

Zoning By-law Data Matrix

April 2022

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>	✓		

STANDARD	Existing Zoning	Proposed Zoning	
	R1-56	RT	Proposed RT-XX
Lot Areas (minimum):	(a) lots with frontage or flankage on Bond Street, King Road or Mount Hope Road - 900 m ² (b) other lots with more than 15 m of frontage - 525 m ² (c) other lots with 14 to 15m of frontage - 490 m ² (d) other lots with less than 14 m of frontage - 455 m ²		
<i>Per Dwelling Unit</i>		220 m ²	180.0 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	6 m
<i>Townhouse dwelling on interior lot or through lot</i>		6 m per dwelling unit	6 m per dwelling unit
Building Area (maximum)	35%	30%	55.0%
Backyard Amenity Area (minimum)	56 m ²	37 m ²	20.0 m ²
Yards:			
Front Yard (minimum)	(a) habitable room wall - 9 m (b) attached or unattached garage - 7.5 m		
<i>Front wall of attached private garage</i>		6 m	6 m
<i>Front wall of main building</i>		7.5 m	4.0 m
Exterior Side Yard (minimum)	6 m	6 m	0.5 m
Rear Yard (minimum)	(a) main building - 9 m (b) accessory building with	7.5 m	5.0 m

	a gross floor area of more than 9 m ² - 7.5 m (c) other accessory building - 1 m		
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	(a) main building – 1.5 m ⁽¹⁾ (1) Where a common vertical wall separates two dwelling units, no interior side yard 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%	Nil
Driveway Setbacks (minimum)	0.5 m		Nil
From <i>lot line</i> bisecting dual <i>private garage</i>		Nil	
From other <i>lot lines</i>		0.5	

Section 3: Definitions

Regulation	Proposed RT-XX
<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>	<p>For the purpose of this <i>zone</i>, a <i>street</i> shall also include a <i>private road</i>.</p>

<p>Backyard Amenity Area <i>Backyard Amenity Area</i> means an outdoor area easily accessible from the rear of the <i>building</i> and designed for the enjoyment of the outdoor environment.</p>	<p>For the purpose of this <i>zone</i>, a <i>backyard amenity area</i> means an outdoor area easily accessible from the rear or side of the building and designed for the enjoyment of the outdoor environment. It may also include the area of a rear or side <i>balcony</i>.</p>
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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 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 4.3.4 shall not apply.

Section 4.25: Permitted Encroachments

For the purposes of this *zone*, the following structural projections from a principal *building* are permitted with the following provisions:

Permitted Ornamental Structure	Proposed RT-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</i> or <i>rear yard</i>
b) <i>Deck</i> ≥ 0.75m in Height	3.0 m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i> for all <i>dwelling units</i> or into a required <i>interior side yard</i> for Unit 7.
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: 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: 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</i> or <i>rear lot line</i>

Section 4.35 – 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>4.35.1 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</p>	<p>For the purpose of this <i>zone</i>, Section 4.35 shall not apply.</p>

<p>shall be 15 metres.</p> <p>4.35.2 Within any area defined as a <i>sight triangle</i>, the following uses shall be prohibited:</p> <ul style="list-style-type: none">a) a <i>building, structure</i> or <i>use</i> which would obstruct the vision of drivers of vehicles;b) a fence, tree, hedge, bush or other vegetation, the top of which exceeds 1 metre in height above the elevation of the street;c) any portion of a <i>parking space</i>;d) a berm or other ground surface which exceeds the elevation of the <i>street</i> by more than 0.5 metres;e) 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>	
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