

Zone Standard	Requirements EPA1 (Current Zone)	Requirements EPA2 (Current Zone)	Requirements RM (Proposed Zone)	Proposed RM-XX Zone
Lot Area (min)	n/a	1,390 sq.m	925 sq.m	7,778.7 sq.m
Lot Frontage (min)	n/a	21m	30m	48m
Building Area (max)	30 sq. m	Lesser of 25% or 500m2	20%	29.1%
Front Yards (min)	9m	9m	8m	13m
Exterior Side Yards (min)	9m	9m	9m	7.5m
Rear Yards (min)	9m	9m	7.5m	9m
Interior Side Yards (min)				
Main building on driveway side	3m	3m	7.5m	7.5m
Main building on other side	1.5m	15m		
Gasoline Pump Island, Accessory Setbacks (min)	n/a	n/a	n/a	n/a
Accessory Open Storage Area Setbacks (min)	n/a	n/a	n/a	n/a
Building Heights (max)	10.5m	10.5m	12.2m	36.8m
Landscaping Area (min)	n/a	n/a	45%	43.2%
Planting Strip Width (min)	n/a	n/a	n/a	n/a
Planting Strip Location	n/a	n/a	n/a	n/a
Driveway Setbacks (min)	0.5m	0.5m	.5m	1.15m
Parking Space Setback (min)	n/a	n/a	6m	6m
General Provisions				
Accessory Uses	n/a	n/a		n/a
Garbage Enclosures	n/a	n/a		n/a
Parking Loading & Delivery Standards				
Applicability – Building, Apartment	1.5 / dwelling unit - resident 0.25 / dwelling unit - visitors			1.0 / dwelling unit – residents 0.25 / dwelling unit - visitors
Non-Residential Parking Requirement	n/a	n/a	n/a	n/a
Barrier Free Parking (Traffic By-law 2015-058)	1 accessible space plus 3% of parking spaces provided			4 spaces
Illumination	No part of the lighting fixture shall be more than 9m above grade and no closer than 4.5m to any lot line			n/a