

Zoning Matrix for Proposed Site Plan

Zone	Existing Zone Standards in Parent Bylaw	
	Existing RR	RT (Proposed Zone)
Permitted Uses		
Apartment, Accessory	Y	N
Bed & Breakfast	Y	N
Building, Apartment	N	N
Day Care, Private Home	Y	Y
Dwelling, Detached	Y	N
Dwelling, Duplex	N	N
Dwelling, Linked	N	N
Dwelling, Semi Detached	N	N
Dwelling, Common Element Townhouse	N	N
Dwelling, Townhouse	N	Y
Home Occupation	Y	N
Areas and Frontages		
Minimum Lot Area	1390 m (partially serviced)	220 m ²
Lot frontage (minimum)	21m	6.0 m
Building area (max %)	30.0%	30.0%
Backyard Amenity Area (minimum) (2)	56 m ²	37 m ²
Yards		
Front Yard to door of attached private garage	9.0m	6.0m
Front Yard to front wall of main building	7.5 m	7.5m
exterior side yard (within site/abutting any other street)	9.0m	6.0m
exterior side yard (Agnes St.)	9.0m	6.0m
rear yard (min)	9.0m	7.5m
interior side yard if garage attached (4)	1.5m	1.8
Building Height (max)	10.5 m	10.5 m
Landscape area (min %)	40.0%	30.0%
Driveway setback from lot line bisecting dual private garages	n/a	nil
Driveway setbacks from other lot lines (6)	0.5m	0.5m (6)
Driveway Width	n/a	6.0m
Maximum Entrance Width	12.5m	12.5m

Notes:

- 1** Measured on a block basis prior to application and approval of the removal of part lot control or registration of c
- 2** Backyard amenity area defined as space (typically in the rear yard) that will be exclusive use area (eg, patios or
- 3** Rear is measured to block property limits including common sewage dispersal bed area.
- 4** For townhouses, semis, etc. "Where a common vertical wall separates two dwelling units, no interior side yard s
- 5** Measured to the limit of the block including any common sewage system area.
- 6** Must comply with Section 5.2.14, Driveway Provisions for Residential Dwellings.
- 7** The entrance width is measured as the pavement width from curb to curb and not the entire ROW width

2026-02-10

Proposed Modified RT	Notes
Y	exception needed
N	complies
N	complies
Y	exception needed
N	complies
N	complies
N	complies
Y	exception needed
Y	exception needed
Y	complies to proposed RT Zone
Y	exception needed
325 m² per dwelling unit (1)	
8.0m per dwelling unit (1)	Per Dwelling Unit (Townhouse or Semi)
40.0%	exception needed
42 m² (3)	
6.0 m	complies
4.0 m	exception needed
4.0 m	exception and new definition needed to define an exterior side yard to a private condominium road
6.0 m	complies
12.0 m	exception needed to increase minimum setback
1.5 (4)	exception needed
10.5 m	complies
40% (5)	complies - a note has been added to by-law that "Landscaping Area" may include a common sewage system area"
nil	complies
0.5 m (6)	complies
6.0 m	complies
6.0 m (7)	complies