

Zoning By-law Data Matrix

May 15, 2020

USE	ZONES		
	RE-13	R1	Proposed R1-XX
Apartment, Accessory	✓	✓	✓
Building, Apartment			
Day Care, Private Home	✓	✓	✓
Dwelling, Detached	✓	✓	✓
Dwelling, Duplex			
Dwelling, Linked			
Dwelling, Semi Detached			
Dwelling, Townhouse			
Home Occupation	✓	✓	✓

STANDARD	ZONES		
	RE-13	R1	Proposed R1-XX
Lot Areas (Minima):	0.8 ha		
	(a) lots south of King East, north of the River (having Region and Conservation Authority approval) 1,390 m ²	650 m ²	300 m ²
Per Dwelling Unit			
Unserviced Lot			
Partially Serviced Lot			
Duplex dwelling			
Linked or semi-detached dwelling			
Lot Frontages (Minima):	30 m		
Unserviced Lot			
Partially Serviced Lot			
Corner Lot		18 m	12.2 m
Other Lots		15 m	9.1 m
Townhouse dwelling on corner lot			
Townhouse dwelling on interior lot or through lot			
Duplexed dwelling on corner lot			
Linked dwelling or semi-detached on corner lot			
Duplex dwelling on interior lot or through lot			
Linked dwelling or semi-detached dwelling on interior lot or through lot			
Building Area (Maximum)	Dwelling unit floor area (Minimum) 165 m ²	25%	52%
Backyard Amenity Area (Minima)	56 m ²	56 m ²	56 m ²
Yards:			
Front Yard (Minima)	15 m	9 m	
Front wall of attached private garage			6 m

Front wall of <i>main building</i>			4.5 m
To porch			3 m
To steps			2 m
To steps where sidewalk is located			2 m
Exterior Side Yard (Minimum)	15 m	6 m	
<i>For all other exterior side yards</i>			4.3 m
Lot 7			3.5 m
Unenclosed porch, verandah, deck or balcony			2.5 m
Unenclosed porch, verandah, deck or balcony for Lot 7			1.8 m
Rear Yard (Minimum)	15 m	7.5 m	7 m
<i>Apartment building</i>			
Interior Side Yards (Minima)	(a) main building 5 m (b) accessory building 1.5 m		
<i>Main building with attached private garage or attached carport.</i>		1.5 m ¹	
<i>Main building</i>	5 m		
<i>Main building on driveway side</i>			0.6 m
<i>Main building on other side</i>			1.2 m
<i>Duplex dwelling</i>			
<i>Linked dwelling or semi-detached dwelling with attached private garage or attached carport</i>			
<i>Linked dwelling or semi-detached dwelling without attached private garage or attached carport</i>			
<i>Apartment building</i>			
Use of Interior Side Yard			Notwithstanding any other provision of this by-law, no <i>building</i> or <i>structure</i> or part thereof and no chimney, pilaster or similar ornamental <i>structure</i> or part thereof and no patio or <i>porch</i> or part thereof and no machinery or equipment or part thereof and no fence, sidewalk or walkway or part thereof shall be located in any part of any <i>interior side yard</i> that is subject to a registered storm water drainage easement.
Building Heights (Maxima)	10.5 m	10.5 m	10.5 m

¹ R1 Zone – Minimum interior side yard for other main building shall be 3m on driveway side, 1.5 m on other side.

<i>Apartment building of 7 or more dwelling units</i>			
<i>Apartment building of 6 or fewer dwelling units</i>			
Landscape Area (Minimum)	50%	30%	30%
Privacy Yard (Minimum)			
Privacy Yard Depth (Minimum)			
Play Facility (Minimum)			
Play Facility Area (Minimum)			
Play Facility Location			
Driveway Setbacks (Minima)	4.5 m	0.5 m	0.5 m
From <i>lot line</i> bisecting dual <i>private garage</i>			
From other <i>lot lines</i>			
Parking Space Setback	10 m		
From any <i>street line</i>			

Section 3: Definitions

	Proposed R1-XX
Lot, Frontage Lot Frontage means the horizontal distance between the 2 lot lines which intersect the front lot line of a lot, such distance being measured along a line which is parallel to the front lot line and distant from the front lot line a distance equal to the minimum front yard required herein for the specified use in the zone where such lot is located	Notwithstanding the definition of <i>Lot Frontage</i> the <i>lot frontage</i> will be measured at the horizontal distance between the 2 <i>lot lines</i> which intersect the <i>front lot line</i> of a <i>lot</i> , such distance being measured along a line which is parallel to the <i>front lot line</i> and distant from the <i>front lot line</i> a distance of 6.0m required herein for the specified <i>use</i> in the zone where such <i>lot</i> is located.

Section 4.2 – Accessory Uses

	Proposed R1-XX
-	Accessory Buildings shall not be permitted in any <i>front or exterior side yard</i> .

Section 4.3 – Access Regulations

	Proposed R1-XX
Section 4.3.3 The minimum <i>entrance setback</i> shall be 9 metres.	Entrance Setback (minimum) 4m

Section 4.4 – Air Conditioners and Heat Pumps

	Proposed R1-XX
<p>Section 4.3.3 Air Conditioners and Heat Pumps shall be permitted in either a <i>rear or interior side yard</i> provided they are located no closer than 0.6 metres from any <i>lot line</i> or in any <i>exterior side yard</i> provided the minimum <i>exterior side yard</i> requirement is met.</p>	<p>For the purpose of this zone no air conditioner, or heat pump is permitted in the <i>front yard, interior side yard or exterior side yard</i>.</p>

Section 4.25: Permitted Encroachments

Proposed R1-XX Permitted Ornamental Structure	Proposed R1-XX Maximum Permitted Distance of Encroachment
a) Bay, Box, Bow Windows with or without Foundations	1.0 m into a required <i>Front, Exterior Side or Rear Yard</i>
b) Deck ≥ 0.75m in Height	3.0 m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i> .
c) Chimneys or Vents	0.6 m into any required <i>yard</i> , provided that a minimum <i>setback</i> of 0.6 m is maintained to the <i>lot line</i>
d) Eaves, Stills, Cornices, Parapets, or other similar Ornamental Architectural Features	0.45 m extending from: <ul style="list-style-type: none"> i) a <i>main building wall</i>; ii) a bay, box or bow window; or iii) a covered or uncovered <i>porch or balcony</i>, into a required <i>yard</i>, provided that: <ul style="list-style-type: none"> a. A minimum <i>setback</i> of 0.6 m is maintained to a <i>lot line</i>; and b. In the case of eaves, a minimum <i>setback</i> of 0.2 m is maintained to an <i>interior side lot line or rear lot line</i>

Section 4.34 – Sight Triangles

	Proposed R1-XX
<p>Section 4.34.1 The distance from the point of intersection of the <i>street lines</i> and forming the <i>sight triangle</i> shall be 9 metres, except where one of the <i>street lines</i> is a Regional Road, where the distance shall be 15 metres</p>	<p>The distance from the point of intersection of the <i>street lines</i> and forming the <i>sight triangle</i> shall be 5 metres, except where one of the <i>street lines</i> is a Regional Road, where the distance shall be 15 metres.</p>

Section 5.2.15 Width of Driveways Accessing Individual Residential Dwellings

	Proposed R1-XX	
In no case shall the width of an individual <i>driveway</i> accessing a single <i>detached, semidetached, linked or townhouse dwelling</i> exceed the following at its widest point: - for <i>detached dwellings</i> , a maximum of 6.0 metres for <i>lots</i> having a <i>lot frontage</i> of 12.0metres or less and for <i>lots</i> with over 12.0 metres of <i>frontage</i> , up to 50% of the <i>lot frontage</i> to a maximum of 8.5 metres, whichever is less.	Driveway Width (maximum) For <i>lot frontage</i> of 9.1m	5.5m