

## Appendix "A"

The following is a table to compare the difference between the parent Detached Third Density Residential (R3) zone requirements with the two proposed Detached Third Density Residential Exception (R3-XXX) & (R3-YYY) Zones, as well as other requested zoning standards deviations. R3-XXX will apply to lots 1-13, and lots 15-30. R3-YYY zone will apply to Lot 14 only.

	<b>Parent Detached Third Density Residential Zone</b>	<b>Proposed Detached Third Density Residential Exception Zone (R3-XXX)</b>	<b>Proposed Detached Third Density Residential Exception Zone (R3-YYY)</b>
Permitted Encroachments (Covered or uncovered Porches, terraces and decks)	Front yard 2.5 metres Exterior Side Yard 3.0 metres	Front yard 3.0 metres Exterior Side Yard 2.5 metres	Front yard 3.0 metres Exterior Side Yard 2.5 metres
Permitted Encroachments (Covered or Uncovered terraces and decks)	In no case shall be closer than 3.8 m from the Rear Lot Line	In no case shall be less than 3.0 metres from the rear lot line	In no case shall be less than 3.0 metres from the rear lot line
Steps and landings	2 m	2.0 metres beyond any structures (Covered or Uncovered terraces and decks)	2.0 metres beyond any structures (Covered or Uncovered terraces and decks)
Maximum Lot Coverage	35%	40%	40%

	<b>Parent Detached Third Density Residential Zone</b>	<b>Proposed Detached Third Density Residential Exception Zone (R3-XXX)</b>	<b>Proposed Detached Third Density Residential Exception Zone (R3-YYY)</b>
Maximum Height	10 metres	12 metres	12 metres
Minimum Interior Side Yard	1.2 metres for one Storey buildings 1.5 metres for Buildings greater than one storey	1.2 metres	1.2 metres
Minimum Exterior Yard	6 metres	4.5 metres	3.0 metres
Daylight or Site Triangle Definition	An area open and clear to the sky which area is to be determined by measuring, from the point of intersection of Street Lines on a corner lot, the distance required by this By-law along each such Street Line and joining such points with a straight line. The triangular-shaped land between the intersecting Street Lines or railway right-of-way created by the straight line joining the	Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to the Municipality, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the	Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to the Municipality, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the

	<b>Parent Detached Third Density Residential Zone</b>	<b>Proposed Detached Third Density Residential Exception Zone (R3-XXX)</b>	<b>Proposed Detached Third Density Residential Exception Zone (R3-YYY)</b>
	points at the required distance along the Street Lines.	<p>purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements.</p> <p>Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.</p>	<p>purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements.</p> <p>Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.</p>
Landscape Requirements	n/a	<p>Notwithstanding any other provisions to the contrary, a minimum of 40.0% of the lot area shall be preserved in an open landscaped or natural condition. This 40.0% shall not include accessory buildings or structures (excluding decks, porches or patios), swimming pools or any</p>	<p>Notwithstanding any other provisions to the contrary, a minimum of 40.0% of the lot area shall be preserved in an open landscaped or natural condition. This 40.0% shall not include accessory buildings or structures (excluding decks, porches or patios), swimming pools or any</p>

	<b>Parent Detached Third Density Residential Zone</b>	<b>Proposed Detached Third Density Residential Exception Zone (R3-XXX)</b>	<b>Proposed Detached Third Density Residential Exception Zone (R3-YYY)</b>
		other covered area with impervious material.	other covered area with impervious material.
Street Line Definition	Lot Line abutting a public highway or a 0.3 metre reserve abutting a public highway.	n/a	Entire Street Line shall be considered a Front Lot Line.
Swimming Pool	Pools shall be located in the Rear and Side Yards only; In-ground pools shall be setback a minimum of 1.2 metres from the Rear and Side Lot Lines; The perimeter deck of an above ground pool shall be setback a minimum of 0.6 metres from the Rear and Side Lot Lines.	n/a	A swimming pool may be located in any yard, provided it is set back a minimum of 1.2 metres from any Lot Line. A deck for an above ground pool shall be set back a minimum of 0.6 metres from any Lot Line.