

Details of Recommended Zoning

1. Amend Part 1, Section 54 – Definitions, as follows:

- a. Move the terms '**carport**', '**character**', '**first floor**', '**flag lot**' and its associated illustration, '**habitable floor space**', and '**incidental use of lands**' from Section 139 to Section 54 – Definitions and place in alphabetical order therein.
- b. Revise the definition of '**basement**' to change the reference to Schedule 348 to Schedule 342, and to specify under subset (a), that basement should only be measured by **existing average grade** in the case of a residential use building.
- c. Move the definitions of '**double driveway**' and '**single driveway**' from S. 139 to S. 54 and add these as clauses under the term '**driveway**'.
- d. Move the definition of **existing average grade** from S. 139 to S. 54 and revise it as follows:

“Existing Average Grade refers to the manner in which grade is calculated for purposes of determining dwelling height in the case of a one to four storey **residential use building**, other than in a **Planned Unit Development**, that is located within the Urban Area, whose boundary is as identified in Schedule. 342.”
- e. Move the definition of '**long semi-detached dwelling**' from S. 139 to S. 54, as a new subclause to k. **semi-detached dwelling** under the term '**dwelling**' and reword as follows:

“Semi-detached Dwelling means a **residential use building** containing two attached **principal dwelling units** that are divided vertically, with each unit having lot frontage except where located within a planned unit development, and in the case of a **long semi-detached dwelling** where the **dwelling units** are attached and arranged one behind the other, and

that may be developed in a flag lot configuration; and “long semi” has the same meaning as **long semi-detached dwelling**.”

- f. Add the following new term “**Façade**” and alphabetize it within Section 54:

“**Façade** means all surface wall planes of a building that are mostly parallel to the affected lot lines and between the outermost building walls, excluding a permitted projection, an attached garage or carport, and “front façade” means all surface wall planes mostly parallel to and visible from the front lot line abutting the street and between the outermost building side walls except a permitted projection or an attached garage or carport, and “corner side façade” and “rear façade” have corresponding meanings.”

- g. Revise the current definition of ‘**Front Wall**’ to replace the words “the main” with “that part of the” so that it reads as follows:

“**Front wall** means that part of the exterior front-facing façade of a **residential use building** that is not a permitted projection or an attached garage or carport, that is located closest to the **front lot line**. (mur avant)”

- h. Add the following new term “**front yard parking**”, as follows:

“**Front yard parking** means a parking space located between the building and any street lot line, that is located in the **front yard or corner side yard**, and that may be accessed by an undersized driveway but the front yard parking space itself is not a **driveway**.”

- i. Revise clause “**a. soft landscaping**” under the definition of “**Landscaped Area**” as follows:

“**a. soft landscaping** consisting principally of organic materials and vegetative in-ground plantings such as trees, shrubs, hedges, ornamental flowers and grasses, and may also include some **accessory** ground cover, such as riverwash stone, mulch or similar

pervious material located in and around plantings, and in the case of any residential or non-residential lots developed with uses other than outdoor recreational uses, excludes non-organic surfaces including artificial grass; and “softly-landscaped area” has the corresponding meaning;

- j. Revise clause “b. **hard landscaping**” under the Section 54 definition of “**Landscaped Area**” to remove the term “**walkway**”, and to ensure that a driveway is not considered to be hard landscaping, as follows:

“b. **hard landscaping** consisting of non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding driveways, and any area used for parking, and including such features as a walkway, patio, deck or in-ground pool; and”

- k. Revise the term “**Landscaped Buffer**” to add in reference to incidental uses of land, as follows:

“**Landscaped buffer** means a **landscaped area** located inside and along the perimeter of a **lot** intended to screen or separate land **uses** or **incidental uses of land**, either from one another or from a **public street**, and soft landscaped buffer, and buffer strip have corresponding meanings. (zone tampon paysagée)”

- l. Amend the definition of “**principal**” to add that the word ‘principally’ has a corresponding meaning.

- m. Add a new term “**walkway**” as follows:

“**Walkway** means a defined surface on a lot that provides pedestrian access to a building’s entranceway that:

1. Runs the depth of the yard in which it is located, from the right-of-way back to the building’s entranceway, or
2. Is a path providing pedestrian access from a driveway , a parking lot, or from a coach house to a building’s entranceway, or

3. in the case of dwellings other than detached, linked detached, semi-detached, long semi-detached and duplex dwellings, is a path leading to a communal accessory building containing garbage bins or used for communal storage such as a bike room or similar accessory use.”
2. Amend Part II, Table 55 – Accessory Uses, Buildings or Structures to add a new row (6) immediately following row (5) and new provision under Column II, and renumber the subsequent rows, as follows:

I Zoning Mechanism	II R1, R2, R3, R4, R5, V1, V2 and V3 Zones (By-law 2010-123)
(6) Maximum Size and Height of a Landing to an Above-Ground Pool	In the R1-R4 Zones in Area A of Schedule 342, as tall as needed to access the pool but only for a maximum area of 2.3 m ² .”

3. Amend Part II, Table 55 – Accessory Uses, Buildings or Structures to add the current Alternative Projection for rooftop landscaped areas, gardens and terraces applicable to R1, R2, R3 and R4 Zones within Schedule Area A of 342, by creating a new row (8) Rooftop Landscaped Areas, Gardens and Terraces, applicable in all zones city-wide:

I Zoning Mechanism	II R1, R2, R3, R4, R5, V1, V2 and V3 Zones (By-law 2010-123)	III AG, EP, ME, MR, RC, RG, RH, RI, RM, RR and RU Zones (By-law 2010-123)	IV All Other Zones
(8) Rooftop landscaped areas, gardens and terraces	In the case of a dwelling of four storeys or less, and any part of an apartment, mid-rise and apartment, high-rise that is four storeys or less: (a) Where located on the roof of the uppermost storey: minimum 1.5 m from any exterior wall of the building.		

(b) Where a roof-top terrace is not located on the roof of the uppermost storey, and not exceeding an area equivalent to 25 per cent of the gross floor area of the storey it is adjacent to and most equal to in height, no setback is required.

(c) Where such roof-top terrace is adjacent to a rear yard and within 1.5 m of an exterior side wall or interior side lot line, a 1.5 m high opaque screen is to be provided facing the interior side yard or interior side lot line.

(d) A roof-top access associated with a detached, linked detached, semi-detached, long semi-detached, three unit and townhouse dwelling must:

- (i) be setback a distance equal to its height from the exterior front wall and exterior rear wall,
- (ii) not exceed a total area of 10.5 m²,
- (iii) not have eaves that project more than 0.6 m beyond the exterior walls of the access, and
- (iv) not exceed 3 m in height.

(e) Where an elevator is proposed to provide access to a rooftop terrace in a detached, linked detached, semi-detached, long semi-detached, three unit or townhouse dwelling unit, the maximum area needed for the rooftop access may be larger than required under (d) (ii) to allow for the proper functioning of the elevator including the minimum landing area necessary to provide proper egress between the elevator and the rooftop terrace, but in no case may the landing area be wider than the elevator door nor deeper than 1.1 m.

4. Amend Part II, Section 64 to add a new paragraph stating the Alternative Projections Above the Height Limit Provision for the Urban Area of 0.3 m above the maximum building height permitted on a lot applicable to parapets in the R1-R4 Zones within Area A of Schedule 342, and delete the relevant clauses from the R1-R4 Zones; and to amend the phrase “landscaped areas, roof-top gardens and terraces and associated safety guards and access structures” to add “including elevators” and the reference to these in Table 55, so that it reads: “landscaped areas, roof-top gardens and terraces, and associated safety guards and access structures including elevators, pursuant to Table 55, row (8)”.

5. Amend Part II – Section 65 to add a new Subsection (2), to prohibit at-grade projections from projecting into a front yard and into a corner side yard area that must be used solely to meet the minimum soft landscaped area provision required in

front yards and corner side yards in R1-R4 Zones within the Urban Area identified as Area A of Schedule 342, as follows:

“(2) an at-grade projection must not project into the minimum aggregated soft landscaped area required in the front yard and in the corner side yard pursuant to Section 139, on lots zoned R1, R2, R3 and R4 within Area A of Schedule 342.”

6. Amend Part II – Table 65, row (5), Column II to add a new regulation on switchback stairs and landings applicable city-wide to all residential use buildings by deleting the word ‘and’ at the end of number 1, and adding the following wording:

I Feature	II Maximum Size and Extent of Projection for Residential Use Buildings
(5) Fire escapes, open stairways, stoop, landing, steps and ramps	(b) Other features: ii) other cases: 1. In the case of any yard: 1.5 m, but not closer than 1 m to a lot line; “except that, switchback stairs and landings may project 2.2 m into the rear yard where these are intended to provide a means of egress for dwelling units located on the second and higher storeys.”

7. Amend Table 65, rows (6) and (7) of Column II to add the R1-R4 Zones’ Alternative Projections into Required Yards to restrict decks that may project into a yard, by allowing decks above 0.6 m of adjacent grade, but no higher than at or below the level of the first floor, to project 2 m but no closer than 1 m to a property line and to apply the front yard and corner side yard regulation of 6) a) to decks at or below the first floor but above 0.6 m; and to prohibit balconies from projecting into the rear yard on lots with a revised lot depth of 30.5 m or less applicable to lots in the R1, R2, R3 and R4 Zones within Area A of Schedule 342 by adding new clauses (b), (c) and (d) to row (6) and renaming the current clause (b) to clause (d) , as follows:

I Feature	II Maximum Size and Extent of Projection for Residential Use Buildings
6) Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings	<p>“(b) In the R1, R2, R3 and R4 Zones within Area A of Schedule 342:</p> <ul style="list-style-type: none"> (i) 6) (a) applies, and (ii) uncovered, unenclosed features such as decks or platforms where the walking surface is higher than 0.6 m but at or below the floor level of the first floor: <ul style="list-style-type: none"> 1. in the interior side yard and rear yard: 2 m, but no closer than 1 m from any lot line 2. in the front and corner side yard: 2 m, but no closer than 1 m from any property line and, (iii) uncovered, unenclosed features such as decks or platforms where the walking surface is higher than the floor level of the first floor: <ul style="list-style-type: none"> 1. all yards: 0 m <p>(c) a balcony must not project into the rear yard of a lot with a lot depth of 30.5 m or less in the R1, R2, R3 and R4 Zone within Area A of Schedule 342.</p> <p>(d) all other cases - 2 metres, but no closer than 1 metre from any lot line.”</p>

8. Amend Part IV – Section 107, Subsection 3, clause (b) by adding a new paragraph (iii) as follows:

“(iii) For the purposes of clause 3 (b) (ii), the front yard and corner side yard are deemed to include any abutting triangle of land formed by extending and intersecting the front lot line and the corner side lot line.”

9. Amend Part IV, Section 109 – Location of Parking, subsection (3) clause (b) to revise paragraph (i) as follows, and to delete paragraph (ii):

“(i) the walkway does not exceed 1.8 m in width, except that the maximum width of a walkway is 1.2 m in the case of detached, linked detached, semi-detached, long semi-detached, duplex, three-unit, and townhouse dwellings on lots zoned R1, R2, R3 and R4 located within Area A of Schedule 342.”

10. Delete all of Part V, Section 123.

11. Amend Part V, Section 131 – Planned Unit Developments, by:

- a) Revising Subsection 131 (1) (c) to clarify that only those development parcels, whether severed or not, that have vehicular access off of a private way and not off of a public street, need only comply with the maximum building height required in the subzones under Part VI;
- b) revising clause (b) of Table 131 (6) to remove permission for a walkway on any development parcel with individual vehicular access to a dwelling unit or oversize dwelling unit off of a private way, and
- (c) to add a new clause (c) under Table 131 (6) that states that development parcels within a Planned Unit Development that have public street frontage are subject to the provisions of Sections 139 and 140, as follows:

“(1) (c) the entire planned unit development complies with all applicable Sections of the By-law, the provisions set out in this Section and Table 131, however, development parcels within the planned unit development, whether severed or not, that have vehicular access off of the private way only , need not comply with the dwelling type-specific provisions indicated in Part 6 other than maximum permitted building height.”

Table 131 – Planned Unit Developments

I Zoning Mechanism	II Provision
(6) Landscaping and Parking	<p>(b) In no case may any dwelling unit or oversize dwelling unit located within a Planned Unit Development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage, or carport. Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping, and a walkway extending from the private way back to the principal entranceway is prohibited. A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2 m is permitted.</p> <p>(c) Despite (a) and (b), where a development parcel containing a dwelling unit or oversize dwelling unit, located within a Planned Unit Development in an R1, R2, R3 or R4 Zone within Schedule 342 has frontage on a public street, whether severed or not, the area between the dwelling unit or oversize dwelling unit and the street lot line is subject to the requirements of Sections 139 and 140.”</p>

12. Amend Part V – Residential General Provisions to add a new Section XXX - Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt that contains both regulations and Illustrations included herein:

“Section XXX: Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt

The following yard setbacks apply to any lot zoned R1, R2, R3 and R4 Zone located within Area A of Schedule 342.

Front Yards and Corner Side Yard Setbacks

- (1) The minimum front yard setbacks and minimum corner side yard setbacks are as follows:
 - (a) in the case of an interior lot or through lot, the yard setback must align with the average of the abutting residential lots’ corresponding yard setback abutting the street(s), and
 - (b) on a corner lot and corner through lot, the front yard setback and the corner side yard setback must align with the abutting residential lot’s yard setback abutting each street,

but need not exceed the minimum required front yard setback and the minimum required corner side yard setback, of the zone in which the lot is located, and in no case may the setback or setbacks be reduced to less than 1.5 m.
- (c) where an abutting lot is developed with a non-residential land use, the provisions of (1) (a) and (b) apply.
- (d) where an abutting lot is vacant, the provisions of (1) apply based on the actual front and corner side yard setbacks of the closest building on the next adjacent lot, which must be no more than 30 metres from the subject lot’s closest side lot line.

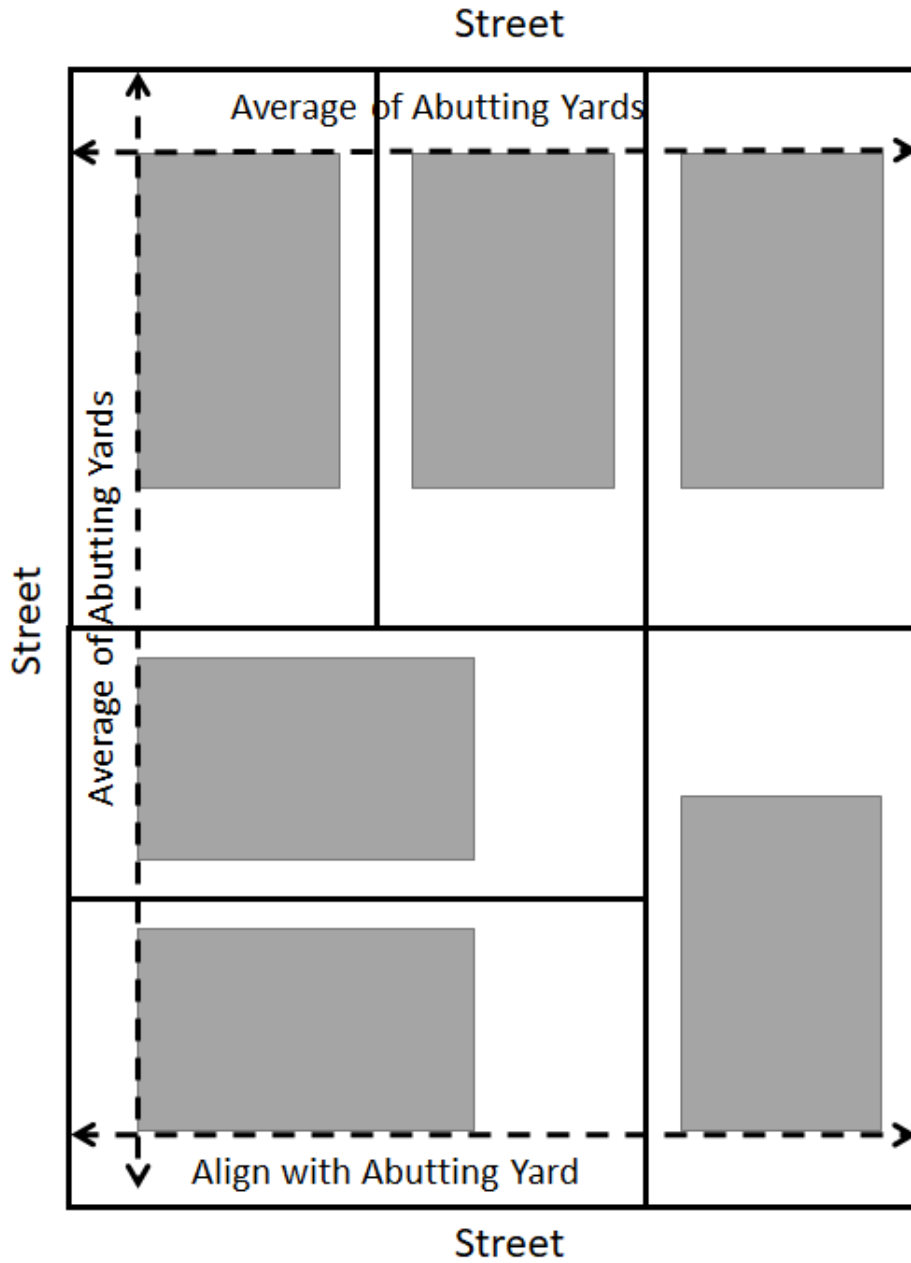


Illustration of Front and Corner Side Yard Setback Requirements affecting R1-R4 Zones within the Greenbelt

Interior Side Yards on Interior, Through and Corner Lots

- (2) The minimum interior side yard:
- (a) On an interior lot, through lot, or corner lot where all the dwelling units are fronting on and facing the same street, the interior side yards are as prescribed in each subzone noted in the Part VI, Residential Subzone Tables, but in no case may the one interior side yard required on a corner lot be less than the larger of two interior side yard requirements, where two such requirements are noted.
 - (b) On a corner lot where dwelling units front and face on separate streets, the minimum interior side yard is 1.2 m, and an Interior Yard, noted in Subsection XXX(6), must also be provided.

Rear Yards on Interior or through lots

- (3) Where a lot's rear lot line abuts an R1, R2, R3 or R4 zone, except in the case of a Planned Unit Development, the minimum rear yard requirement is as follows:
- (a) the rear yard must comprise at least 25 percent of the lot area; and must comprise a percentage of the lot depth as noted in either (i) or (ii) below.
 - (i) where the minimum front yard is 4.5 m or less, the minimum rear yard depth is determined by Table XXX1:

Table XXX1

	I Lot Depth	II Minimum Rear Yard
(i)	23.5 metres or less	25 per cent of the lot depth
(ii)	greater than 23.5 but not more than 25 metres	the lot depth minus 17.5 metres
(iii)	greater than 25 metres	30 per cent of the lot depth

- (ii) where the minimum front yard is more than 4.5m, the minimum rear yard depth is determined by Table XXX2:

Table XXX2

	I Lot Depth	II Minimum Rear Yard
(i)	24 metres or less	25 per cent of the lot depth
(ii)	greater than 24 but not more than 25 metres	the lot depth minus 18 metres
(iii)	greater than 25 but not more than 32 metres	28 per cent of the lot depth
(iv)	greater than 32 but not more than 33 metres	the lot depth minus 23 metres
(iv)	greater than 33 metres	30 percent of the lot depth

Rear Yards on Corner Lots

- (4) In the case of a corner lot where all dwelling units front on and face the longer street lot line, the minimum required rear yard is 4 m.
- (5) In the case of a corner lot where multiple dwelling units are created, where dwellings containing more than one principal dwelling unit consist of principal entranceways fronting on and facing different streets, the minimum required rear yard is:
1.2 m, and an Interior Yard area is also required, pursuant to (6) below.

Interior Yard Area

- (6) Where dwellings containing multiple principal dwelling units are developed on a corner lot with the dwelling units fronting on and facing different streets, a minimum interior yard area is required, whether the lot is to be severed or not, that abuts the rear yard and interior side yard, by

extending a parallel line from the minimum required rear yard setback affecting the abutting lot, across the longest shared common lot line into the affected site for a distance equal to 30% of the affected lot's actual width, as noted in the Illustration below.

- (7) Despite the requirements for minimum interior side yards and rear yards on a corner lot where dwelling units face different streets, only one interior yard is required.

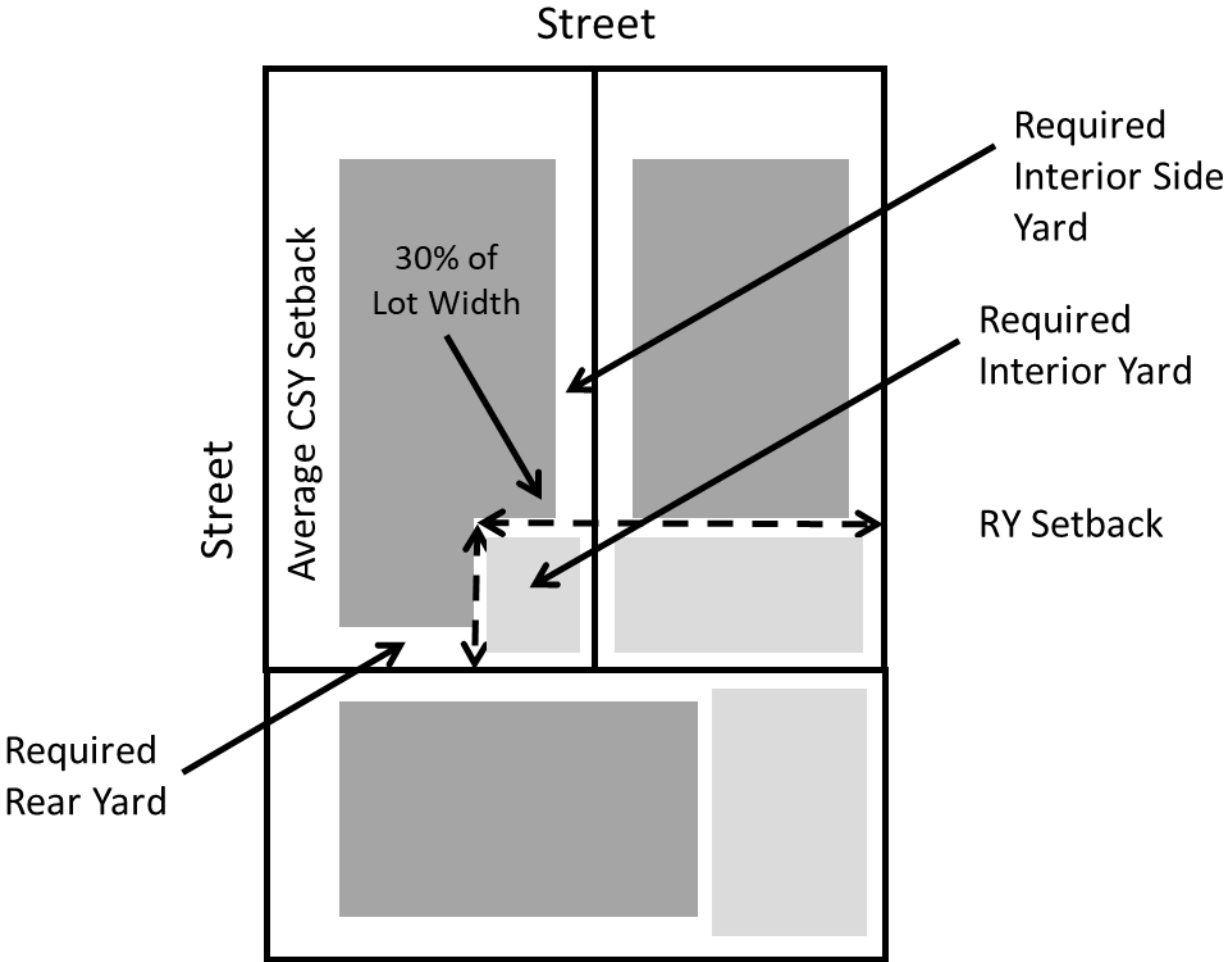


Illustration of the Minimum Interior Yard Required on Corner Lots for Dwellings containing Multiple Principal Dwelling Units that Face Different Streets

Through Lots on Large Sites

- (8) In the case of a through lot with a depth of 60 metres or greater:
- (a) Subsection 135 applies with respect to the actual rear lot line; and
 - (b) the provisions of (3) (a) (i) and (ii) above apply to each half of the lot with respect to a hypothetical lot line bisecting the through lot at 50 %of the lot depth.”

13. Amend Part V - Residential General Provisions to add a new Section XXX – Corner Lot Widths and Amenity Space when Creating two Detached Dwellings Through Severance in the R1 Zone within the Greenbelt, as follows:

“Section XXX - Corner Lot Provisions affecting Lot Widths and Amenity Space when Creating two Detached Dwellings Through Severance on a Corner Lot in the R1 Zone within the Greenbelt

- (1) On a Corner Lot in the R1 Zone within Area A of Schedule 342:
- (a) each detached dwelling must front and face on different streets and must align with its immediate neighbour’s yard setback that abuts the affected street.
 - (b) Both severed lots created under (a) must provide an at-grade amenity area equivalent to at least 5% of the minimum lot area required in the subzone for a detached dwelling.”

14. Amend Part V – Residential General Provisions to add a new Section XXX – Long Semi-Detached Dwellings, as follows:

“Section XXX- Long Semi-detached Dwellings

A long semi-detached dwelling is permitted in any R2, R3 and R4 zone where a **semi-detached dwelling** is permitted.

- (1) The minimum lot width and the minimum lot area, noted in the Residential Subzone Tables of Part VI, apply to the whole of the **long semi-detached dwelling** including both dwelling units.

- (2) Where a long semi-detached dwelling is severed, the lands on which a long semi-detached dwelling is located are considered one lot for zoning purposes, however Subsection (3) must be complied with.
- (3) Where a **long semi-detached dwelling** is severed in a **flag lot** configuration, the minimum **lot width** of the pole portion is 3 m measured from the original **lot's interior side lot line**.

15. Create a new “Section 139 – Low-rise Residential Development in the Residential Neighbourhoods inside of the Greenbelt”.

“Section 139 – Low-rise Residential Development in All Neighbourhoods within the Greenbelt

The purpose of these regulations is to ensure that new development, whether through infill, redevelopment or an addition, fits into the context of the street on which it is to be located. The regulations herein apply to lands zoned R1 through R4 in urban residential neighbourhoods located within the Greenbelt, as noted in Area A of Schedule 342.

Soft Landscaped Area Requirements for all Residential Neighbourhoods zoned R1-R4 within the Greenbelt, as per Schedule 342.

- (1) Minimum soft landscaped area, required in Table 139(1), must meet all of the following regulations:
 - (a) it is required at-grade in a front yard and in a corner side yard,
 - (b) it must be aggregated,
 - (c) it must abut the front lot line and the corner side lot line, as the case may be,
 - (d) neither a driveway nor a walkway is permitted on any residential lot, regardless of lot width, unless the required minimum aggregated soft landscaped area is provided in the front yard and in the corner side yard,

- (e) no deck or platform, pursuant to Table 65 (6) (a) and (b), is permitted in a front yard or corner side yard unless the required minimum aggregated soft landscaped area is provided in the front yard and in the corner side yard, and
- (f) in no case may the creation of a rooftop terrace or rooftop garden remove or decrease the minimum requirement of aggregated soft landscaped area required in the front yard and in the corner side yard.

Table 139 (1). Minimum Required Aggregated Soft Landscaped Area

Front Yard Setback	Minimum Aggregated Soft Landscaped Area (% of the Front Yard Area)
Less than 1.5 m	0% but all lands within the front yard and within the corner side yard that are not used by driveways, and walkways where these are permitted, must consist of soft landscaped area.
1.5 m – less than 3 m	20%
3 m+	30%, in the case of any lot with a lot width of less than 8.25 m, 35%, in the case of any lot with a width between 8.25 m but less than 12 m and 40% in the case of any lot with a width of 12 m or more.

- (g) On lots where there is a significant change in grade, terracing and retaining walls are permitted to create a stepped soft landscaping area, which must meet the provisions of Subsection 139 (1) and Table 139 (1).
- (h) Where the minimum required aggregated soft landscaped area of Table 139 (1) is provided and there remains land area in the front yard, or in the corner side yard as the case may be, lands within these yards may be developed with soft or hard landscaping

such as a patio, but in no case may any hard landscaping be used for access or parking purposes.

Driveways

(2) No driveway is permitted unless the required minimum amount of aggregated soft landscaped area, indicated in Table 139 (1), is provided in the front yard and in the corner side yard.

(3) (a) A driveway is permitted to a maximum driveway width permitted in Table 139 (3) in the following cases:

- (i) in the case of a lot located in the Mature Neighbourhoods Overlay, where the Streetscape Character Analysis confirms that the dominant character along a street includes single, shared or double-wide driveways, and
- (ii) in the case of residential neighbourhoods located outside of the Mature Neighbourhoods Overlay but within the Greenbelt.

Table 139 (3) Driveway Regulations

	Minimum lot width or street frontage required	Maximum width of a shared driveway (m)	Maximum width of an individual single driveway (m)	Maximum width of a double-wide driveway (m)
(i)	7 m or less	3	prohibited	prohibited
(ii)	greater than 7 m to less than 8.25 m	3	2.75	prohibited
(iii)	8.25 m to less than 15 m	3	3	prohibited
(iv)	15 m to less than 18 m	3	3	5.5
(v)	18 m+	3	3	6

- (b) Despite rows (iv) and (v) of Table 139 (3), in the case of a lot in the Mature Neighbourhoods Overlay, a double-wide driveway is prohibited unless it is the dominant character determined by the Streetscape Character Analysis, as noted in Subsection 140(11).
- (c) A driveway that leads to one or more parking spaces located outside of the front yard or corner side yard may be shared by two or more dwellings or dwelling units on the same lot or on abutting lots.
- (d) A minimum of 0.15 m of landscaped area is required between each driveway and the common lot line shared by attached semi-detached dwelling units, attached townhouse dwelling units or attached stacked townhouse units where individual driveways are permitted per Table 139 (3), equaling a total minimum 0.3 m wide landscaped area, whether the parcels on which the dwelling units are severed or not.
- (e) Where the landscaped area between side-by-side driveways consists of hard landscaping, it must not consist of asphalt, concrete or similar non-hard landscaping material, and where the driveways are designed with interlock brick pavers, the landscaped area must be of a different interlock pattern than the driveways.
- (f) The landscaped area required between side-by-side driveways must not be counted towards the minimum aggregated soft landscaped area requirement required in Subsection 139 (1).
- (g) A driveway loses its function as a vehicular access when it no longer provides access to a legal parking space, which is a parking space located outside of the front yard or corner side yard, and must be considered to be a non-authorized front yard parking space.
- (h) Further to (g) herein and to Subsection 107 (3), clause (a), paragraph (i), front yard parking is prohibited, and no person may park a vehicle in all or in part of a front yard, corner side yard or extension of a corner side yard into a rear yard.
- (i) Where a rear lane access is open and travelable, or where a shared driveway exists to rear yard parking, individual driveways providing access from the front lot

line and front yard parking are prohibited, and no person may park a car in all or part of a front yard or corner side yard.

- (j) Except as permitted on a double-wide driveway, no side-by-side parking is permitted in any other type of driveway.

Front-facing Garages and Carports

- (4) (a) Where permitted on a lot within Schedule 343, and on a lot within the Mature Neighbourhoods Overlay where the dominant streetscape character includes front-facing attached garages or carports, an attached front-facing garage or carport must be:
 - (i) set back 0.6 m further than the principal entranceway, which may include that part of the landing that is no greater than 1.2 m in depth closer to the front lot line or corner side lot line than the location of the principal entranceway to which it provides immediate access, but where the landing is not a projection occurring in a front yard or corner side yard, and
 - (ii) the landing referred to in (i) herein may be part of a porch.
- (b) In no case may an attached or detached garage or carport be located in a front yard or in a corner side yard.

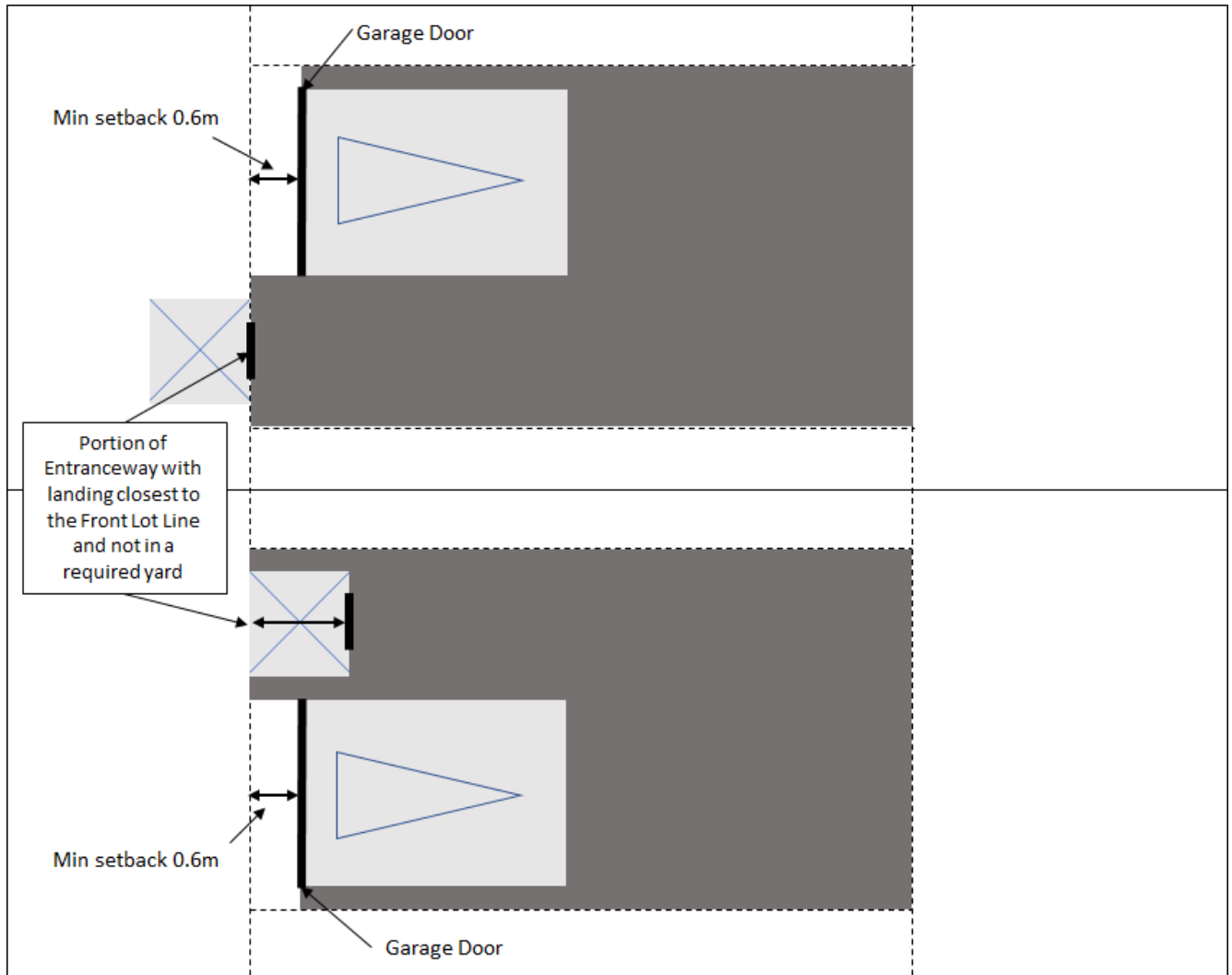


Illustration of Minimum Required Attached Garage / Carport Setback

Walkways

(5) A **walkway** located in a front yard or corner side yard is permitted only:

- (a) where it provides a path between a driveway and an entranceway to the principal dwelling, or

- (b) where it extends from the right-of-way back to the dwelling on a lot where an individual driveway is prohibited or not provided, or
- (c) where it extends from the right-of-way back to the dwelling on a lot with a minimum lot width of 10 m where there is an individual driveway, and
 - on a corner lot, where it extends back from the right-of-way
- (d) to the dwelling unit on that street frontage on which no driveway is developed.
- (e) In the case of a triplex dwelling, stacked dwelling, apartment dwelling, low-rise, rooming house or retirement home, a walkway is permitted to extend from the right-of-way back to an accessory building containing communal garbage bins, bicycle storage, or similar communal use.
- (f) Despite Subsection 139(5), clauses (b),(c), (d) and (e), no walkway is permitted unless the minimum required aggregated soft landscaped area is met, pursuant to Table 139 (1).
- (g) A walkway is permitted to go through the required minimum aggregated soft landscaped area.
- (h) A walkway must be separated from a driveway by a minimum area that is 0.6 m in width and runs the entire length of the walkway, with such separation consisting of soft landscaping only.
- (i) The minimum soft landscaping that is required between a walkway and a driveway under Subsection (6) (h) may be counted as part of the required minimum aggregated soft landscaped area required under Table 139 (1), provided the walkway goes through the

minimum aggregated soft landscaped area required in the front yard and in the corner side yard.

- (j) The maximum walkway width applicable to detached, linked detached, semi-detached, long semi-detached, duplex, three unit and townhouse dwelling units is 1.2 m.
- (k) The maximum walkway width applicable to stacked dwellings, apartment dwellings, low-rise, rooming houses and retirement homes is 1.8 m.
- (l) No person may park a motor vehicle on a walkway, or portion of a walkway.

Existing Average Grade

- (6) Despite the definition of **grade** in Section 54, the definition of **existing average grade** will be used for development of a one to four storey residential dwelling other than in the case of a Planned Unit Development, on a lot zoned R1, R2, R3 or R4 located within Schedule 342, as follows:

Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations:

- (a) for an interior lot, at the intersection of interior side lot lines with the minimum required front yard and rear yard setbacks of the zone in which the lot is located, and
- (b) for a corner lot, at the intersection of the interior side lot line with the minimum required front yard and rear yard setbacks of the zone in which the lot is located, and at the intersection of a corner side yard setback with the minimum required front yard and rear yard setbacks of the zone in which the lot is located.

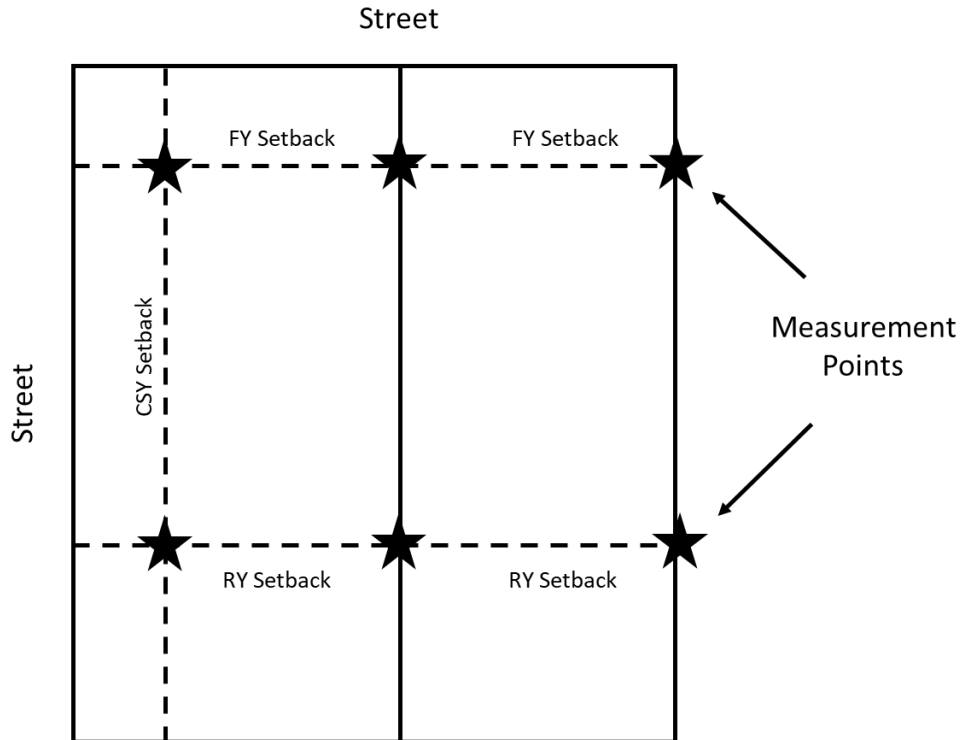


Illustration of How to Measure Existing Average Grade in the R1 to R4 Zones within the Greenbelt

16. Delete Section 140 in its entirety and replace it with a new “Section 140 – Low-rise Residential Development in the Mature Neighbourhoods Overlay”, as detailed below:

“Section 140 – Low-rise Residential Development within the Mature Neighbourhoods Overlay

(OMB Order, File #PL120666, issued June 10, 2015) (By-law 2012-147)

The purpose of the Mature Neighbourhoods Overlay is to regulate the character of low-rise residential development in the R1 to R4 Zones in order to recognize and reflect the established character of the streetscapes within the area of the Overlay. The local streetscape character is the key consideration in

determining how a) a new dwelling on a new lot, b) a new dwelling on an existing lot, c) a conversion of a residential use building from one dwelling type to another permitted dwelling type that affects the incidental uses within the front or corner side yard, d) an addition to an existing residential use building that abuts the front yard or corner side yard, and e) the incidental use of lands within front, interior side and corner side yards on residential lots, will be permitted to develop, so that it complements and reinforces the established neighbourhood character as seen along each street.

This section takes precedence over any other provision in Parts 1 to 14 to the contrary, and over any provision in Part 15 to the contrary enacted prior to June 10, 2015, other than as noted herein.

The regulations listed below continue to apply in addition to those regulations of the Mature Neighbourhoods Overlay:

- (1) (a) Part 4- Parking, Section 100, other than Subsection 100 (3), clause (b), paragraph (ii) which is superseded by this Section
- (b) Section 105
- (c) Section 106, other than Subsection 106 (1), clause (a)
- (d) Subsection 107 (1) and Table 107
- (e) Section 108
- (f) Section 110
- (g) Section 111
- (h) Section 112
- (i) Section 113
- (j) All of Part 5 – General Residential Provisions
- (k) All of Part 6 – Residential Zones, other than as specifically required in this Section,

and apply on a lot in the R1, R2, R3 and R4 Zones where a residential use building of four or fewer storeys is permitted within the Mature Neighbourhoods Overlay as shown on the Zoning Map.

Definitions

- (2) For the purposes of Section 140, the following definitions apply:

- (i) **Attribute** means a land use quality or feature, regarded as a characteristic of, and an inherent part of, the streetscape character, inclusive of the use, incidental use of lands, buildings and associated uses, and includes building and entrance orientation with respect to

the street; treatment of yards abutting a street; the location and type of access to a site for pedestrians and vehicles; and the location of parking.

(ii) **Dominant** means:

In the case of patterns, the dominant pattern is the most frequently occurring pattern as set out in Section 140 for each of the attributes being documented in a Streetscape Character Analysis; and

In the case of Character Groups, the dominant Character Group is the most frequently occurring Group as detailed in Section 140, inclusive of the various patterns that constitute it, for each of the attributes being documented in a Streetscape Character Analysis.

(iii) **Existing** means: as of the date that a Streetscape Character Analysis is submitted to the Department of Planning and Growth Management, in the case of determining the existence of a building, dwelling, driveway, walkway, attached garage or carport, parking space or principal entranceway on a lot and to the actual yard setbacks of that building or dwelling, and in the case of the existing average grade means, as of the date that a Streetscape Character Analysis has been approved by the Department of Planning and Growth Management;

(iv) **Immediately opposite** means across the street and may be used in both the context of a lot located most directly across the street from the subject lot, or of a development located most directly across the street from the subject or proposed development.

(v) **Pattern** means a specific arrangement of each of the land use attributes.

General Provisions

- The following provisions apply to any lot developed in the R1, R2, R3 and R4
- (3) Zones with, or to be developed with, a low-rise residential use building of four storeys or less.

- (a) For the purposes of this section, diplomatic missions are considered to be residential use buildings.

A Streetscape Character Analysis must be confirmed on a lot, within the Mature Neighbourhood Overlay, prior to any development application approval, including building permit approval of a residential land use, or prior to a change in the incidental use of lands that impacts an attribute such that the attribute changes from being in one Character Group to being in another Group by virtue of the Character Group's requirement, as detailed in Tables 140 (8), 140 (11) and 140 (15). A Streetscape Character Analysis will also be required where approval of a Private Approach permit is required to establish a new, or relocate an existing, driveway that was not undertaken at the same time as development approval and building permit approval of the dwelling.

- (b)
- (c) Despite clause (b), a Streetscape Character Analysis is not required:

- (i) If a lot is part of a Plan of Subdivision and faces a new public street on which there is no established residential streetscape character, for any building permit issued within five years of subdivision registration;
- (ii) If the area on which a dwelling is located fronts onto and has access from a private way within a Planned Unit Development;
- (iii) For an addition to an existing residential use building that does not abut the front yard or corner side yard;
- (iv) For a development where no driveway is proposed, and where the principal entranceway faces the street, and

in such cases, the applicable zoning requirements are those of the underlying subzone.

- (d) For the purposes of clause (b), development application approval includes any zoning by-law amendment, consent to sever, minor variance, site plan control, or building permit approval; and development application approval applies to all of the following:

- (i) a new dwelling on a new lot,
 - (ii) a new dwelling on an existing lot,
 - (iii) an addition to an existing residential use building that abuts the front yard or corner side yard, and
the incidental use of lands within front, interior side and corner side yards, including the creation of a new, or extension to an
 - (iv) existing, driveway, parking space or walkway, and the relocation of any existing principal entranceway.
- (e) A Streetscape Character Analysis, once approved, is valid for a period of eighteen months from the date of approval.

Front and Corner Side Yard Setbacks

(4) See Section XXX - Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt.

Zoning Provisions for Attributes that Define Streetscape Character

- (5) (a) The regulations affecting the following attributes are based on the dominant character as identified through a Streetscape Character Analysis in accordance with clause (3) (b):
- (i) location and size of all parking spaces, garages and carports;
 - (ii) location and width of driveways; and
 - (iii) orientation of principal entranceways.
- (b) The dominant Character Group identified in a Streetscape Character Analysis establishes the requirements and creates the permissions for each of the attributes identified in clause (5) (a).

- (c) The Character Groups noted in the Columns of Tables 140 (8), 140 (11) and 140 (15) include specific restrictions or permissions that are required to be met in the case of any new development application approval specified in subsection 140 (3) clause (d).”

17. Amend old Subsection 139 (5) clause (a) by renumbering it to Subsection 140 (6) clause (a), adding in the reference to Tables 140 (8), 140 (11) and 140 (15), and carrying forward all subsequent clauses of Subsection 139 (5), such that the new clause 140 (6) (a) will read:

“Provisions for Streetscape Character Analysis

- (6)(a) A Streetscape Character Analysis must record, for the attributes listed in subsection 140 (5) clause (a), the Character Groups as set out in Tables 140 (8), 140 (11) and 140 (15)”.

18. Add a new Subsection 140 (7):

- “(7) In the case of the Mature Neighbourhoods Overlay, the incidental use of lands of the front yard and corner side yard may consist only of a pattern identified within the dominant Character Group as described in Tables 140 (8), 140 (11) and 140 (15), and as confirmed in a Streetscape Character Analysis.”

19. Add new Subsections 140 (8) to (10) on Garages Carports and Parking:

“Garages, Carports and Parking

- (8) (a) Where parking is provided within the Mature Neighbourhoods Overlay, it must comply with the dominant character that has been confirmed by a Streetscape Character Analysis as being one of the dominant Character Groups noted in Table 140 (8), subject to the

regulations of Table 140(8) that correspond to the affected Character Group, and to the provisions of subsections 140 (8) through (10) , and Column D of Table 140 (11).

- (b) Despite Subsection 139 (4), where the dominant character along a street in the Mature Neighbourhoods Overlay is the absence of attached front-facing garages or carports as confirmed by a Streetscape Character Analysis, no new attached front-facing garage or carport is permitted.
- (c) Further to (b), in lieu of an attached or integral front-facing garage or carport, a notched-out space may be created next to an interior side yard of at least 1.2 m wide, by cutting into the side of the first floor of the dwelling unit to provide for one surface parking space, part of which may be provided within the required interior side yard setback.
- (d) The width of the parking space noted in (c) must not exceed the maximum driveway width permitted in Table 139 (3), and must have a minimum depth of 5.2 m, such that no part of the notched-out parking space is located in the front yard.
- (e) In no case may the width of the notched-out space of the dwelling unit exceed 1.8 m.
- (f) Storeys, above the notched-out parking space on the first floor, may cantilever outward subject to meeting the minimum yard setbacks applicable, provided no column, pillar, pier or post is used to support the cantilevered gross floor area above.
- (g) Further to paragraph (b), a notched-out parking space may be created on a corner lot next to the rear yard, subject to the regulations noted in (c) through (f) herein, with all necessary modifications.

Table 140 (8) – Garages, Carports and Parking

Character Group	A	B
Streetscape Character	No Garage or carport is attached to the front façade or corner façade of the dwelling	Garage or carport is attached to the front façade or corner façade
Regulations	<p>(i) No front-facing or corner-facing attached garage or carport is permitted, pursuant to Section 140 (8) (b).</p> <p>(ii) A garage or carport may be attached to the exterior wall of the dwelling that faces the interior side lot line, or may be attached to the rear face of the dwelling.</p> <p>(iii) parking may be in a surface side or rear parking space, or in a rear yard detached garage.</p> <p>(iv) A notched-out space may be created by cutting into the side of the first floor of the dwelling unit to provide for one surface parking space, pursuant Subsection 140 (8).</p>	<p>(i) A front-facing or corner-facing attached garage or carport may be developed along part of the dwelling unit’s front face or corner face, provided it is setback further than the principal entranceway of the dwelling, pursuant to Subsection 139 (4).</p> <p>(ii) A garage or carport may be attached to the exterior wall of the dwelling that faces the interior side lot line, or may be attached to the rear face of the dwelling ,or in a surface side or rear parking space, or rear yard garage.</p> <p>(iii) parking may be in a surface side or rear parking space, or in a rear yard detached garage.</p> <p>(iv) A notched-out space may be created by cutting into the side of the first floor of the dwelling unit to provide for one surface parking space pursuant to Subsection 140 (8).</p>

(9) Where permitted, the maximum width, of one or both doors of an attached garage, and the entrance of a carport is:

- (a) for a single attached garage or carport: 3 metres
- (b) for a double attached garage or carport: 6 metres

- (10) Despite subsection 140 (8), where the lot abuts a rear lane:
- (a) If the lane is open and travelled, neither provided nor required parking spaces may be located in a front yard, interior side yard, or corner side yard and parking must be accessed only by a driveway from the rear lane.
 - (b) If the lane is untravellable, any provided or required parking may be:
 - (i) accessed by a driveway from the rear lane, subject to the lane or a section thereof being reinstated as a travelled lane; or
 - (ii) provided in accordance with subsection 140 (8).

20. Add new Subsections 140 (11), (12) and (13) on Driveways:

“Driveways and Legal Front Yard Parking

(11) All of the requirements of Section 139 (3) and Table 140 (11) apply.

Table 140 (11) Driveway Character Groups and Legal Front Yard Parking

Character Group	A	B	C	D
Streetscape Character	No driveways	Individual / Shared Driveways	Double-wide driveway	Legal Front Yard Parking
Regulation	No driveway is permitted	A single driveway or shared driveway is permitted	A double-wide driveway is not permitted unless it is the dominant character, pursuant to Subsection 140 (12).	(i) Front yard parking and corner side yard parking are prohibited. (ii) However, where front yard parking or corner side yard parking was created

				legally, either prior to 1965 or created through a zoning by-law amendment or minor variance and is the dominant pattern along the street, a new front yard parking space may be permitted.
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- (12) (a) Only where double-wide driveways are the dominant **pattern** as confirmed through the Streetscape Character Analysis process, is a double-wide driveway permitted, whether by expanding a single-wide driveway or by creating a double-wide driveway.
- (b) Except as permitted on a double-wide driveway, no side-by-side parking is permitted in any other type of driveway.

- (13) In the case of an apartment dwelling, low-rise, a stacked dwelling, an apartment dwelling, mid-rise or an apartment dwelling, high-rise, the maximum permitted width for a driveway that leads to:
 - (a) less than 20 parking spaces: 3.6 metres
 - (b) 20 or more parking spaces: 6 metres.

21. Add a new Subsection 140 (14) on Walkways:

“Walkways

- (14) The provisions of Subsection 139 (5) apply to walkways.”

22. Add a new Subsection 140 (15) on Principal Entranceways

“Principal Entranceways
(15)

- (a) A principal entranceway must be of a pattern that is listed within the Character Group in Table 140 (15) that has been confirmed as being the dominant Character Group through a Streetscape Character Analysis.
- (b) Where Table 140 (15) requires the main entranceway to face the street, the following applies:
 - i. In the case of detached dwellings, linked detached dwellings, and townhouse dwellings, clause (a) applies to each dwelling unit.
 - ii. In the case of long semi-detached dwellings, clause (a) applies only to the principal entranceway to the dwelling unit closest to the street.
 - iii. In the case of semi-detached dwellings, duplex dwellings three-unit dwellings and apartment dwellings, low-rise, at least one principal entranceway must face the front lot line.
 - iv. In the case of stacked dwellings, subsection (15), clause (b) applies to each attached pair of dwelling units.

Table 140 (15) – Principal Entranceway Character Groups

Character Group	A	B
Streetscape Character	Principal Entranceway is located on the front façade of the dwelling unit and faces the street	Principal Entranceway is not located on the front façade of the dwelling unit and does not face the street
Regulation	In the case of detached, linked detached, semi-detached and townhouse dwellings, all new development and additions must	New development and additions do not need to have the principal entranceway face the street on which the principal dwelling unit is fronting.

	<p>have the principal entranceway face the street on which the principal dwelling unit is, or units are, fronting upon.</p> <p>In the case of a long semi-detached, triplex, or stacked dwelling, an apartment dwelling, low-rise, rooming house or retirement home, all new development and additions must have a principal entranceway face the street on which the principal dwelling is located.</p>	<p>In the case of a long semi-detached, triplex, or stacked dwelling, or an apartment dwelling, low rise, rooming house or retirement home, only one of the principal entranceways must face the street, with other principal entranceways not required to face the street on which the dwelling or dwellings units is located.</p>
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23. Add a new Subsection (16) dealing with the first floor of a dwelling unit, as follows:

“(16) The first floor of a dwelling or dwelling unit must contain at least 40 m² of habitable floor space.”

24. Renumber Subsection 139 (18a) to “Subsection 140 (17)” and add the following wording:

“(17) Minimum Lot widths and amenity area requirements for detached dwellings created through severance of a corner lot in the R1 Zone are subject to the provisions of Part V, Section XXX - Corner Lot Provisions affecting Lot Widths and Amenity Space when Creating two Detached Dwellings Through Severance on a Corner Lot in the R1-Zone within the Greenbelt.”

25. Amend the R1-R4 Zones to delete the bay window and the balcony Alternative Projections Into Required Yards regulations affecting balconies and bay windows of Subsections 155 (10), 157 (12), 159 (13) and 161 (15); and to remove the Alternative Setbacks for Urban Areas provisions and to add two new Zone Provisions in each of the Zones that states:

“ For regulations affecting Projections Above the Height Limit and Projections into Required Yards applicable to urban residential lots located within Schedule 342, See Part 2, Sections 64 and 65 respectively.”

“For regulations affecting yard setbacks applicable to urban residential lots located within Schedule 342, see Part V, Section XXX – Alternative Yard Setbacks affecting Low-rise Residential Development in the R1, R2, R3 and R4 Zones within the Greenbelt. “

26. Amend the R2-R4 Zones to remove the Alternative Provisions for Long Semi-Detached Dwellings and to add two new Zone Provisions in each of the Zones that state:
 - i) “Minimum lot area for long semi-detached dwelling applies to the whole of the dwelling and not to each dwelling unit.”
 - ii) “Minimum lot width for a long semi-detached dwelling applies to the whole of the dwelling, unless the dwelling units are severed in a flag lot configuration. *See Part V, Section XXX – Long Semi-detached Dwellings for other regulations.*”
27. Amend Part VI, R2-R4 Subzone Tables to add the land use long semi-detached dwelling by adding its shorter name of “long semi” as a listed permitted land use in its own row, whenever the use “semi-detached” is permitted.
28. Amend Part VI, R2-R4 Subzone Tables to add the required minimum lot width of 10 metres, and the required minimum lot area that is applicable based on the lot depth typical in each subzone, to long semis wherever the use is permitted.
29. Amend Subsection 155 (7), clause (a) to replace the combined interior side yard setback for interior and through lots on in Area A of Schedule 342 with lot widths of 36 metres or greater, as follows:

“(a) 36 m or greater: increases by 0.25 m for each additional 1 m of lot width, to a maximum of 40% of the lot width.”
30. Replace Table 156A R1 Subzone Provisions with a new Table 156 A:

Table 156. R1 Subzones

I Sub-Zone	II Minimum Lot Width (m)	III Minimum Lot Area (m ²)	IV Maximum Building Height (m)	V Minimum Front Yard Setback (m)	VI Mini- mum Corner Side Yard Setbac k (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Interior Side Yard Setback (m)	IX Maximum Lot Coverage (And Other Provisions)	X End Notes (see Table 156B)
A ⁵	30	1 490 ³	Schedule 342, is 8.5; in other cases, 11	7.5 ¹³	7.5 ¹⁴	12 ^{13, 7}	6	20%	3, 5, 7, 14
AA ⁵	30	1 390 ³	Schedule 342, is 8.5; in all other cases, 11	5	5	7 ⁷	3	n/a	3, 5, 7
B ⁵	27	925 ³	8.5	4.5 ¹⁴	4.5 ¹⁴	12 ^{14, 7}	4.5	30%	3, 5, 7, 14
BB ⁵	30	1 110 ³	Schedule 342, is 8.5; in all other cases 11	4.5 ¹⁴	4.5 ¹⁴	12 ^{14, 7}	4.5	25%	3, 5, 7, 14
C ⁵	24.5	740 ³	Schedule 342 is 8.5; in all other cases 11	4.5 ¹⁴	4.5 ¹⁴	11 ⁷	3.5	33%	3, 5, 7, 14
CC ⁵	20	900 ³	8.5	5	5	varies ⁶	2 ⁴	40%	3, 4, 5, 6
D ⁵	20	600	Schedule 342, is 8.5; in all other cases 11	6	4.5	9 ⁷	1	40%	5, 7
E ⁵	19.8	1 390 ^{1,3}	Schedule 342 is 8.5;	7.5 ¹³	4.5	12 ⁷	0.9 on one side and	15% ²	1,2,3, 5, 7, 13

			in all other cases 11					1.2 on the other		
F ⁵	19.5	600	8.5	7.5 ¹³	4.5	varies ⁶		total is 2.4, with one yard no less than 0.9 ⁴	35%	4, 5, 6, 13
FF ⁵	19.5	600	8.5	6 ¹³	4.5	varies ⁶		total is 2.1, with one yard, no less than 0.9 ⁴	45%	4,5, 6, 13
G ⁵	18	665 ³	8.5	3	3	varies ⁶		total is 3.6, with one yard, no less than 1.2 ⁴	n/a	3, 4, 5, 6
GG ⁵	18	665 ³	8	6	4.5	varies ⁶		Total is 3.6, with one yard, no less than 1.2 ⁴	n/a	3, 4, 5, 6
H	18	540	11	6	4.5	9		1.0	40%	
HH	18	540	9.5	6	4.5	6		1.2	40%	
I ⁵	18	540	Schedule 342, is 8.5; in all other cases 11	4.5 ¹⁴	4.5 ¹⁴	25% of the lot depth which must comprise at least 25% of the area of the lot, however it may not be less than 6 m and need not exceed 7.5 ^{7, 14}		2.5	35%	7, 5, 14
II ⁵	18	540	8.5	3	3	varies ⁶		total is 3.6, with one yard, no less than 1.2 ⁴	n/a	4, 5, 6
J	18	540	9.5	4.5	4.5	7.5 ⁷		total is 2.5, with one	40%	7

								yard, no less than 1		
K ⁵	18	500	8	6	4.5	varies ⁶		total is 3.6, with one yard, no less than 1.2 ⁴	n/a	4, 5, 6
L	15	450	11	6	4.5	7.5 ⁷	1		n/a	7
M ⁵	15	450	Schedule 342, Area A is 8.5; in other cases 11	4.5	4.5	7.5 ⁷	1		n/a	5, 7
MM ⁵	15	450	8.5	3	3	varies ⁶	1.2 ⁴		n/a	4, 5, 6
N ⁵	15	450	Schedule 342, is 8.5; in all other cases 9.5	6	4.5	7.5 ⁷	1		n/a	5, 7
NN	15	450	9.5	4.5	4.5	7.5 ⁷	1		n/a	7
O ⁵	15	450	8	6	4.5	varies ⁶		total is 3 m, with one yard, no less than 1.2 ⁴	n/a	4, 5, 6
P ⁵	15	440	8.5	3	3	varies ⁶	1.2 ⁴		n/a	4, 5, 6
PP ⁵	15	440	8	6	4.5	varies ⁶		total is 3, with one yard, no less than 1.2 ⁴	n/a	4, 5, 6
Q ⁵	12	360	Schedule 342, is 8.5; in all other cases 11 m	4.5	4.5	7.5 ⁷	1		n/a	5, 7
QQ ⁵	12	360	8.5	3	3	varies ⁶	1.2 ⁴		n/a	4, 5, 6

R	12	360	9.5	4.5	4.5	7.5 ⁷	1	n/a	7
S ⁵	12	360	8	6	4.5	7.5 ⁷	1.2	n/a	5, 7
T	10.5	270	11	4.5	4.5	7.5 ⁷	1	n/a	7
TT ⁵	9	270	8.5	3	3	varies ⁶	total is 1.8, with one yard, no less than 0.6 ⁴	n/a	4, 5, 6
U	10.5	270	9.5	6	4.5	7.5 ⁷	1	n/a	7
UU	10.5	270	9.5	4.5 ¹⁰	3	6	total is 1.8, with one yard, no less than 0.6	n/a	10
V ⁵	10.5	240	Schedule 342, is 8.5; in other cases 9.5	3 ⁹	3	6 ⁶	total is 1.8, with one yard, no less than 0.6	n/a	6, 5, 9
VV ⁵	11	240	Schedule 342, is 8.5; in other cases 11	3	3	6 ⁶	total is 1.8, with one yard, no less than 0.6	n/a	5, 6
W ⁵	9	240	Schedule 342, Area A is 8.5; in other cases 11	4.5	4.5	6 ⁶	1	n/a	5, 6
WW ⁵	9	450	Schedule 342, is 8.5; in other cases 11 m	5	5	7 ⁶	1	n/a	5, 6
X	9	240	9.5	4.5	4.5	7.5 ⁷	1	n/a	7
XX	9	240	9.5 m	4.5 ⁸	3	6	total is 1.8, with one yard, no	n/a	8

							less than 0.6		
Y ⁵	7.5	195	8.5	3	3	varies ⁶	total is 1.8, with one yard, no less than 0.6 ⁴	n/a	4, 5, 6
Z ⁵	9	240	Schedule 342, is 8.5 metres; in all other cases 11 m	3 ¹¹	3 ¹¹	6 ^{7,12}	total is 1.8, with one yard, no less than 0.6	n/a	7, 5, 11, 12

31. Amend Subsection 156 (4), Table 156 B – Additional Zoning Provisions to delete those endnotes that have been moved into Table 156 A, and to revise or replace them with new Endnotes.

“Table 156 B – Additional Zoning Provisions

I Endnote Number	II Additional Zoning Provisions
1	Minimum lot area is 930 m ² for lots connected to a piped municipal water supply
2	Maximum lot coverage is 25% for a lot connected to a piped municipal water supply
3	On a corner lot in Schedule 342, except in Area A of Schedule 344, where both water and wastewater municipal services are present, a minimum lot area of no less than 49 per cent of the required minimum lot area of the subzone may be applied if: <ul style="list-style-type: none"> (i) permission to sever the lot into two lots is granted by the Committee of Adjustment; (ii) only one detached dwelling is built on each of the two severed lots; and (iii) each of the detached dwellings have their front wall and driveway facing frontage on different streets whether or not that frontage is the front lot line,

Where a corner lot is severed into two lots, See Part V, Section XXX – Corner Lot Provisions affecting Lot Widths and Amenity Space when Creating two Detached Dwellings Through Severance of a Corner Lot in the R1 Zone within the Greenbelt.

Despite the minimum interior side yard setback provision in column VIII of Table 156A, the combined minimum required interior side yard setback for interior or through lots in Area A on Schedule 342 where the lot width is:

- 4
- (i) 36 metres or greater: must increase by 1 m for each additional 1 m of lot width, to a maximum of 40% of the lot width, and
 - (ii) with one yard no less than the minimum interior side yard setback of the applicable zone or subzone.

Where development is proposed on a corner lot, See Part V, Section XXX – Corner Lot Provisions.

- 5
- (i) Despite the minimum front yard setback provision in column V of Table 156A, on an interior lot with a lot width greater than 36 metres in Area A on Schedule 343: any part of a detached dwelling that is wider than 60 per cent of the permitted width of the building envelope must be setback a further 2 metres from the front lot line than the rest of the front building façade; and,
 - (ii) no part of an attached or detached garage or carport may be located closer to the front lot line than the front wall of the principal building.
 - (iii) See Part V – Sections XXX and XXX for yard setbacks, garage and carport setbacks, and corner lot regulations.

6

Where a lot is located within S. 342, see Part V, Section XXX – Yard Setbacks for Low-rise Dwellings in the Greenbelt.

7

For lots located outside of Schedule 342, the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it may not be less than 6.0 m and need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 metres or less, the minimum rear yard setback is 4 m.

For lots located within S. 342, see Part V, Section XXX – Yard Setbacks for Low-rise Dwellings in the Greenbelt.

- 8 Minimum front yard setback is 6 m for any attached garage
- 9 For lots located outside of Schedule 342 the minimum front yard setback is 4 m for any attached garage. The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m.
- 10 The minimum required interior side yard setback for interior or through lots on Schedule 342, Area A where the lot width is 36 metres or greater:
40 per cent of the lot width with one yard no less than the minimum interior side yard setback of the applicable zone or subzone.
- 11 The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:
- (i) a building front wall or side wall, or
 - (ii) a covered porch or veranda that is at least 2.5 m wide.
- 12 Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.
- 13 Despite the definition of “front lot line”, in the case of a corner lot, the definition does not apply where the location of a front lot line has been decided upon pursuant to the definition of “lot line front” of the former City of Nepean By-law No.100-2000 that stated “Lot Line Front shall mean the line that divides a lot from the street”.
- 14 (By-law 2009-164) Despite the yards required by this By-law, a minimum yard of 7.5 metres in depth must be provided on the portion of any lot that abuts the following streets.
- (i) Acacia Avenue- north of Mariposa Avenue to the Rockcliffe Parkway
 - (ii) Buena Vista Road- from Lisgar Road to Cloverdale Road
 - (iii) Coltrin Road- from Minto Place to Acacia Avenue
 - (iv) Manor Avenue- from Mariposa Avenue to Coltrin Road

(v) Park Road- from Springfield Road to Manor Avenue

(vi) Mariposa Avenue – from Acacia Avenue to Minto Place

32. Renumber existing Subsection 158 (1) with a new Subsection 158 (8), and replace Table 158A R2 Subzone Provisions with a new Table 158 A:

Table 158A. R2 Subzone Provisions

I Sub- zone	II Prohi- bited Uses	III Princi- pal Dwel- ling Type	IV Mini- mum Lot Width (m)	V Mini- mum Lot Area (m)	VI Maxi- mum Buil- ding Height (m)	VII Mini- mum Front Yard Setbac k (m)	VIII Mini- mum Corner Side Yard Setbac k (m)	IX Mini- mum Rear Yard Setbac k (m)	X Mini- mum Inter- ior Side Yard Set back (m)	XI End notes see Table 158B
A	None	Detached , Linked- detached	20	600 ¹	11	6	4.5	9	1	1
		Long Semi	10	300	11	6	4.5	9	1	
		Duplex	21 ²	630 ³	11	6	4.5	9	2	2, 3
		Semi- Detached	10.5 ⁴	315 ⁵	11	6	4.5	9	1	4, 5
B	Duplex	Detached ,	18	540	11	6	4.5	6	1.2	

		Linked-detached								
		Long Semi	10	300	11	6	4.5	6	1.2	
		Semi-detached	10.5	315	11	6	4.5	6	1.2	
		Detached Linked-detached	15	450	11	4.5	4.5	7.5 ⁶	1	6
C	Duplex	Long Semi	10	300	11	4.5	4.5	7.5 ⁶	1	6
		Semi-detached	9	270	11	4.5	4.5	7.5 ⁶	1.2	6
D	None	Detached Duplex	15	450	8.5	3	3	7.5 ⁶	1.2	6

		Linked-detached								
		Long Semi	10	300	8.5	3	3	7.5 ⁶	1.2	6
		Semi-detached	9	270	8.5	3	3	7.5 ⁶	1.2	6
E	None	Detached Duplex, Linked-detached	15	450	8.5	3	3	7.5 ⁶	1.2	6
		Long Semi	10	300	8.5	3	3	7.5	1.2	
		Semi-detached	7.5	225	8.5	3	3	7.5 ⁶	1.2	6

F	None	Detached Duplex, Linked-detached	15	450	8	6	4.5	7.5	3 m total; 1.2 m for one side yard	
		Long Semi	10	300	8	6	4.5	7.5	3 m total; 1.2 m for one side yard	
		Semi-detached	9	270	8	6	4.5	7.5	3 m total; 1.2 m for one side yard	
G	None	Detached Duplex, Linked-detached	15	450	8	6	4.5	7.5 ⁶	3 m total, 1.2 m for one side yard	6

		Long Semi	10	300	8	6	4.5	7.5 ⁶	3 m total, 1.2 m for one side yard	6
		Semi-detached	7.5	225	8	6	4.5	7.5 ⁶	3 total; 1.2 for one side yard within Area A of Schedule 342, all other cases 1.2	6
H	None	Detached Duplex, Linked-detached	15	440	8	6	4.5	7.5 ⁶	3 total, 1.2 for one side yard	6

		Long Semi	10	300	8	6	4.5	7.5 ⁶	3 total, 1.2 for one side yard	6
		Semi-detached	9	270	8	6	4.5	7.5 ⁶	3 m total; 1.2 m for one side yard	6
I	None	Detached Duplex, Linked-detached	12	360	8.5	3	3	7.5 ⁶	1.2	6
		Long Semi	10	300	8.5	3	3	7.5 ⁶	1.2	6
		Semi-detached	6	180	8.5	3	3	7.5 ⁶	1.2	6

J	None	Detached Duplex, Linked-detached	12	360	8	6	4.5	7.5 ⁶	1.2	6
		Long Semi	10	300	8	6	4.5	7.5 ⁶	1.2	6
		Semi-Detached	6	180	8	6	4.5	7.5 ⁶	1.2	6
K	Duplex	Detached Linked-detached	10.5	315	9.5	4.5	4.5	7.5 ⁶	1	6
		Long Semi	10	300	9.5	4.5	4.5	7.5 ⁶	1	6
		Semi-detached	10.5	315	9.5	4.5	4.5	7.5 ⁶	1	6

L	None	Detached Linked- detached	10	275	Schedule 342, Area A is 8.5; all other cases 9.5	4.5	4.5	7.5 ⁶	1	6
		Long Semi	10	275	Schedule 342, Area A is 8.5; all other cases 9.5	4.5	4.5	7.5 ⁶	1	6
		Semi- detached	6	165	Schedule 342, Area A is 8.5; all other cases 9.5	4.5	4.5	7.5 ⁶	1	6
		Duplex	12	330	Schedule 342, Area A is 8.5; all other cases 9.5	4.5	4.5	7.5 ⁶	1	6

M	Duplex	Detached Linked- detached	9.5	285	Schedule 342, Area A is 8.5; all other cases 9.5	4.5 ⁹	4.5	9	0.9	9
		Long Semi	10	300	Schedule 342, Area A is 8.5; other cases 9.5	4.5 ⁹	4.5	9	0.9	9
		Semi- detached	7.5	225	Schedule 342, Area A is 8.5 m; other cases 9.5	4.5 ⁹	4.5	9	0.9	9
N	None	Detached Duplex, Linked- detached	9	270	Schedule 342, Area A is 8.5; all other	5	5	7	1	

					cases 11					
		Long Semi	10	300	Schedul e 342, Area A is 8.5 ; all other cases 11	5	5	7	1	
		Semi- detached	9	270	Schedul e 342, Area A is 8.5; all other cases 11	5	5	7	1	
O	Duplex	Detached Linked- detached	9	270	11	4.5	4.5	7.5 ⁶	1	6
		Long Semi	10	300	11	4.5	4.5	7.5 ⁶	1	6

		Semi-detached	7.5	225	11	4.5	4.5	7.5 ⁶	1	6
P	Duplex	Detached Linked-detached	9	270	11	4	3	6	1.8 m total, 0.6 m for one side yard	
		Long Semi	10	300	11	4	3	6	1.8 m total, 0.6 m for one side yard	
		Semi-detached	8	240	11	4	3	6	1.8 m total, 0.6 m for one side yard	

Q	None	Detached Duplex, Linked-detached	9	270	8.5	3	3	7.5	0.6 m on one side and 1.2 m on the other	
		Long Semi	10	300	8.5	3	3	7.5	0.6 m on one side and 1.2 m on the other	
		Semi-detached	6	180	8.5	3	3	7.5	1.2	
R	None	Detached Duplex, Linked-detached	9	270	8.5	3	3	7.5 ⁶	1.8 m total, 0.6 m for one side yard	6

		Long Semi	10	300	8.5	3	3	7.5 ⁶	1.8 m total, 0.6 m for one side yard	6
		Semi-detached	6	135	8.5	3	3	7.5 ⁶	1.2	6
S	None	Detached Duplex, Linked-detached	9	270	8	6	4.5	7.5 ⁶	1.8 m total, 0.6 m for one side yard	6
		Long Semi	10	300	8	6	4.5	7.5 ⁶	1.8 m total, 0.6 m for one side yard	6

		Semi-detached	6	180	8	6	4.5	7.5 ⁶	1.2	6
T	None	Detached Duplex, Linked-detached	7.5	195	8.5	3	3	7.5 ⁶	1.2 m where abutting a public pathway or public lane, all other cases 0.3 m	6
		Long Semi	10	300	8.5	3	3	7.5 ⁶	1.2 m where abutting a public pathway or public lane, all other case	6

									s 0.3 m	
		Semi-detached	6	180	8.5	3	3	7.5 ⁶	1.2	6
U	None	Detached Duplex, Linked-detached	7.5	195	8	3	3	7.5 ⁶	1.2 m where abutting a public pathway or public lane, all other cases 0.3 m	6
		Long Semi	10	300	8	3	3	7.5 ⁶	1.2 m where abutting a public pathway	6

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									or public lane, all other cases 0.3 m	
Semi-detached	6	180	8	3	3	7.5 ⁶	1.2	6		
Detached	9	240	9.5	3 ⁷	3	6 ⁸	1.8 m total, 0.6 m for one side yard	7, 8		
Long Semi	10	260	9.5	3 ⁷	3	6 ⁸	1.8 m total, 0.6 m for one side yard	7, 8		

		Semi-Detached	7	190	9.5	3 ⁷	3	6 ⁸	0.9	7, 8
		Duplex	14	380	11	3 ⁷	3	6 ⁸	1.2	7, 8
		Detached	9	240	11	3 ⁷	3	6 ⁸	1.8 m total, 0.6 m for one side yard	7, 8
		Long Semi	10	260	11	3 ⁷	3	6 ⁸	1.8 m total, 0.6 m for one side yard	7, 8
		Semi-detached	7	190	11	3 ⁷	3	6 ⁸	0.9	7, 8

33. Renumber existing Subsection 158 (2) with a new Subsection 158 (8), and replace Table 158B Additional Zoning Provisions with a new Table 158 B.

Table 158B – Additional zoning provisions

I Endnote Number	II Additional Zoning Provisions
1	Minimum lot area is 600 m ² when served by a public water supply and a public sanitary sewer and 690 m ² when serviced by public water supply or a sanitary sewer only.
2	Minimum lot frontage is 21 m when served by a public water supply and a public sanitary sewer and 26 m when served by public water supply or a sanitary sewer only.
3	Minimum lot area is 645 m ² when served by a public water supply and a public sanitary sewer and 920 m ² when serviced by public water supply or a sanitary sewer only.
4	Minimum lot frontage is 10.5 m per dwelling unit or oversize dwelling unit when served by a public water supply and a public sanitary sewer and 15 m per dwelling unit or oversize dwelling unit when serviced by public water supply or a sanitary sewer only. (By-law 2018-206)

5	<p>Minimum lot area per dwelling unit or oversize dwelling unit is 320 m² when served by a public water supply and a public sanitary sewer and 500 m² per dwelling unit or oversize dwelling unit when serviced by public water supply or a sanitary sewer only. (By-law 2018-206)</p>	
6	<p>For those lots outside of Schedule 342, the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it may not be less than 6 m and need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 metres or less, the minimum rear yard setback is 4 m.</p> <p>For those lots within S. 342, see Part V, Section XXX – Yard Setbacks for Low-Rise Residential Uses</p>	
7	<p>For lots located outside of Schedule 342, the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:</p>	
	(i)	<p>a building front wall or side wall, or</p>
(ii)	<p>a covered porch or veranda that is at least 2.5 m wide.</p>	

	For lots inside Schedule 342, see Part V, Section XXX – Yard Setbacks for Low-Rise Residential Uses.
8	Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.
9 (By-law 2008-386)	For those lots located outside of Schedule 342, the following applies: Despite the definition of “front lot line”, in the case of a corner lot, the definition does not apply where the location of a front lot line has been decided upon pursuant to the definition of “lot line front” of the former City of Nepean By-law No.100-2000 that stated “Lot Line Front shall mean the line that divides a lot from the street

34. Add a new Subsection 160 (9), Table 160 (9) R3 Subzone Provisions

Table 160A – R3 Subzone provisions (OMB Order File No: PL150797, issued July 25, 2016 - By-law 201228)

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End notes (see Table 160B)
A	None	Planned Unit Develop- ment	n/a	1,400	As per dwelling type	6	4.5	varies ¹	varies ¹	1
		Three Unit	18	540	10.7 in Schedule 342, in other cases 11	6	4.5	varies ²	3.6 total, 1.2 for one side yard	2
		Detache d, Duplex, Linked- deta- ched	15	450	8	6	4.5	varies ²	3 m total, 1.2 m for one side yard	2

		Long Semi	10	300	8	6	4.5	varies ²	3 m total, 1.2 m for one side yard	2
		Semi-Detached	9	270	8	6	4.5	varies ²	1.2	2
		Townhouse	6	180	10 in Schedule 342 ⁶ ; in other cases, 11	6	4.5	varies ²	1.2	2, 6
B	None	Planned Unit Development	n/a	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Three Unit	18	540	10.7 in Schedule 342, in other cases 11	3	3	varies ²	3 m total, 1.2 m for one side yard	2

		Detached, Duplex, Linked- detached	15	450	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	varies ²	1.2	2, 6
		Long Semi	10	300	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	varies ²	1.2	2, 6
		Semi- Detached	9	270	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	varies ²	1.2	2, 6
		Town- house	6	180	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	varies ²	1.2	2, 6

C	Plan ned Unit Deve lopment	Three Unit	18	540	10.7	6	4.5	varies ²	3.6 m total, 1.2 m for one side	2
		Detache d, Duplex, Linked- deta- ched	15	450	8	6	4.5	varies ²	3 m total, 1.2 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	3 m total, 1.2 m for one side yard	2
		Semi- Deta- ched	7.5	270	8	6	4.5	varies ²	1.2	2
		Town- house	6	180	10 ⁶	6	4.5	varies ²	1.2	2, 6
		Three Unit	18	540	10.7	6	4.5	varies ²	3.6 m total, 1.2 m for one side yard	2
D	Plan ned Unit Deve lopment, Tow	Three Unit	18	540	10.7	6	4.5	varies ²	3.6 m total, 1.2 m for one side yard	2

	nhouse	Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies ²	3 m total, 1.2 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	3 m total, 1.2 m for one side yard	2
		Semi-Detached	9	270	8	6	4.5	varies ²	1.2	2
E	Plan ned Unit Deve lopm ent, Tow nhou se	Three Unit	18	540	8	3	3	varies ²	3.6 m total, 1.2 m for one side yard	2
		Detached, Duplex, Linked-detached	15	450	8	3	3	varies ²	1.2	2

		Long Semi	10	300	8	3	3	varies ²	1.2	2
		Semi-Detached	9	270	8	3	3	varies ²	1.2	2
EE (By-law 2008 -386)	Plan ned Unit Deve lopment, Tow nhouse	Three Unit	18	540	11	3	3	varies ²	1.2	2
		Detached, Duplex, Linked-detached	15	450	11	3	3	varies ²	1.2	2
		Long Semi	15	450	11	3	3	varies ²	1.2	2
		Semi-detached	9	270	11	3	3	varies ²	1.2	2

F	None	Planned Unit Development	n/a	1,400	As per dwelling type	6	4.5	varies ¹	varies ¹	1
		Three Unit	15	450	10.7	6	4.5	varies ²	3 total, 1.2 m for one side yard	2
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies ²	3 m total, 1.2 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	3 m total, 1.2 m for one side yard	2
		Semi-Detached	7.5	225	8	6	4.5	varies ²	1.2	2
		Townhouse	6	180	10 ⁶	6	4.5	varies ²	1.2	2, 6

G	None	Planned Unit Development	n/a	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Three Unit	15	450	10.7	3	3	varies ²	1.2	2
		Detached, Duplex, Linked-detached	15	450	10 ⁶	3	3	varies ²	1.2	2, 6
		Long Semi	10	300	10 ⁶	3	3	varies ²	1.2	2, 6
		Semi-Detached	7.5	225	10 ⁶	3	3	varies ²	1.2	2, 6
		Townhouse	6	180	10 ⁶	3	3	varies ²	1.2	2, 6

H	Plan ned Unit Deve lopme nt, Tow nhou se	Three Unit	15	450	10.7	6	4.5	varies ²	3 m total, 1.2 m for one side	2
		Detache d, Duplex, Linked- deta- ched	15	450	8	6	4.5	varies ²	3 m total, 1.2 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	3 m total, 1.2 m for one side yard	2
		Semi— Deta- ched	7.5	225	8	6	4.5	varies ²	1.2	2
I	Plan ned Unit Deve lopme nt, Tow nhou se	Three Unit	15	450	10.7	3	3	varies ²	1.2	2
		Detache d, Duplex,	15	450	10 ⁶	3	3	varies ²	1.2	2, 6

		Long Semi	10	300	10 ⁶	3	3	varies ²	1.2	2,6
		Semi-Detached	7.5	225	10 ⁶	3	3	varies ²	1.2	2, 6
J	Three Unit	Planned Unit Development	n/a	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Detached, Duplex, Linked-Detached	15	385	10 ⁶	3	3	6	0.3	6
		Long Semi	10	260	10 ⁶	3	3	6	0.3	6
		Semi-Detached	7.5	225	10 ⁶	3	3	6	0.3	6

		Townhouse	5.6	165	10 ⁶	3	3	6	0.3	6
K	Planned Unit Development, Three Unit, Townhouse	Detached, Duplex Linked-detached	15	385	10 ⁶	3	3	6	0.3	6
		Long Semi	10	260	10 ⁶	3	3	6	0.3	6
		Semi-Detached	7.5	225	10 ⁶	3	3	6	0.3	6
L	None	Planned Unit Development	n/a	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Three Unit, detached	12	360	10.7	3	3	varies ²	1.2	2

		Detached, Duplex, Linked-Detached	12	360	10 ⁶	3	3	varies ²	1.2	2, 6
		Long Semi	10	300	10 ⁶	3	3	varies ²	1.2	2, 6
		Semi-Detached, Townhouse	6	180	10 ⁶	3	3	varies ²	1.2	2, 6
M	None	Planned Unit Development	n/a	1,400	As per dwelling type	6	4.5	varies ¹	varies ¹	1
		Three Unit	12	360	10.7	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2

		Detached, Duplex, Linked- Detached	12	360	8	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Semi- Detached	6	180	8	6	4.5	varies ²	1.2	2
		Town- house	6	180	10 ⁶	6	4.5	varies ²	1.2	2, 6
N	None	Planned Unit Develop- ment	n/a	1,400	As per dwelling type	6	4.5	varies ¹	varies ¹	1

		Three Unit	12	360	10.7	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Detached, Duplex, Linked-detached	9	270	8	6	4.5	varies ²	1.8 total, 0.6 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	1.8 total, 0.6 m for one side yard	2
		Semi-Detached	5.6	165	8	6	4.5	varies ²	1.2	2
		Townhouse	5.6	165	10 ⁶	6	4.5	varies ²	1.2	2, 6
O	None	Planned Unit Development	n/a	1,400	As per dwelling type	6	4.5	varies ¹	varies ¹	1

		Three Unit	12	360	10.7	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Detached, Duplex, Linked-detached	7.5	195	8	6	4.5	varies ²	1.8 m total, 0.6 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	1.8 m total, 0.6 m for one side yard	2
		Semi-Detached	4.5	110	8	6	4.5	varies ²	1.2	2
		Town-house	4.5	110	10 ⁶	6	4.5	varies ²	1.2	2, 6
P	None	Planned Unit Development	n/a	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1

		Three Unit	12	360	10.7	3	3	varies ²	1.2	2
		Detached, Duplex, Linked-detached	9	270	10 ⁶	3	3	varies ²	1.8 m total, 0.6 m for one side yard	2, 6
		Long Semi	10	300	10 ⁶	3	3	varies ²	1.8 m total, 0.6 m for one side yard	2, 6
		Semi-Detached, Townhouse	5.6	165	10 ⁶	3	3	varies ²	1.2	2, 6
Q	None	Planned Unit Development	n/a	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Three Unit	12	360	10.7 in Schedule 342 ⁶ , in other cases, 11	3	3	varies ²	1.2	2, 6

		Detached, Duplex, Linked-detached	7.5	195	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	varies ²	1.8 m total, 0.6 m for one side yard	2, 6
		Long Semi	10	300	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	varies ²	1.8 m total, 0.6 m for one side yard	2, 6
		Semi-Detached, Townhouse	4.5	110	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	varies ²	1.2	2, 6
R	Planned Unit Development, Townhouse	Three Unit	12	360	10.7	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Detached, Duplex, Linked-detached (By-law 2017-148)	12	360	8	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2

		Long Semi	10	300	8	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Semi-Detached	6	180	8	6	4.5	varies ²	1.2	2
S	Plan ned Unit Deve lopment, Tow nhouse	Three Unit	12	360	10.7	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Detached, Duplex, Linked-detached	9	270	8	6	4.5	varies ²	1.8 m total, 0.6 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	1.8 m total, 0.6 m for one side yard	2

		Semi-Detached	5.6	165	8	6	4.5	varies ²	1.2	2
T	Planned Unit Development, Townhouse	Three Unit	12	360	10.7	3	3	varies ²	1.2	2
		Detached, Duplex, Linked-detached	9	270	10 ⁶	3	3	varies ²	1.8 m total, 0.6 m for one side yard	2, 6
		Long Semi	10	300	10 ⁶	3	3	varies ²	1.8 m total, 0.6 m for one side yard	2, 6
		Semi-Detached	5.6	165	10 ⁶	3	3	varies ²	1.2	2, 6
U	None	Planned Unit Development	n/a	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1

		Three Unit,	12	330	10.7	3	3	varies ²	1.2	2
		Detached, Duplex, Linked-Detached	12	330	10 ⁵	3	3	varies ²	1.2	2, 6
		Long Semi	10	275	10 ⁶	3	3	varies ²	1.2	2, 6
		Semi-Detached	6	165	10 ⁶	3	3	varies ²	1.2	2, 6
		Townhouse	6	180	10 ⁶	3	3	varies ²	1.2	2, 6
V		Planned Unit Development	n/a	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1

		Detached, Duplex, Linked-detached	9	270	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	0.3	6
	Three Unit	Long Semi	10	300	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	0.3	6
		Semi-Detached, Townhouse	5.6	165	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	0.3	6
V V	None	Planned Unit Development	18	1400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Three Unit	18	450	10.7 in Schedule 342; in other cases, 11	3	3	6	1.2	

		Duplex	14	380	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	1.2	6
		Detached, Linked-detached	9	240	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	1.8 m total, 0.6 m for one side yard	6
		Long Semi	10	270	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	1.8 m total, 0.6 m for one side yard	6
		Semi-detached	7	190	10 in Schedule 342 ⁶ ; in other cases, 11 ⁵	3	3	6	0.9	6
		Townhouse	6	150	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	1.2	6

W	Three Unit	Planned Unit Development	n/a	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Detached, Duplex, Linked-detached	9	270	8	3	3	6	0.3	
		Long Semi	10	300	8	3	3	6	0.3	
		Semi-Detached	5.6	165	8	3	3	6	0.3	
		Townhouse	5.6	165	10 ⁶	3	3	6	0.3	6
W W	None	Planned Unit Development	18	1,400	As per dwelling type	6	6	6	6	1

		Three Unit	18	450	10.7 in Schedule 342, in other cases 11	6	6	6	6	
		Duplex	14	380	10 in Schedule 342 ⁶ ; in other cases, 11	6	6	6	6	6
		Detached, Linked-Detached	9	240	10 in Schedule 342 ⁶ ; in other cases, 11 ⁵	6	6	6	6	6
		Long Semi	10	270	10 in Schedule 342 ⁶ ; in other cases, 11	6	6	6	6	6
		Semi-detached	7	190	10 in Schedule 342 ⁶ ; in other cases, 11	6	6	6	6	6

		Townhouse	6	150	10 in Schedule 342 ⁶ ; in other cases, 11	6	6	6	6	6
X	None	Planned Unit Development	18	1,400	11	4.5	4.5	varies ¹	varies ¹	1
		Three Unit	18	450	11	4.5	4.5	7.5	1.2	
		Duplex	14	380	11	4.5	4.5	7.5	1.2	
		Detached	9	240	11	4.5	4.5	7.5	1.8 total, 0.6 for one side yard	
		Long Semi	10	270	11	4.5	4.5	7.5	1.8 total, 0.6 for one side yard	

		Semi-detached	7	190	11	4.5	4.5	7.5	0.9	
		Townhouse	6	150	11	4.5	4.5	7.5	1.2	
XX	None	Planned Unit Development	18	1,400	11	6	4.5	varies ¹	varies ¹	1
		Three Unit	18	450	11	6	4.5	7.5	1.2	
		Duplex	14	380	11	6	4.5	7.5	1.2	
		Detached, Linked-detached	9	240	11	6	4.5	7.5	1.8 m total, 0.6 m for one side yard	
		Long Semi	10	270	11	6	4.5	7.5	1.8 m total, 0.6 m for one side yard	

		Semi--detached	7	190	11	6	4.5	7.5	0.9	
		Town-house	6	150	11	6	4.5	7.5	1.2	
Y	None	Planned Unit Development	18	1,400	As per dwelling type	5	3	varies ¹	varies ¹	1
		Three Unit	18	450	10.7 in Schedule 342, in other cases 11	5	3	6.5	1.2	
		Duplex	14	380	10 in Schedule 342 ⁶ ; in other cases, 11	5	3	6.5	1.2	6
		Detached, Linked-detached	9	240	10 in Schedule 342 ⁶ ; in other cases, 11	5	3	6.5	1.8 m total, 0.6 m for one side yard	6

		Long Semi	10	270	10 in Schedule 342 ⁶ ; in other cases, 11	5	3	6.5	1.8 m total, 0.6 m for one side yard	6
		Semi-detached	7	190	10 in Schedule 342 ⁶ ; in other cases, 11	5	3	6.5	0.9	6
		Town-house	6	150	10 in Schedule 342 ⁶ ; in other cases, 11	5	3	6.5	1.2	6
YY	None	Planned Unit Development	18	1,400	As per dwelling type	6	4.5	varies ¹	varies ¹	1
		Three Unit	18	450	10.7 in Schedule 342, in other cases 12	6	4.5	6	1.2	

		Duplex	14	380	10 in Schedule 342 ⁶ ; in other cases, 12	6	4.5	6	1.2	6
		Detached, Linked-detached	9	240	10 in Schedule 342 ⁶ ; in other cases, 12	6	4.5	6	1.8 m total, 0.6 m for one side yard	6
		Long Semi	10	270	10 in Schedule 342 ⁶ ; in other cases, 12	6	4.5	6	1.8 m total, 0.6 m for one side yard	6
		Semi-detached	7	190	10 in Schedule 342 ⁶ ; in other cases, 12	6	4.5	6	0.9	6
		Townhouse	6	150	10 in Schedule 342 ⁶ ; in other cases, 12	6	4.5	6	1.2	6

Z	None	Planned Unit Development	18 ⁵	1,400	As per dwelling type	3 ³	3 ³	varies ⁴	varies ⁴	3, 4, 5
		Three Unit	18 ⁵	450	10.7 inside Schedule 342, in other cases 11	3 ³	3 ³	6	1.2	3, 5
		Duplex	14 ⁵	380	10 in Schedule 342 ⁶ ; in other cases, 11	3 ³	3 ³	6	1.2	3, 5, 6
		Detached, Linked-detached	9 ⁵	240	10 in Schedule 342 ⁶ ; in other cases, 11	3 ³	3 ³	6	1.8 m total, 0.6 m for one side yard	3, 5, 6
		Long Semi	10 ⁵	270	10 in Schedule 342 ⁶ ; in other cases, 11	3 ³	3 ³	6	1.8 m total, 0.6 m for one side yard	3,5, 6

		Semi-Detached	7 ⁵	190	10 in Schedule 342 ⁶ ; in other cases, 11	3 ³	3 ³	6	0.9	3, 5, 6
		Town-house	6 ⁵	150	10 in Schedule 342 ⁶ in other cases, 11	3 ³	3 ³	6	1.2	3, 5, 6

35. Renumber existing Subsection 160 (2) with a new Subsection 160 (8), and replace Table 160B R3 Subzone Provisions with a new Table 160 B.

Table 160B – Additional zoning provisions

I Endnote Number	II Additional Zoning Provisions	
1	Despite the definitions of rear yard and interior side yard, buildings in a planned unit development (PUD) must be located so that they are set back,	
	(a)	an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres,
	(b)	an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot,
	(c)	in the case of an abutting vacant lot, a minimum required interior side yard of 1.8 metres, and a minimum required rear yard. setback based on the minimum

		<p>rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line.</p>				
<p>2</p>		<p>For lands located outside of Schedule 342, the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 metres or less, the minimum rear yard setback is 4 m.</p> <p>For lands located within Schedule 342, see Part V, Section XXX – Yard Setbacks for Low-Rise Residential Uses.</p>				
<p>3</p>		<p>For lots outside of Schedule 342, the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:</p> <table border="1" data-bbox="391 1251 1578 1669"> <tr> <td data-bbox="391 1251 548 1461">(i)</td> <td data-bbox="548 1251 1578 1461">a building front wall or side wall, or</td> </tr> <tr> <td data-bbox="391 1461 548 1669">(ii)</td> <td data-bbox="548 1461 1578 1669">a covered porch or veranda that is at least 2.5m wide.</td> </tr> </table>	(i)	a building front wall or side wall, or	(ii)	a covered porch or veranda that is at least 2.5m wide.
(i)	a building front wall or side wall, or					
(ii)	a covered porch or veranda that is at least 2.5m wide.					

	<p>For lots inside Schedule 342, see Part V, Section XXX – Yard Setbacks for Low-Rise Residential Uses</p>
4	<p>For lots outside of Schedule 342, for a yard abutting a lot line of an adjacent lot in any zone, the required yard setback is 1.2 m for the first 21 m back from the street lot line. In all other circumstances, the required yard setback is 6 m.</p> <p>For lots located inside Schedule 342, see Part V, Section XXX – Yard Setbacks for Low-rise Residential Uses inside the Greenbelt.</p>
5	<p>Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.</p>
6	<p>For lands within the Schedule 342, where a building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 11 metres</p> <p>Where the property is located outside of Area A on Schedule 342, or where the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 12 m in the R3YY subzone, or 11 m in any other subzone.</p>

36. Add a new Subsection 162 (11), Table 162 (11) R4 Subzone Provisions

Table 162A – R4 Subzone Provisions (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228)

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End notes (see Table 162 B)
A	Retirement Home (By-law 2018- 206)	Planned unit development	na	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	18	540	11	3	3	varies ³	varies ³	2, 3
		Stacked ²	22	660	11	3	3	varies ⁴	varies ³	2, 3, 4

		Three Unit	18	540	11	3	3	varies ⁴	3.6 total, with no less than 1.2	4
		Detached, Duplex, Linked-detached	15	450	11 ¹⁰	3	3	varies ⁴	1.2	4,10
		Long Semi	10	300	11 ¹⁰	3	3	varies ⁴	1.2	4, 10
		Semi-detached	9	270	11 ¹⁰	3	3	varies ⁴	1.2	4,10
		Town-house	6	180	11 ¹⁰	3	3	varies ⁴	1.2	4,10

B	Retirement Home (By-law)	Planned unit	na	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
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2018-206)	develop-ment								
	Apartment dwelling, low rise ²	18	540	11	6	4.5	varies ⁴	varies ³	2,3,4
	Stacked ²	22	660	11	6	4.5	varies ⁴	varies ³	2, 3, 4
	Three Unit	18	540	11	6	4.5	varies ⁴	3.6 total, with one yard no less than 1.2	4
	Detached, Duplex Linked-detached	15	450	8	6	4.5	varies ⁴	3 total, no less than 1.2 for one side	4

		Semi-detached	9	270	8	6	4.5	varies ⁴	1.2	4
		Town-house	6	180	11 ¹⁰	6	4.5	varies ⁴	1.2	4,10
C	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	15	450	11	3	3	varies ⁴	varies ³	2, 3, 4
		Stacked ²	22	660	11	3	3	varies ⁴	varies ³	2, 3, 4
		Three Unit	15	450	11	3	3	varies ⁴	1.2	4

		Duplex, Detached, Linked- detached	15	450	11 ¹⁰	3	3	varies ⁴	1.2	4,10
		Long Semi	10	300	11 ¹⁰	3	3\	varies ⁴	1.2	4,10
		Semi- Detached	7.5	232	11 ¹⁰	3	3	varies ⁴	1.2	4,10
		Town- house	6	180	11 ¹⁰	3	3\	varies ⁴	1.2	4,10
D	Retire ment Home (By- law 2018- 206)	Planned unit develop ment	n/a	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	15	450	11	6	4.5	varies ³	varies ³	2, 3

		Stacked ²	22	660	11	6	4.5	varies ³	varies ³	2, 3
		Three Unit	15	450	11	6	4.5	varies ⁴	3 total, with no less than 1.2 for one yard	4
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies ⁴	3 total, with no less than 1.2 for one yard	4
		Long Semi	10	300	8	6	4.5	varies ⁴	3 total, with no less than 1.2 for one yard	4

		Semi-detached	7.5	225	8	6	4.5	varies ⁴	1.2	4
		Town-house	6	180	11	6	4.5\	varies ⁴	1.2	4
E	Retirement Home (By-law 2018-206)	Planned unit development	as per dwelling type	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	15	450	11	6	4.5	varies ⁴	varies ³	2, 3, 4
		Stacked ²	22	660	11	6	4.5	varies ⁴	varies ³	2, 3, 4
		Three Unit	15	450	9.5	6	4.5	varies ⁴	3 m total, 1.2 m for one	4

									side yard	
		Duplex	12	330	9.5	6	4.5	varies ⁴	1.2	4
		Detached, Linked- detached	10	275	9.5	6	4.5	varies ⁴	1.2	4
		Long Semi	10	275	9.5	6	4.5	varies ⁴	1.2	4
		Semi- detached	6	165	9.5	6	4.5	varies ⁴	1.2	4
		Town- house	5.6	165	9.5	6	4.5	varies ⁴	1.2	4
F	Retire ment Home (By- law	Planned unit	n/a	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1

2018-206)	develop ment								
	Apartment dwelling, low rise ²	12	360	11	3	3	varies ⁴	varies ³	2, 3, 4
	Stacked ²	22	660	11	3	3	varies ⁴	varies ³	2, 3, 4
	Three Unit	12	360	11	3	3	varies ⁴	1.2	4
	Duplex, Detached, Linked- detached	12	360	10 ¹⁰	3	3	varies ⁴	1.2	4,10
	Long Semi	10	300	10 ¹⁰	3	3	varies ⁴	1.2	4,10
	Town- house,	6	180	10 ¹⁰	3	3	varies ⁴	1.2	4,10

		Semi-detached								
G	Retire ment Home (By- law 2018- 206)	Planned unit develop- ment	n/a	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	12	360	11	6	4.5	varies ⁴	varies ³	2, 3, 4
		Stacked ²	22	660	11	6	4.5	varies ⁴	varies ³	2, 3, 4
		Three Unit	12	360	11	6	4.5	varies ⁴	2.4 m total, 1.2 m for one side yard	4
		Detached, Duplex,	12	360	8	6	4.5	varies ⁴	2.4 m total, 1.2 m for one	4

		Linked-detached							side yard	
		Long Semi	10	300	8	6	4.5	varies ⁴	2.4 m total, 1.2 m for one side yard	4
		Semi-Detached	6	180	8	6	4.5	varies ⁴	1.2	4
		Town-house	6	180	10 ¹⁰	6	4.5	varies ⁴	1.2	4, 10
H	Retirement Home (By-law 2018-206)	Planned unit development	NA	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	12	360	11	3	3	varies ⁴	varies ³	2, 3, 4

		Stacked ²	22	660	11	3	3	varies ⁴	varies ³	2, 3, 4
		Three Unit	12	360	11	3	3	varies ⁴	1.2	4
		Detached, Duplex, Linked-detached	9	270	10 ¹⁰	3	3	varies ⁴	0.6 m on one side and 1.2 m on the other	4, 10
		Long Semi	10	300	10 ¹⁰	3	3	varies ⁴	1.2	4, 10
		Town-house, Semi-detached	5.6	170	10 ¹⁰	3	3	varies ⁴	1.2	4, 10
17	Retirement Home (By-law)	Planned unit development	n/a	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1

2018-206)	Apartment dwelling, low rise ²	12	360	11	3	3	varies ⁴	varies ³	2, 3, 4
	Stacked ²	22	660	11	3	3	varies ⁴	varies ³	2, 3, 4
	Three Unit	12	360	11	3	3	varies ⁴	1.2	4
	Detached, Duplex, Linked-detached	9	270	11	3	3	varies ⁴	total is 1.8, with one minimum yard, no less than 0.6	4
	Long Semi	10	300	11	3	3	varies ⁴	1.2	4
	Town-house,	5.6	170	11	3	3	varies ⁴	1.2	4

		Semi-detached								
J	Retirement Home (By-law 2018-206)	Planned unit development	n/a	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	12	360	11	6	4.5	varies ⁴	varies ³	2, 3, 4
		Stacked ²	22	660	11	6	4.5	varies ⁴	varies ³	2, 3, 4
		Three Unit	12	360	11	6	4.5	varies ⁴	2.4 total, 1.2 for one side yard	4
		Detached, Duplex,	9	270	8	6	4.5	varies ⁴	0.6 on one side and 1.2 on	4

		Linked-detached							the other	
		Long Semi	10	300	8	6	4.5	varies ⁴	1.2	4
		Semi-detached	5.6	170	8	6	4.5	varies ⁴	1.2	4
		Town-house	5.6	170	10 ¹⁰	6	4.5	varies ⁴	1.2	4,10
K	Retirement Home (By-law 2018-206)	Planned unit development	n/a	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	12	360	11	3	3	varies ⁴	varies ³	2, 3, 4

		Stacked ²	22	660	11	3	3	varies ⁴	varies ³	2, 3, 4
		Three Unit	12	360	11	3	3	varies ⁴	1.2	4
		Detached, Duplex, Linked-detached	7.5	197	10 ¹⁰	3	3	varies ⁴	0.6 on one side and 1.2 on the other	4, 10
		Long Semi	10	300	10 ¹⁰	3	3	varies ⁴	1.2	4, 10
		Town-house, Semi-detached	4.5 (By-law 2008-462)	110 (By-law 2008-462)	10 ¹⁰	3	3	varies ⁴	1.2	4, 10
L	Retirement Home (By-law)	Planned unit	n/ a	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1

2018-206)	develop-ment								
	Apartment dwelling, low rise ²	12	360	11	6	4.5	varies ⁴	varies ³	2, 3, 4
	Stacked ²	22	660	11	6	4.5	varies ⁴	varies ³	2, 3, 4
	Three Unit	12	360	11	6	4.5	varies ⁴	2.4 total, 1.2 for one side yard	4
	Detached, Duplex, Linked-detached	7.5	195	8	6	4.5	varies ⁴	0.6 m on one side and 1.2 on the other	4

		Long Semi	10	300	8	6	4.5	varies ⁴	1.2	4
		Semi-Detached	4.5	110	8	6	4.5	varies ⁴	1.2	4
		Town-house	4.5	110	10 ¹⁰	6	4.5	varies ⁴	1.2	4,10
M ⁹	None	Planned unit development	n/a	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	18	540	14.5 (By-law 2014-289)	3	3	varies ⁴	varies ³	3, 4
		Three Unit,	15	450	11	3	3	varies ⁴	1.2	4

		Duplex, Detached, Linked- detached	15	450	11 ¹⁰	3	3	varies ⁴	1.2	4, 10
		Long Semi	10	300	11 ¹⁰	3	3	varies ⁴	1.2	4, 10
		Semi- detached	7.5	225	11 ¹⁰	3	3	varies ⁴	1.2	4, 10
		Town- house	6	180	10 ¹⁰	3	3	varies ⁴	1.2	4, 10,
N	None	Planned unit develop- ment	n/a	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	18	540	14.5	6	4.5	varies ⁴	varies ³	3, 4

		Three Unit	15	450	11	6	4.5	varies ⁴	3 m total, 1.2 for one side yard	4
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies ⁴	3 m total, one yard no less than 1.2	4
		Long Semi	10	300	8	6	4.5	varies ⁴	3 m total, one yard no less than 1.2	4
		Semi-Detached	7.5	225	8	6	4.5	varies ⁴	1.2	4

		Town-house	6	180	14.5	6	4.5	varies ⁴	1.2	4
O (By-law 2010- 123)	None	Planned unit development	n/a	1,400	as per dwelling type	6	6	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	15	450	11	6	6	varies ⁴	varies ³	3, 4
		Three Unit	15	450	9.5	6	6	varies ⁴	3 m total, one yard no less than 1.2	4
		Duplex	12	330	9.5	6	6	varies ⁴	1.2	4

		Detached, Linked- detached	10	275	9.5	6	6	varies ⁴	1.2	4
		Long Semi	10	275	9.5	6	6	varies ⁴	1.2	4
		Semi- detached	6	165	9.5	6	6	varies ⁴	1.2	4
		Town- house	5.6	165	9.5	6	6	varies ⁴	1.2	4
P	None	Planned unit develop- ment	n/a	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	15	450	14.5 (By-law 2014- 289)	3	3	varies ⁴	varies ³	3, 4

		Three Unit	12	360	11	3	3	varies ⁴	1.2	4
		Duplex, Detached, Linked- detached	12	360	10 ¹⁰	3	3	varies ⁴	1.2	4, 10
		Long Semi	10	300	10 ¹⁰	3	3	varies ⁴	1.2	4, 10
		Town- house, Semi- detached	6	180	10 ¹⁰	3	3	varies ⁴	1.2	4, 10
Q	None	Planned unit develop- ment	n/a	1, 400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	15	450	11	6	4.5	varies ⁴	varies ³	3, 4

		Three Unit	12	360	11	6	4.5	varies ⁴	2.4 total, 1.2 m for one side yard	4
		Detached, Duplex, Linked-detached	12	360	8	6	4.5	varies ⁴	2.4 total, 1.2 for one side yard	4
		Long Semi	10	300	8	6	4.5	varies ⁴	2.4 total, 1.2 for one side yard	4
		Semi-detached	6	180	8	6	4.5	varies ⁴	1.2	4
		Town-house	6	180	10 ¹⁰	6	4.5	varies ⁴	1.2	4, 10

R	None	Planned unit development	n/a	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	15	450	11	6	4.5	varies ⁴	varies ³	3, 4
		Three Unit	12	360	11	6	4.5	varies ⁴	2.4 total, 1.2 for one side yard	4
		Detached, Duplex, Linked-detached	9	270	8	6	4.5	varies ⁴	1.8, one yard not less than 0.6	4
		Long Semi	10	300	8	6	4.5	varies ⁴	1.8, one yard not less	4

									than 0.6	
		Semi-detached	5.6	170	8	6	4.5	varies ⁴	1.2	4
		Town-house	5.6	170	11	6	4.5	varies ⁴	1.2	4
S ⁹	None	Planned unit development	n/a	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	15	450	14.5 (By-law 2014-289)	3	3	varies ⁴	varies ³	3, 4, 9
		Three Unit	12	360	11	3	3	varies ⁴	1.2	4

		Detached, Duplex, Linked-detached	9	270	11 ¹⁰	3	3	varies ⁴	0.6 m on one side and 1.2 m on the other	4, 10
		Long Semi	10	300	11 ¹⁰	3	3	varies ⁴	1.2	4, 10
		Town-house, Semi-detached	5.6	165	11 ¹⁰	3	3	varies ⁴	1.2	4, 10
T ⁹	None	Planned unit development	n/a	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	15	450	14.5 (By-law 2014-289)	3	3	varies ⁴	varies ³	3, 4, 9

		Three Unit	9	270	11	3	3	varies ⁴	0.6 on one side and 1.2 on the other	4
		Detached, Duplex, Linked-detached	7.5	195	10 ¹⁰	3	3	varies ⁴	0.6 m on one side and 1.2 m on the other	4, 10
		Long Semi	10	300	10 ¹⁰	3	3	varies ⁴	1.2	4, 10
		Town-house, Semi-detached	4.5	110	10 ¹⁰	3	3	varies ⁴	1.2	4, 10
U	None	Planned unit development	n/a	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1

		Apartment dwelling, low rise, Stacked	12	360	11	6	4.5	varies ⁴	varies ³	3, 4
		Three Unit	9	270	11	6	4.5	varies ⁴	1.8, with no yard less than 0.6 on one side	4
		Detached, Duplex, Linked-detached	7.5	195	8	6	4.5	varies ⁴	1.8, with no yard less than 0.6 on one side	4
		Long Semi	10	300	8	6	4.5	varies ⁴	1.2	4
		Semi-detached	4.5	110	8	6	4.5	varies ⁴	1.2	4

		Town-house	4.5	110	11	6	4.5	varies ⁴	1.2	4
V ⁹	None	Planned unit development	na	1400	as per dwelling type	3	3	varies ¹	varies ₁	1
		Apartment dwelling, low rise, Stacked	15	450	11	3	3	varies ⁴	varies ₃	3, 4, 9
		Three unit	12	360	11	3	3	varies ⁴	1.2	4
		Detached, duplex, Linked-detached	9	270	11 ¹⁰	3	3	varies ⁴	1.8 total, with 1.2 on one side and 0.6 on the other	4, 10

		Long Semi	10	300	11 ¹⁰	3	3	varies ⁴	1.2	4, 10
		Town-house, Semi-detached	5.6	165	11 ¹⁰	3	3	varies ⁴	1.2	4, 10
X	None	Planned unit development	18	1,400	as per dwelling type	7.5	7.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	18	450	11	7.5	7.5	varies ⁶	varies ⁶	6
		Three Unit	18	450	11	7.5	7.5	6	1.2	
		Duplex	14	380	11	7.5	7.5	6	1.2	

		Detached, Linked- detached	9	240	11	7.5	7.5	6	Total 1.8, with at least 0.6 on one side	
		Long Semi	10	300	11	7.5	7.5	6	0.9	
		Semi- detached	7	190	11	7.5	7.5	6	0.9	
		Town- house	6	150	11	7.5	7.5	6	1.2	
Y (By- law 2015- 369)		Planned unit develop- ment	n/a	1,400	as per dwelling type	3	3	3	3	

		Apartment dwelling, low rise	18	450	16	5	3	7.5 ⁴	3	4
		Stacked	18	450	11	5	3	7.5 ⁴	3	4
		Three Unit	18	360	11	3	3	6 ⁶	1.2	6
		Detached, Duplex, Linked-detached	9	240	11 ¹⁰	3	3	6 ⁶	1.8 total, with 1.2 on one side and 0.6 on the other	6, 10
		Long Semi	10	300	11 ¹⁰	3	3	6 ⁴	1.2	4, 10
		Semi-detached	7	190	11 ¹⁰	3	3	6 ⁶	1.2	6, 10

		Town-house	6	150	11 ¹⁰	3	3	6 ⁶	1.2	6, 10
Z	None	Planned unit development	18	1,400	as per dwelling type	3 ⁵	3 ⁵	varies ^{1,6}	varies ¹	1, 5, 6
		Apartment dwelling, low rise, Stacked	18	450	14.5 in Schedule 342; in other cases, 15	3 ⁵	3 ⁵	varies ⁶	varies ⁸	5, 6, 8
		Three Unit	18	450	11	3 ⁵	3 ⁵	6 ⁶	1.2	5, 6
		Duplex	14	380	11 ¹⁰	3 ⁵	3 ⁵	6 ⁶	1.2	5, 6, 10
		Detached, Linked-detached	9	240	11 ¹⁰	3 ⁵	3 ⁵	6 ⁶	1.8 total, with 1.2 on one side and 0.6 on	5, 6, 10

									the other	
		Long Semi	10	300	11 ¹⁰	3 ⁵	3 ⁵	6 ⁶	0.9	5, 6, 10
		Semi-detached	7	190	11 ¹⁰	3 ⁵	3 ⁵	6 ⁶	0.9	5, 6, 10
		Town-house	6	150	11 ¹⁰	3 ⁵	3 ⁵	6 ⁶	1.2	5, 6, 10
ZZ	None	Planned unit development	18	1,400	as per dwelling type	6 ⁵	4.5 ⁵	varies ¹	varies ¹	1, 5, 8
		Apartment dwelling, low rise, Stacked	18	450	11	6 ⁵	4.5 ⁵	varies ^{6, 8}	varies ⁶	5, 6, 8

		Three Unit	18	450	11	6 ⁵	4.5 ⁵	varies ^{4, 8}	1.2	4, 5, 8
		Duplex	14	380	10 ¹⁰	6 ⁵	4.5 ⁵	varies ^{4, 8}	1.2	4, 5, 8, 10
		Detached, Linked- detached	9	240	10 ¹⁰	6 ⁵	4.5 ⁵	varies ^{4, 8}	0.6 m on one side and 1.2 m on the other	4, 5, 8, 10
		Long Semi	10	300	10 ¹⁰	6 ⁵	4.5 ⁵	varies ^{4, 8}	0.6 m on one side and 1.2 m on the other	4, 5, 8, 10
		Semi- detached	7	190	10 ¹⁰	6 ⁵	4.5 ⁵	varies ^{4,8}	0.9	4, 5, 8, 10

		Town-house	6	150	10 ¹⁰	6 ⁵	4.5 ⁵	varies ^{4,8}	1.2	4, 5, 8, 10
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37. Add a new Subsection 162 (12), Table 162 (12) Additional Zoning Provisions

Table 162B – Additional Zoning Provisions

I Endnote number	II Additional Zoning Provision	
1	Despite the definitions of rear yard and interior side yard, buildings in a PUD must be located so that they are set back,	
	(a)	an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres,
	(b)	an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot for the first 18 metres back from the street and 25 percent of the lot depth for the remainder, to a maximum 7.5 metres, and

	(c)	<p>in the case of an abutting vacant lot, a minimum required interior side yard of 1.8 metres, and a minimum required rear yard setback based on the minimum rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line.</p>
2	<p>Maximum number of permitted dwelling units per apartment building, low-rise is four (4), and a maximum of four (4) pairs of units, totalling eight (8) units, in a stacked dwelling. (By-law 2013-108) Despite Section 161 (8), where an apartment building, low-rise of four units or stacked dwelling of up to eight units is not within a Planned Unit Development, no landscaped area is required.</p>	
3	<p>Interior Side Yard Setback: For any part of a building located within 21 metres of a front lot line the minimum required interior side yard setback is as follows:</p>	
	<p>Where the building wall is equal to or less than 11 m in height: 1.5 m</p>	
	<p>Where the building wall is greater than 11 m in height: 2.5 m</p>	

	<p>Where the building contains an apartment dwelling, low rise or stacked dwelling and the side lot line abuts a residential subzone that does not permit that dwelling type: 3 m and that yard must be landscaped.</p>
	<p>In all other circumstances the minimum required interior side yard setback is 6m.</p>
<p>4</p>	<p>Where located within Schedule 342, see Part V, Section XXX – Yard Setbacks for Low-rise Residential Uses in the Greenbelt for the minimum required rear yard setback.</p> <p>Where located outside Area A on Schedule 342, the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it need not exceed 7.5 m. Notwithstanding the foregoing, where the rear lot line abuts the interior side lot line of an abutting lot, the minimum required rear yard setback is equal to the minimum required interior side yard setback of the abutting lot along each point of the shared lot line. On lots with depths of 15 m or less, the minimum rear yard setback is 4 m.</p>
<p>5</p>	<p>The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No</p>

	<p>portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:</p> <p>i) a building front wall or side wall, or ii) a covered porch or veranda that is at least 2.5 m wide.</p>
6	<p>Interior Side Yard Setback: For any part of a building located within 21 metres of a front lot line the minimum required interior side yard setback is as follows:</p>
	<p>Where the building wall is equal to or less than 11 m in height: 1.5 m</p>
	<p>Where the building wall is greater than 11 m in height: 3 m</p>
	<p>In all other circumstances the minimum required interior side yard setback is 6 m.</p>
	<p>Rear Yard Setback: Where located within Area A of Schedule 342, see Part V, Section XXX</p>

	<p>– Yard Setbacks for Low-rise Residential Uses in the Greenbelt for the minimum required rear yard setback.</p> <p>Where located outside of Area A of Schedule 342, the minimum required rear yard setback is 6 metres. Notwithstanding the foregoing, where the rear lot line abuts the interior side lot line of an abutting lot, the minimum required rear yard setback is equal to the minimum required interior side yard setback of the abutting lot along each point of the shared lot line.(By-law 2010-354) (By-law 2013-320)</p>
7	A bed and breakfast is permitted a maximum of ten guest bedrooms.
8	Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.
9	Community health and resource centres are permitted between and including the west side of Kent Street, the east side of Elgin Street, the south side of Gloucester Street. (By-law 2009-164)
10	Where the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 11 m.

	Where the property is located outside of Area A on Schedule 342, the maximum building height is 11 m.
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38. Amend the Zoning Map to add the height suffix H(#) identifying the maximum height permitted, as noted in Document 3.
39. Amend Urban Exception Zones [2038] and [2391] that not withstand the Mature Neighbourhoods Overlay by also adding reference to Section 140.
41. Delete reference to Section 139 in Urban Exception [2493].
40. Delete the Exception provisions applicable to Exception [2461] and [2542] that state that S. 139 does not apply since the Mature Neighbourhoods Overlay will no longer apply to the TM and GM Zones to which each of these Exception apply, respectively.
41. Amend references in the Exception Zones to any of the Endnote numbers in the R1 to R4 Endnote Tables 156B, 158B, 160B and 162B based on the revisions to these reference numbers.