shape in accordance with subsection 5.2.3 a).																												
(e)	A tandem parking space shall have a width of 3.0 metres and a minimum length of 11 metres.																												

	HC1-2020	Proposed amendments
<b>Provision</b>	<b>Section 6 – R4 Zone</b>	<b>R4 Zone Exception</b>

Permitted Uses	Street townhouse	Street townhouse
Min. Lot Area	Interior Lot: 156 m <sup>2</sup> ; or 163 m <sup>2</sup> with parking access at rear lane  Corner lot: 215 m <sup>2</sup> (with attached garage); or 192 m <sup>2</sup> (with parking access at rear lane)	Interior lot – 150 m <sup>2</sup> per unit  Corner lot – 210 m <sup>2</sup> per unit
Min. Lot Frontage	Interior Lot: 5.5 m or 6.0 m per unit (with parking accessed via a rear lane)  Corner lot: 8.0 m or 7.5 m per unit (with parking accessed via a rear lane)	Interior lot – 5.5 metres per unit  Corner lot – 8.0 metres per unit
Min. Front yard	6.0 m (with attached private garage)  3.0 m (where a detached private garage or parking space is accessed via a rear lane)	4.5 metres to the dwelling and 6.0 metres to the garage
Min. exterior side yard	3.0 metres	2.4 metres
Min. Interior Side yard	1.2 m and 0.0 m along common wall	NO CHANGE
Min. Rear Yard	7.5 m to 13.5 m (with parking accessed via a rear lane)	6.0 metres
Max. Building Height (m)	11 m	NO CHANGE
Min. GFA	65 m <sup>2</sup>	NO CHANGE
Min. Landscaped Open Space - required front yard	30 %	30% - That 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.
<b>4.2 Accessory Buildings in Residential Zones</b>		
	No building, or structure which is accessory to any permitted residential use in any zone shall: a) be established on any lot until or unless the main building or use to which it is accessory is established; b) exceed a building height of 4.5 metres in the Residential Zones and 6.5 metres in all other zones where the use is permitted; c) occupy any part of a required exterior side yard or required front yard; d) be nearer than 1.0 metres of a lot line within an interior side yard or 1.0 metres of an interior lot line within a front yard; e) be nearer than 1.0 metre of an interior lot line within a rear yard except:	That notwithstanding Section 6.7(e), an accessory building or combination of buildings is permitted up to a maximum of 10% lot coverage or 10 square metres, whichever is less.

	<p>i) in the case of a mutual private garage or a mutual boathouse in the rear yard on a common interior side lot line, no setback is required,</p> <p>ii) in the case of a lot line abutting a navigable watercourse, no setback is required for a boathouse, dock, pier or wharf where the boathouse, dock, pier or wharf abuts the watercourse;</p> <p>f) occupy more than 10% of the lot area to a maximum of 75 square metres of useable floor area, whichever is lesser, for all accessory buildings or structures together, in the R1, R2, R3, R4, RL residential Zones; 100 square metres of building area on those lots measuring 0.4 hectares or less in all other zones where the use is permitted, and 200 square metres of building area on those lots measuring 0.4 hectares or more in all other zones where the use is permitted. Swimming pools shall not constitute a structure for the purposes of this provision;</p>	
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(c)	eaves or gutters of an accessory building may project into any required yard or setback area a distance of not more than 0.3 metres	NO CHANGE
(d)	canopies, awnings, or steps may project into any required rear yard, front yard or exterior side yard area a distance of not more than 1.5 metres	NO CHANGE
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(f)	unenclosed accessibility ramps may project into any required yard;	NO CHANGE
(g)	window or wall-mounted furnaces, heat pumps, gas fireplace vents and outdoor free-standing air conditioning units may project into any required rear yard, interior side yard, or exterior side yard a distance of not more than 1.0 metres and provided it is no closer than 6.0 m to a rear lot line or 1.5 m to an interior or exterior lot line;	That 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.
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	<p>or any fence or vegetation exceeding 1.0 metres in height above finished grade shall be prohibited within any sight (or daylight) triangle. This provision shall not apply to field crops or a wire farm fence.</p> <p>(b) A sight (or daylight) triangle shall be measured back from the point of any at-grade intersection of two or more street lines on a corner lot and a railway right-of-way in accordance with the street classification as identified on Schedule F of the County Official Plan and Table 4.56:</p> <table border="1"> <caption>Table 4.56: Minimum Sight (or Daylight) Triangle Requirements</caption> <thead> <tr> <th>Street Classification</th><th>Intersecting Street Classification</th><th>Minimum Sight Triangle (m)</th></tr> </thead> <tbody> <tr> <td rowspan="3">Local Road</td><td>Local Road</td><td>3.0</td></tr> <tr> <td>Collector Road</td><td>5.0</td></tr> <tr> <td>Arterial Road</td><td>8.0</td></tr> <tr> <td rowspan="3">Collector Road</td><td>Local Road</td><td>5.0</td></tr> <tr> <td>Collector Road</td><td>5.0</td></tr> <tr> <td>Arterial Road</td><td>8.0</td></tr> <tr> <td rowspan="3">Arterial Road</td><td>Local Road</td><td>8.0</td></tr> <tr> <td>Collector Road</td><td>8.0</td></tr> <tr> <td>Arterial Road</td><td>10.0</td></tr> <tr> <td>Rail line Right-of-way</td><td>All Streets</td><td>15.0</td></tr> </tbody> </table> <p>(c) The values in Table 4.56 shall be considered the minimum and a Transportation Study and Traffic Functional Design Study shall be required by the County in order to help determine the roadway requirements</p>	Street Classification	Intersecting Street Classification	Minimum Sight Triangle (m)	Local Road	Local Road	3.0	Collector Road	5.0	Arterial Road	8.0	Collector Road	Local Road	5.0	Collector Road	5.0	Arterial Road	8.0	Arterial Road	Local Road	8.0	Collector Road	8.0	Arterial Road	10.0	Rail line Right-of-way	All Streets	15.0	<p>“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.</p> <p>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 point being measured 7.5 metres from the point of intersection of the street lines.</p> <p>c) That front yard, side yard and rear yard setbacks shall be measured as if the Sight Triangle does not exist.</p>
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