

May 18, 2023

Refer To File: 792-020

The following represents the Zoning Matrix required to accompany the Proposed Macville Draft Plan of Subdivision / ZBLA Application:

<b>Zoning By-Law Matrix</b> <b>Proposed Macville Draft Plan of Subdivision</b> <b>Town Files: 21T-22001 and RZ 2022-0002</b>		
<b>Zone Standard (Multiple Residential) (Parent RM)</b>	<b>Requirement (Parent RM)</b>	<b>Proposed (RM-YY)</b>
New Definitions	N/A	<p>“Amenity Area” means an indoor and/or outdoor recreational area provided for the communal use of the residents including rooftop amenity areas, green roofs and rooftop gardens and inclusive of landscaped areas, and may include POPS”</p> <p>“Privately owned publicly accessible open space (POPS)” means open space which the public is welcome to enjoy, but remain privately owned.</p>
Definition “stacked townhouse”	N/A	For the purpose of this zone, ‘stacked townhouse’ means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;
PERMITTED USES	<ul style="list-style-type: none"> <li>- Building, Apartment</li> <li>- Day Care, Private Home</li> </ul>	<p><b><u>In Addition to Parent RM:</u></b></p> <ul style="list-style-type: none"> <li>- uses identified within the Townhouse Residential – Exception 615 (RT-615) zone of the Zoning By-Law</li> <li>- Dwelling, Townhouse, Stacked</li> <li>- uses identified within the Village Core Commercial (CCV) zone of the Zoning By-Law</li> <li>- a long-term care home</li> <li>- a retirement home</li> <li>- a mixed-use building</li> <li>- a live-work unit</li> <li>- an animal hospital</li> <li>- a convenience store</li> <li>- a day nursery</li> <li>- funeral home</li> </ul>

		<ul style="list-style-type: none"> <li>- laundromat</li> <li>- a medical centre</li> <li>- a museum</li> <li>- outdoor display or sales areas, accessory</li> <li>- research establishment</li> <li>- an accessory retail store</li> <li>- a stormwater management pond</li> <li>- a public use</li> </ul>
REGULATIONS	<p>LOT AREA Min: 925 sq.m.</p> <p>LOT FRONTAGE MIN: 30 m</p> <p>BUILDING AREA MAX: 20%</p> <p>FRONT YARD MIN: 9.0 M</p> <p>REAR YARD MIN: 7.5 M (APARTMENT BUILDING)</p> <p>INT. SIDE YARD MIN: 7.5 M (APARTMENT BUILDING)</p> <p>BUILDING HEIGHT MAX: 12.2 M</p> <p>LANDSCAPE AREA MIN: 45%</p> <p>PRIVACY YARD DEPTH MIN: 5.0 M</p> <p>PLAY FACILITY AREA MIN: 4%</p> <p>DRIVEWAY SETBACK MIN: 0.5 M</p> <p>PARKING SPACE SETBACK MIN: 6.0 M</p>	<p><b>2.0 REGULATIONS</b></p> <p><b>a) Accessory Building Size</b> For the purpose of this zone, (an) accessory building(s), not including a detached or dual garage, shall have a total maximum building area of 20m<sup>2</sup>.</p> <p><b>2.1) The zoning requirements in the Townhouse Residential – Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted through the Townhouse Residential – Exception 615 (RT-615) zone in addition to the following:</b></p> <p>a) a required third floor egress balcony may project a maximum of 1.0m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard.</p> <p>b) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>c) for dwelling, townhouse, the minimum rear yard setback is 6.0 and a maximum rear yard encroachment of up to 3.0 m of the main building is permitted, provided that the width of the encroachment does not exceed 55% of the overall building width.</p> <p>d) an air conditioner or heat pump is permitted in the front yard of a Dwelling, Townhouse, Back-to-Back, provided it is screened from public view or located on a balcony.</p>

		<p>e) maximum building height is 17.0 m</p> <p>f) parking for townhouse units shall be provided at a minimum rate of 1.0 space per unit.</p> <p>g) visitor parking for townhouse units (except back-to-back townhouse units on a public street) shall be provided at a minimum rate of 0.15 spaces per unit.</p> <p><b>2.2) The zoning requirements for Dwelling, Townhouse, Stacked shall include the following:</b></p> <p>a) there is no minimum lot area;</p> <p>b) the minimum dwelling unit width is 3.5 m for the ground floor and 4.5m above the ground floor;</p> <p>c) the minimum setback from front wall of a building to a public or private street, sidewalk, walkway or parking space not located in a driveway is 3.0 m;</p> <p>d) the minimum setback from a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a public or private street, sidewalk, walkway or parking space is 1.0 m;</p> <p>e) the minimum setback from the vehicular door of a private garage to a public or private street, sidewalk, walkway or parking space not located in a driveway is 5.5 m;</p> <p>f) despite paragraph above, the minimum setback from the vehicular door of a private garage, where the garage is accessed at the rear of the dwelling by a public or private street, is 0.5m;</p> <p>g) the minimum setback from the side wall of any building to a walkway is 1.5 m;</p> <p>h) the minimum setback from the side wall of any building to any other building on the same block, a</p>
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		<p>public or private street, sidewalk or parking space is 3.0 m;</p> <p>i) despite paragraph (h) above, there is no minimum setback between attached units;</p> <p>j) the minimum setback from a front or rear wall of any building to any other building on the same lot is 9.0 m;</p> <p>k) the minimum setback of any building to any lot line where the adjacent use is the interior side yard for any single detached or semi-detached built form is 9.0 m;</p> <p>l) the minimum setback of any building to any lot line where the adjacent use is the rear yard for any single detached or semi-detached built form is 4.5 m;</p> <p>m) parking shall be provided at a minimum rate of 1.15 parking spaces per dwelling unit, inclusive of visitor parking;</p> <p>n) the minimum outdoor amenity area is the greater of 2.5 sq.m per dwelling unit or 5% of the site area;</p> <p>o) the minimum landscaped area is 20% of the block;</p> <p>p) the maximum building height is the greater of 20.0m or 5 storeys;</p> <p>q) an air conditioner or heat pump is permitted in the front yard, provided it is screened from public view or located on a balcony;</p> <p>r) the maximum encroachment for eaves, sills, fireplaces, cornices, parapets, pilasters, shadow boxes or other similar ornamental architecture features is 0.6 m extending from a main building wall, a bay, box or bow window, a covered or uncovered porch or balcony into a required yard.</p>
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		<p><b>2.3 The zoning requirements for uses permitted pursuant to the Village Core Commercial (CCV) zone as well as non-residential uses permitted through this Zoning By-Law shall include the following:</b></p> <ul style="list-style-type: none"> <li>a) there is no minimum lot area;</li> <li>b) minimum lot frontage of 6.0 m;</li> <li>c) no maximum building height for buildings within MTSA; for all buildings outside of the MTSA, a maximum height of 12 storeys (48 m) excluding rooftop mechanical rooms and equipment shall be permitted.</li> <li>d) no minimum planting widths;</li> <li>e) no minimum parking space setbacks from any lot line or from any zone;</li> </ul> <hr/> <p><b>2.4 The zoning requirements for Apartment Buildings, Mixed Use Buildings, Long Term Care Homes, and Retirement Homes shall include the following:</b></p> <ul style="list-style-type: none"> <li>a) there is no minimum lot area;</li> <li>b) there is no minimum lot frontage;</li> <li>c) there is no maximum lot coverage;</li> <li>d) minimum front yard setback is 0.3 m if ground floor contains non-residential uses and 2.0 m if the ground floor contains residential uses;</li> <li>e) maximum front yard setback is 2.0 m if the ground floor contains non-residential uses;</li> <li>f) minimum interior side yard setback is 3.0 m</li> <li>g) minimum rear yard setback is 3.0 m</li> <li>h) minimum setback to a sight triangle is 0.0 m;</li> </ul>
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		<p>i) no maximum building height for buildings within MTSA; for all buildings outside of the MTSA, a maximum height of 12 storeys (48 m) excluding rooftop mechanical rooms and equipment shall be permitted.</p> <p>j) minimum landscaped open space is 15%;</p> <p>k) minimum 3.0 m planting strip shall be located along each street line adjacent to a parking area;</p> <p>l) minimum parking space setback and driveway setback is 3.0 m;</p> <p>m) all garbage shall be stored inside the building;</p> <p>n) no air conditioning units or heat pumps shall be located in the front yard or the exterior side yard;</p> <p>o) a convenience store shall not exceed a maximum of 160 sq.m. net floor area;</p> <p>p) Parking for apartment units shall be provided at minimum 0.7 spaces per unit.</p> <p>q) parking for long term care and retirement homes shall be provided at minimum 0.3 spaces per unit.</p> <p>r) Visitor parking for all units in an Apartment Building, long term care and retirement homes shall be provided at minimum 0.15 spaces/unit</p> <p>s) Parking for non-residential uses on the ground floor of an Apartment Building shall be provided at minimum 1 space/ non-residential unit</p> <p>t) In a mixed-use development, shared parking is permitted between residential visitors and non-residential visitors</p> <p>u) minimum amenity area to be the greater of 5 sq.m. per unit or 10% of the site area.</p>
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<b>Zone Standard (Mixed Density Residential) (Parent RMD)</b>	<b>Requirement (Parent RMD)</b>	<b>Proposed (RMD-ZZ)</b>
Definition "stacked townhouse"		For the purpose of this zone, 'stacked townhouse means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;
PERMITTED USES	<ul style="list-style-type: none"> <li>- Bed and Breakfast Est.</li> <li>- Day Care, Private Home</li> <li>- Dwelling, Detached</li> <li>- Dwelling, Semi-Detached</li> <li>- Dwelling, Townhouse</li> <li>- Home Occupation</li> </ul>	<p><u>In addition to Parent RMD:</u></p> <ul style="list-style-type: none"> <li>- uses identified within the Residential Two – Exception 614 (R2-614) zone of the Zoning By-Law</li> <li>- uses identified within the Townhouse Residential – Exception 615 (RT-615) zone of the Zoning By-Law</li> <li>- Dwelling, Townhouse, Stacked</li> </ul>
REGULATIONS	<p><b>From Table 6.2, Footnote (12) RMD Zone – Minimum or maximum standards as the context requires, shall be in accordance with the following:</b></p> <ul style="list-style-type: none"> <li>(i) For a detached dwelling – R1 Zone Standards,</li> <li>(ii) For a semi detached dwelling – R2</li> </ul>	<p>a) Accessory Building Size For the purpose of this zone, (an) accessory building(s), not including a detached or dual garage, shall have a total maximum building area of 20m<sup>2</sup>.</p> <p><b>2.1) The zoning requirements in the Residential Two – Exception 614 (R2-614) zone of the Zoning By-Law apply to the uses, buildings and structures permitted through the Residential Two – Exception 614 (R2-614) zone, in addition to the following:</b></p> <ul style="list-style-type: none"> <li>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard;</li> </ul>

	Zone Standards	b) the maximum encroachment for decks greater than or equal to 0.75 m in height is 0.5 m into a required parking space in a private garage.
(iii)	For a townhouse dwelling – RT Zone Standards	c) the minimum interior side yard for a lot where the width of the main building is less than 12.8 m at its widest point (excluding any permitted ornamental structures) shall be 0.6 m on one side only.
(iv)	For all accessory buildings and structures – R1 Zone Standards	<p>d) the minimum rear yard setback for dwelling, detached and for semi-detached, dwelling is 6.0 m.</p> <p>e) a maximum rear yard encroachment of up to 3.0 m by the main building for dwelling, detached, and for semi-detached dwelling is permitted, provided that the width of the encroachment does not exceed 55% of the overall building width.</p> <p>f) maximum building height is 17.0 m.</p> <p>g) Parking for townhouse units shall be provided at a minimum rate of 1.0 space per unit.</p> <p>h) visitor parking for townhouse units (except back-to-back townhouse units on a public street) shall be provided at a minimum rate of 0.15 spaces per unit.</p> <p>i) for single detached lots with up to an 18 m depth the following shall apply:</p> <p>    i) minimum front yard is 2.5 m to dwelling and min 5.5 m to garage</p> <p>    ii) minimum side yard is 1.2 m on one side and 0.6 m on other side</p> <p>    iii) minimum exterior side yard: 2.0 m to a main building; 5.5 m to a vehicular door of a private garage.</p> <p>    iv) minimum rear yard is 4.7 m</p>



		<p>v) rear yard projections up to a maximum of 60% of lot width are permitted to encroach up to 3.5 m into required rear yard.</p> <p>vi) minimum 1 parking space per unit</p> <p>vii) minimum parking space size for single car garages shall be 2.75 m x 5.5. m and for double car garages shall be 5.5 m x 5.5 m</p> <p>viii) maximum driveway width shall be 6.0 m</p> <p>x) maximum height shall be 3 storeys or 15 m from measured to midpoint of roof and average grade at front of house</p> <p>xi) encroachments are permitted as follows:</p> <p>a) one garage step may encroach into minimum parking size</p> <p>b) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>c) porch and deck steps may be minimum 0.5 m from front lot line</p> <p>d) deck in rear yard may encroach up to 1.2 m from lot line</p> <p>e) upper decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>f) fireplaces may encroach maximum 1.2 m into the rear yard and 0.6 m into the required side yard or 50% of the minimum required side yard provided a minimum</p>
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		<p>setback of 0.6 m is maintained to an interior side yard lot line.</p> <p><b>2.2) The zoning requirements in the Townhouse Residential – Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted through the Townhouse Residential – Exception 615 (RT-615) zone in addition to the following:</b></p> <p>a) a required third floor egress balcony may project a maximum of 1.0m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard.</p> <p>b) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>c) for dwelling, townhouse, the minimum rear yard setback is 6.0 and a maximum rear yard encroachment of up to 3.0 m of the main building is permitted, provided that the width of the encroachment does not exceed 55% of the overall building width.</p> <p>d) an air conditioner or heat pump is permitted in the front yard of a Dwelling, Townhouse, Back-to-Back, provided it is screened from public view or located on a balcony.</p> <p>e) maximum building height is 17.0 m</p> <p>f) Parking for townhouse units shall be provided at a minimum rate of 1.0 space per unit.</p> <p>g) visitor parking for townhouse units (except back-to-back townhouse units on a public street) shall be provided at a minimum rate of 0.15 spaces per unit</p> <p><b>2.3) The zoning requirements for Dwelling, Townhouse, Stacked shall include the following:</b></p>
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		<p>a) there is no minimum lot area;</p> <p>b) the minimum dwelling unit width is 3.5 m for the ground floor and 4.5m above the ground floor;</p> <p>c) the minimum setback from front wall of a building to a public or private street, sidewalk, walkway or parking space not located in a driveway is 3.0 m;</p> <p>d) the minimum setback from a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a public or private street, sidewalk, walkway or parking space is 1.0 m;</p> <p>e) the minimum setback from the vehicular door of a private garage to a public or private street, sidewalk, walkway or parking space not located in a driveway is 5.5 m;</p> <p>f) despite paragraph above, the minimum setback from the vehicular door of a private garage, where the garage is accessed at the rear of the dwelling by a public or private street, is 0.5m;</p> <p>g) the minimum setback from the side wall of any building to a walkway is 1.5 m;</p> <p>h) the minimum setback from the side wall of any building to any other building on the same block, a public or private street, sidewalk or parking space is 3.0 m;</p> <p>i) despite paragraph (h) above, there is no minimum setback between attached units;</p> <p>j) the minimum setback from a front or rear wall of any building to any other building on the same lot is 9.0 m;</p> <p>k) the minimum setback of any building to any lot line where the adjacent use is the interior side yard for any single detached or semi-detached built form is 9.0 m;</p>
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		<p>l) the minimum setback of any building to any lot line where the adjacent use is the rear yard for any single detached or semi-detached built form is 4.5 m;</p> <p>m) parking shall be provided at a minimum rate of 1.15 parking spaces per dwelling unit, inclusive of visitor parking;</p> <p>n) the minimum outdoor amenity area is the greater of 2.5 sq.m per dwelling unit or 5% of the site area;</p> <p>o) the minimum landscaped area is 20% of the block;</p> <p>p) the maximum building height is the greater of 20.0m or 5 storeys;</p> <p>q) an air conditioner or heat pump is permitted in the front yard, provided it is screened from public view or located on a balcony;</p> <p>r) the maximum encroachment for eaves, sills, fireplaces, cornices, parapets, pilasters, shadow boxes or other similar ornamental architecture features is 0.6 m extending from a main building wall, a bay, box or bow window, a covered or uncovered porch or balcony into a required yard.</p>
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Prepared by GSAI