

Appendix B – Zoning By-law Comparison

	Parent Zoning By-law 6000-17, as amended	Proposed Zoning
	R3- Detached Third Density Residential	R3(XX) - Detached Third Density Residential Exception Zone
Permitted Uses	<ul style="list-style-type: none"> • Dwelling, Detached • Dwelling, Second Suite • Home occupation 	<ul style="list-style-type: none"> • Dwelling, Detached • Dwelling, Second Suite • Home occupation
Lot Area (minimum)	460m ²	460m ²
Lot Frontage	15m	15m
Front Yard (minimum)	6m	4.5m to Main Building* 6.0m to Garage Face*
Rear Yard (minimum)	7.5m	7.5m
Minimum Exterior Side Yard	6m	3m*
Minimum Interior Side Yard	1.2m for one storey buildings 1.5m for buildings greater than one storey	1.2m (one side)* 0.6m (other side)*
Maximum Building Height	10m	11m*
Coverage	35%	N/A*

Note: The proposed bylaw exceptions are highlighted and labelled with an asterisk “*”.

	Parent Zoning By-law 6000-17, as amended	Proposed Zoning
	R4 - Detached Fourth Density Residential	R4(XX) - Detached Fourth Density Residential Exception Zone
Permitted Uses	<ul style="list-style-type: none"> • Dwelling, Detached • Dwelling, Second Suite • Home occupation 	<ul style="list-style-type: none"> • Dwelling, Detached • Dwelling, Second Suite • Home occupation
Lot Area (minimum)	370m ²	370m ²
Lot Frontage	11m	11m
Front Yard (minimum)	3.0m to Main Building 5.5m to the garage	3.0m to Main Building* 6.0m to Garage Face*
Rear Yard (minimum)	7.5m	7.5m
Minimum Exterior Side Yard	3.0m to Main Building 5.0m to the garage	3.0m*
Minimum Interior Side Yard	1.2m one side 0.6m other side	1.2m (one side) 0.6m (other side)
Maximum Building Height	11m	11m
Coverage	50%	N/A*

Parent Zone Requirement – Yard Encroachments			Proposed Encroachments	
Structure or Feature	Applicable Yard	Max encroachment into a Minimum Yard		
Open porches, uncovered terraces and decks (3.2m in height or less)	Front and Exterior Side Yards	2.5m In no case shall it be 4.5m from the Front Lot line, 3.0m from the Exterior Side Yard Lot line	Maximum projection for open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3.0m above grade with or without foundation and steps*	3.0m (into any required yard)*
	Rear Yards	3.7m In no case shall be closer than 3.8m from the rear Lot line.		
Window Bays, with or without foundation up to 3.0m in width	Front, Rear & Exterior Side Yards	1.0m	Bay, bow or box window maximum width*	4.5m*
	Interior Side Yards	0.33m		
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, or canopies	Any yard	0.7m	Bay, bow or box window or fireplace maximum projection*	0.6m (required, front, exterior and rear yards)*

	R8 Townhouse Dwelling Residential	R8 (XX) Townhouse Dwelling Residential Exception Zone
Permitted Use	<ul style="list-style-type: none"> • Dwelling, Townhouse • Dwelling, Second Suite • Home Occupation • Back-to-back, Townhouse • Stacked Townhouse • Dwelling, Quadriplex • Dwelling, Link 	<ul style="list-style-type: none"> • Dwelling, Townhouse • Dwelling, Second Suite • Home Occupation • Back-to-back, Townhouse • Stacked Townhouse • Dwelling, Quadriplex • Dwelling, Link
Lot Area (minimum)	180m ²	160m ² *
Lot Frontage	6m	6m
Front Yard	7.5m	3.0m (Main building)* 6.0m (Garage face)*
Rear Yard (minimum)	7.5m	7.0m*
Minimum Exterior Side Yard	6m	2.4m*
Minimum Interior Side Yard	0.0m (along common lot line) 1.5m (end unit)	0.0m (along common lot line) 1.5m (end unit)
Maximum Building Height	10m	13.0m*
Coverage	50%	N/A*