

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
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.	Notwithstanding Section 3, for the purposes of this <i>zone</i> , Lots 1, 6, 7, and 15 as shown on “Schedule A” shall be considered <i>corner lots</i> .
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 the <i>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.	For the purpose of this <i>zone</i> , <i>lot frontage</i> shall be measured at the horizontal distance between the 2 <i>lot lines</i> which intersect the <i>front lot line</i> with such distance being measured along a line which is parallel to and a distance of 6.0 metres from the <i>front lot line</i> .
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> .	Notwithstanding Section 3, for the purposes of this <i>zone</i> , all other <i>lots</i> that are not <i>corner lots</i> shall be considered <i>interior lots</i> .
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.	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.

Section 4.5: 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 4.5, 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 0.60 metres from any <i>interior side lot line</i> . For Lots 12 and 13 an air conditioner or heat pump shall not be located any closer to the southerly <i>interior side lot line</i> than the <i>building setback</i> for the <i>lots</i> .

Section 4.29: 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> <ul style="list-style-type: none"> 2m 	Notwithstanding Section 4.29, for the purpose of this <i>zone</i> , a <i>deck</i> shall be permitted to encroach into any required <i>rear 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 <i>rear yard</i> by an additional 1.8 metres from the <i>deck</i> .

Section 4.38 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>4.38.1 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>4.38.2 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 4.38 shall not apply.

5.2.18: Illumination

Regulation	Proposed RT-XX
<p>Where <i>parking areas</i> are illuminated, the lighting fixtures shall be provided in accordance with the following provisions:</p> <p>a) No part of the lighting fixture shall be more than 9 metres above grade and no closer than 4.5m to any <i>lot line</i>; and,</p> <p>b) Lighting fixtures shall be installed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected below the lamp and onto the <i>lot</i> the lighting is intended to serve.</p>	<p>For the purpose of this <i>zone</i>, Section 5.2.18 shall not apply. Lighting fixtures shall be provided in accordance with the approved site plan.</p>

Table 13.1:

	Existing Zoning	Proposed Zoning	
STANDARD	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) <i>lots</i> with frontage or flankage on Bond Street, King Road or Mount Hope Road - 24.5 m (b) other corner <i>lots</i> - 15 m (c) other <i>lots</i> - 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.	
<i>Townhouse dwelling on interior lot or through lot</i>		6 m per dwelling unit	Lot 3 to 5, 8 to 11, and 14: 5.8 m ⁽¹⁾ ⁽¹⁾ Footnote 3 for Table 6.2 of Zoning By-law 2006-50 shall not apply to any <i>townhouse dwelling</i> on a <i>corner lot</i> .
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</i>		6 m	6 m

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<i>garage</i>			
Front wall of <i>main building</i>		7.5 m	<ul style="list-style-type: none"> • 2.0 m for Lot 6 • 1.2 m for Lot 15 • 5.0 m for all other <i>lots</i>
Exterior Side Yard (minimum)	6 m	6 m	<ul style="list-style-type: none"> • 1.2m for Lots 6 and 7 • 1.7 m for Lot 15
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	<ul style="list-style-type: none"> • 1.15 m for Lot 1 • 0.5 m for Lot 6 • 1.5 m for Lot 7 • 4.1 m for Lots 11 and 12 • 4.8 m for all other <i>lots</i>
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) (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	<ul style="list-style-type: none"> • 1.8 m for Lot 12⁽²⁾ • 1.4 m for Lot 13⁽²⁾ (2) When abutting an existing residential use, the minimum <i>setback</i> requirement is only permitted in conjunction with the provision of a solid fence with a minimum 1.5 metres in height along the <i>interior lot line</i> .
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

Zoning By-law Matrix Interpretation Schedule

