

ZONING MATRIX BY-LAW 2006-50

13935, 13951, 13977 and 13999 Chickadee Lane; 0 King Street; and 550, 600 and 615 Glasgow Road

RURAL RESIDENTIAL (RR) ZONE

	PERMITTED	PROPOSED
Uses	Dwelling, Detached Home Occupation Day Care, Private Home	Dwelling, Detached
Minimum Lot Area	650.0 m ²	1,400.0 m ²
Minimum Lot Frontage	15.0 m	7.5 m ***
Maximum Building Area	25%	40% ***
Minimum Backyard Amenity Area	56.0 m ²	≥ 56.0 m ²
Minimum Front Yard	9.0 m	6.0 m – front wall of attached garage *** 4.0 m – front wall of main building ***
Minimum Exterior Side Yard	9.0 m	3.0 m ***
Minimum Rear Yard	9.0 m	7.5 m ***
Minimum Interior Side Yard	Main building on driveway side: 3.0 m Main building on other side: 1.5 m	Main building on driveway side: ≥ 3.0 m Main building on other side: ≥ 1.5 m
Maximum Building Height	10.5 m	11.0 m ***
Minimum Landscape Area	40%	≥ 40%
Minimum Driveway Setback from other lot lines	0.5 m	≥ 0.5 m

***** Site Specific Exception required**

MIXED DENSITY RESIDENTIAL (RMD) ZONE

	PERMITTED	PROPOSED
Uses	Dwelling, Detached Dwelling, Townhouse Home Occupation Daycare, Private Home	Dwelling, Detached Dwelling, Townhouse
Minimum Lot Area	<i>Detached Dwelling: 650 m²</i> <i>Townhouse Dwelling: 220 m² per dwelling unit</i>	<i>Detached Dwelling: 580 m² ***</i> <i>Townhouse Dwelling: 170 m² per dwelling unit ***</i>
Minimum Lot Frontage	<i>Detached Dwelling, Corner Lot: 16.0m</i> <i>Townhouse Dwelling: 6.0 m (+ 6.0 m per unit on corner lot)</i>	<i>Detached Dwelling, Corner Lot: 37 m</i> <i>Townhouse Dwelling: 6.0 m (+ 3.0 m per unit on corner lot) ***</i>
Maximum Building Area	<i>Detached Dwelling: 25%</i> <i>Townhouse Dwelling: 30%</i>	65% ***
Minimum Amenity Area	<i>Detached Dwelling: 56.0 m²</i> <i>Townhouse Dwelling: 37.0 m²</i>	<i>Detached Dwelling: ≥ 56.0 m²</i> <i>Townhouse Dwelling: ≥ 37.0 m²</i>
Minimum Front Yard	<i>Detached Dwelling: 9.0 m</i> <i>Townhouse Dwelling, Front wall of attached garage: 6.0 m</i> <i>Townhouse Dwelling, Front wall of main building: 7.5 m</i>	<i>Detached Dwelling: 4.5 m</i> <i>Townhouse Dwelling, Front wall of attached garage: 6.0 m</i> <i>Townhouse Dwelling, Front wall of main building: 4.5 m ***</i>
Minimum Exterior Side Yard	<i>Detached Dwelling: 6.0 m</i> <i>Townhouse Dwelling: 6.0 m</i>	<i>Detached Dwelling: 3.0 m ***</i> <i>Townhouse Dwelling: 3.0 m ***</i>
Minimum Rear Yard	<i>Detached Dwelling: 7.5 m</i> <i>Townhouse Dwelling: 7.5 m</i>	<i>Detached Dwelling: ≥ 7.5 m</i> <i>Townhouse Dwelling: ≥ 7.5 m</i>
Minimum Interior Side Yard	<i>Detached Dwelling, driveway side: 3.0 m</i> <i>Detached Dwelling, other side: 1.5 m</i> <i>Townhouse Dwelling, main building: 4.5 m</i> <i>Townhouse Dwelling, abuts a lot containing a townhouse dwelling: 1.8 m</i>	<i>Detached Dwelling, driveway side: 1.5 m ***</i> <i>Townhouse Dwelling: 1.5 m ***</i>
Maximum Building Height	<i>Detached Dwelling: 10.5 m</i> <i>Townhouse Dwelling: 10.5 m</i>	<i>Detached Dwelling: 11 m ***</i> <i>Townhouse Dwelling: 14.0 m ***</i>
Minimum Landscape Area	<i>Detached Dwelling: 30%</i> <i>Townhouse Dwelling: 30%</i>	<i>Detached Dwelling: ≥ 30%</i> <i>Townhouse Dwelling: ≥ 30%</i>

Minimum Driveway Setback from other lot lines	<i>Detached Dwelling: 0.5 m</i>	<i>Detached Dwelling: \geq 0.5 m</i>
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***** Site Specific Exception required**