

Zoning By-law Data Matrix

USE	Existing Zoning	Proposed Zoning	
	R1-56	RT	Proposed RT-XX
<i>Apartment, Accessory</i>	✓		
<i>Bed and Breakfast Establishments</i>			
<i>Building, Apartment</i>			
<i>Day Care, Private Home</i>	✓	✓	✓
<i>Dwelling, Detached</i>	✓		
<i>Dwelling, Duplex</i>			
<i>Dwelling, Linked</i>			
<i>Dwelling, Semi Detached</i>			
<i>Dwelling, Townhouse</i>		✓	✓
<i>Dwelling, Common Element Townhouse</i>			✓
<i>Home Occupation</i>	✓		

Section 3: Definitions

Regulation	Proposed RT-XX
<p>Lot, Corner <i>Lot, Corner</i> means a <i>lot</i> situated at the intersection of 2 <i>street lines</i> which contain an angle of not more than 100 degrees. Where such <i>street lines</i> are curved, the angle of intersection of the <i>street lines</i> shall be deemed to be the angle formed by the intersection of the tangents to the <i>street lines</i>, drawn through the extremities of the <i>interior side lot lines</i>. In the latter case, the corner of the <i>lot</i> shall be deemed to be that point on the <i>street line</i> nearest to the point of intersection of the said tangents.</p>	Notwithstanding Section 3, for the purposes of this zone, Units 1, 6, 7, and 15 as shown on Zone Map S.E.xx shall be considered <i>corner lots</i> .
<p>Lot Frontage <i>Lot Frontage</i> means the horizontal distance between the 2 <i>lot lines</i> which intersect the front <i>lot line</i> of a lot, such distance being measured along a line which is parallel to the <i>front lot line</i> and distant from <i>the front lot line</i> a distance equal to the minimum front <i>yard</i> required herein for the specified <i>use</i> in the <i>zone</i> where such <i>lot</i> is located.</p>	Notwithstanding Section 3, for the purposes of this zone, <i>lot frontage</i> shall be measured at the horizontal distance between the 2 <i>lot lines</i> at the location as shown on Zone Map S.E.xx.
<p>Lot, Interior <i>Lot, Interior</i> means a <i>lot</i>, other than a <i>corner lot</i> or a through <i>lot</i>, which has <i>street access</i>.</p>	Notwithstanding Section 3, for the purposes of this zone, all other units that are not <i>corner lots</i> shall be considered <i>interior lots</i> .
<p>Street <i>Street</i> means a public thoroughfare under the jurisdiction of either the <i>Corporation</i>, the Region of Peel or the Province of Ontario. This definition shall not include a private lane, a private right-of-way or a <i>private road</i>. Street allowance and “Public Highway” shall have a corresponding meaning.</p>	Notwithstanding Section 3, for the purpose of this <i>zone</i> , a <i>street</i> shall also include a <i>private road</i> .

Section 4.3: Access Regulations

Regulation	Proposed RT-XX
4.3.3 The minimum <i>entrance setback</i> shall be 9 metres.	For the purpose of this <i>zone</i> , Section 4.3.3 and Section 4.3.4 shall not apply.
4.3.4 The minimum <i>entrance separation</i> shall be 22.5 metres.	For the purpose of this <i>zone</i> , Section 4.3.3 and Section 4.3.4 shall not apply.
4.3.6 The minimum <i>entrance widths</i> for Institutional, Commercial and Industrial <i>zones</i> shall be 9 metres for a two-way <i>entrance</i> and 6 metres for a one-way <i>entrance</i> and for all other <i>zones</i> the minimum width shall be 3 metres.	Notwithstanding Section 4.3.6, for the purpose of this <i>zone</i> , the minimum <i>entrance width</i> shall be 2.8 metres.

Section 4.4: Air Conditioners and Heat Pumps

Regulation	Proposed RT-XX
Air Conditioners and Heat Pumps shall be permitted in either a <i>rear</i> or <i>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.	Notwithstanding Section 4.4., for the purpose of this <i>zone</i> , an air conditioner or heat pump is only permitted in the <i>rear yard</i> and may be located a minimum of 0.0 metres from the interior side lot line. For Units 12 and 13 an air conditioner or heat pump shall not be located any closer to south interior side lot line than the building setback for the lots as shown on Zone Map S.E.xx.

Section 4.27: Permitted Encroachments

The following structural projections from a principal *building* are permitted to encroach into any required *yard* in accordance with the following provisions:

Table 4.2	
Permitted Ornamental <i>Structure</i>	Proposed RT-XX Maximum Permitted Distance of Encroachment into a Required <i>Yard</i>
Balconies or <i>Decks</i> • 2m	Notwithstanding Section 4.27, for the purpose of this <i>zone</i> , a <i>deck</i> shall be permitted to encroach into any required <i>yard</i> by a maximum of 3.0 metres, exclusive of any stairs, ramp or barrier-free access feature required for the <i>deck</i> which may encroach into any required yard by an additional 1.8 metres from the <i>deck</i> .

Section 4.36: Sight Triangles

Regulation	Proposed RT-XX
<p>Notwithstanding any other provisions of this By-law, on a <i>corner lot</i>, within the <i>sight triangle</i>, the following provisions shall apply:</p> <p>4.36.1 The distance from the point of intersection of the street lines 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>4.36.2 Within any area defined as a <i>sight triangle</i>, the following uses shall be prohibited:</p> <ol style="list-style-type: none"> a <i>building, structure</i> or <i>use</i> which would obstruct the vision of drivers of vehicles; a fence, tree, hedge, bush or other vegetation, the top of which exceeds 1 metre in height above the elevation of the <i>street</i>; any portion of a <i>parking space</i>; a berm or other ground surface which exceeds the elevation of the <i>street</i> by more than 0.5 metres; a sign, the body of which is less than 4 metres above the elevation of the <i>street</i>. <p>The provisions of this clause shall not apply at any intersection controlled by traffic signal lights.</p>	For the purpose of this <i>zone</i> , Section 4.36 shall not apply.

Table 13.1:

STANDARD	Existing Zoning	Proposed Zoning	
	R1-56	RT	Proposed RT-XX
Lot Areas (minimum):	(a) <i>lots</i> with frontage or flankage on Bond Street, King Road or Mount Hope Road - 900 m ² (b) other <i>lots</i> with more than 15 m of frontage - 525 m ² (c) other <i>lots</i> with 14 to 15m of frontage - 490 m ² (d) other <i>lots</i> with less than 14 m of frontage - 455 m ²		
<i>Per Dwelling Unit</i>		220 m ²	150.0 m ²
Lot Frontages (minimum):	(a) lots with frontage or flankage on Bond Street, King Road or Mount Hope Road - 24.5 m (b) other corner lots - 15 m (c) other lots - 13 m		
<i>Townhouse dwelling on corner lot</i>		6 m ⁽³⁾ (3) Minimum lot frontage for a townhouse dwelling on corner lot shall be 6m plus 6m per dwelling unit.	6 m
<i>Townhouse dwelling on interior lot or through lot</i>		6 m per dwelling unit	5.5 m
Building Area (maximum)	35%	30%	62.0%
Backyard Amenity Area (minimum)	56 m ²	37 m ²	25.0 m ²
Yards:			
Front Yard (minimum)	(a) habitable room wall - 9 m (b) attached or unattached garage - 7.5 m		
Front wall of attached <i>private garage</i>		6 m	6 m
Front wall of <i>main building</i>		7.5 m	See Zone Map S.E.xx which generally outlines the following: <ul style="list-style-type: none"> • 8.0 m for Unit 1, 2, 13 and 14 • 2.6 m for Unit 6 • 1.2 m for Unit 15 • 5.0 m for all other Units
Exterior Side Yard (minimum)	6 m	6 m	See Zone Map S.E.xx which generally outlines the following: <ul style="list-style-type: none"> • 2.0 m for Unit 6 • 1.3 m for Unit 7 • 1.7 m for Unit 15

STANDARD	Existing Zoning	Proposed Zoning	
	R1-56	RT	Proposed RT-XX
Rear Yard (minimum)	(a) main building - 9 m (b) accessory building with a gross floor area of more than 9 m ² - 7.5 m (c) other accessory building - 1 m	7.5 m	See Zone Map S.E.xx which generally outlines the following: <ul style="list-style-type: none"> • 1.15 m for Unit 1 • 5.3 m for Units 2 to 5 • 0.5 m for Unit 6 • 1.5 m for Unit 7 • 4.8 m for Units 8 to 10 • 4.1 m for Units 11 and 12 • 6.0 m for Units 13 to 15
Additional Rear Yard Requirements	The following standards shall apply to rear yard abutting an EPA zone: (a) area (minimum) - 135 m ² (b) depth (minimum) - 10 m (c) width (minimum) - 6 m (d) overall slope (maximum) - 6%		
Interior Side Yards (minimum)	(a) main building with unattached private garage in a front yard or interior side yard or with attached private garage - 1.3 m (b) other main building - 3m on garage side, 1.3m on other side (c) accessory building with a gross floor area of more than 9 m ² - 1 m	(a) main building - 4.5 m ⁽⁴⁾⁽¹¹⁾ (4) Minimum interior side setback for main building shall be 4.5 m except that, where the lot abuts a lot containing a townhouse dwelling, the minimum interior side building setback shall be 1.8 m (11) Where a common vertical wall separates two dwelling units, no interior side yard shall be required	See Zone Map S.E.xx which generally outlines the following: <ul style="list-style-type: none"> • main building – 1.8 m for Unit 12⁽¹⁾ • main building – 1.4 m for Unit 13⁽¹⁾ ⁽¹⁾ Where a common vertical wall separates two <i>dwelling units</i> , no <i>interior side yard</i> shall be required.
Yard, Embankment (minimum)	(a) <i>main building</i> from top or bottom of embankment - 9 m		
Building Heights (maximum)	10.5 m	10.5 m	12.0 m
Landscape Area (minimum)	35%	30%	25%
Driveway Setbacks (minimum)	0.5 m		
From <i>lot line</i> bisecting dual <i>private garage</i>		Nil	
From other <i>lot lines</i>		0.5	Nil