

Zoning By-law 4316-09 (2016 Consolidation, as amended)

The majority of the subject lands are zoned "Old Town Community Zoning District Residential Development (RD) Zone" on Schedule A-2 of the Zoning By-law. The southeast area of the lands is shown as Agricultural (A) on Schedule A-2 of the Zoning By-law. Portions of the subject lands are identified as Environmental Conservation Overlay - NPCA Regulated Area on the Zoning By-law schedule. The RD Zone is intended to be developed for residential purposes at a subsequent date and the appropriate zone category be established through a zoning by-law amendment.

The subject site is proposed to be re-zoned to a site-specific Residential (R2) Zone, site-specific Residential Multiple (RM1) Zone and site-specific Open Space (OS) Zone in accordance with the subdivision plan uses and natural heritage system overlay for natural areas.

It is proposed that the R2 and RM1 Zones would include site-specific permissions for single-detached, semi-detached and townhouse dwellings, subject to the following performance standards:



Single Detached Dwellings:

Zone Requirements	Proposed (R2)
Min. Lot Frontage	11.0 m
Min. Lot Area	280 sq. m.
Max. Lot Coverage	55%
Minimum Landscaped Open Space	20%
Min. Front Yard Setback	3.0 m, except 6.0 m to garage
Min. Interior Side Yard Setback	1.2 m on one side, 0.6 m on the other side
Min. Exterior Side Yard Setback	3.0 m
Min. Rear Yard Setback	6.0 m
Max. Building Height	10.0 m
Min. Yards Setback for Accessory Buildings	0.3 m
Min. Yards Setback for Accessory Buildings (exterior side yard)	3.0 m
Min. Yards Setback of uncovered, unenclosed or covered patio or deck form	0.6 m
Min. Side Yard Setback for a covered porch	0.6 m
Driveway Setback from property line	3.0 m (exterior) 0.6m (interior)
A covered porch can encroach into a required front yard by:	1.5 m

Semi-Detached Dwellings:

Zone Requirements	Required (R2)	Proposed (R2)
Min. Lot Frontage	9.0 m	8.5 m
Min. Lot Area	334 sq.m.	221 sq. m.
Max. Lot Coverage	33%	60%
Minimum Landscaped Open Space	30%	20%
Min. Front Yard Setback	7.5 m	3.0 m, except 6.0 m to garage
Min. Interior Side Yard Setback	1.5 m	0.9 m
Min. Interior Side Yard Setback for common wall	0 m	0.0 m

Min. Exterior Side Yard Setback	4.5 m	3.0 m
Min. Rear Yard Setback	7.5 m	6.0 m
Min. Dwelling Floor Area	93 sq. m.	93 sq. m.
Max. Building Height	10.0 m	10.0 m
Min. Yards Setback for Accessory Buildings	1.5 m	0.3 m
Min. Yards Setback for Accessory Buildings (exterior side yard)	4.5 m	3.0 m
Min. Yards Setback of uncovered, unenclosed or covered patio or deck form	0.6m	0.6 m
Min. Side Yard Setback for a covered porch	N/A	0.6 m
Driveway Setback from property line	8.0m (exterior), 1.0m (interior)	3.0 m (exterior) 0.5m (interior)
A covered porch can encroach into a required front yard by:	N/A (however, uncovered porches can encroach 1.5m)	1.5 m

Townhouse Dwellings:

Zone Requirements	Required (RM1)	Proposed (RM1)
Min. Lot Frontage		
1) Interior Unit	7.25 m	7.0 m
2) Exterior Unit	9.0 m	8.2 m
Min. Lot Area per unit	195 sq.m.	180 sq. m.
Max. Lot Coverage	50%	70%
Minimum Landscaped Open Space	25%	20%
Min. Front Yard Setback	6.0 m	3.0 m, except 6.0 m to garage
Min. Interior Side Yard Setback	1.5 m	1.2 m
Min. Interior Side Yard Setback for common wall	0 m	0.0 m
Min. Exterior Side Yard Setback	4.5 m	1.2 m
Min. Rear Yard Setback to Main Dwelling	7.5 m	6.0 m
Min. Dwelling Floor Area	84 sq. m.	84 sq. m.
Max. Building Height	10.0 m	10.0 m

Min. Yards Setback for Accessory Buildings	0.5 m	0.3 m
Min. Yards Setback for Accessory Buildings (exterior side yard)	4.5 m	1.2 m
Min. Yards Setback of uncovered, unenclosed or covered patio or deck form	0.6m	0.6 m
Min. Rear Yard Setback for Rear Yard Garage accessed from Laneway	N/A	0.6 m
Min. Side Yard Setback for Rear Yard Garages 1) Interior Unit 2) Exterior Unit	N/A	0.0 m 3.0 m
Driveway Setback from property line	8.0m (exterior), 1.0m (interior)	3.0 m (exterior) 0.0m (interior)

Further to the above, a maximum driveway width, parking space requirements and projection of a covered porch in required yard setbacks is also proposed.

The Open Space blocks are proposed to be zoned as Open Space (OS), in accordance with existing standards for open space blocks within Old Town. The stormwater management facility is proposed to be added as an additional permitted use within the OS Zone.

The One Mile Creek and buffer block is also proposed to be located within the OS Zone, subject to applicable provisions of the Natural Heritage System Environmental Conservation Zone Overlay.