

Document 1 – Details of Recommended Zoning

Delete Section 139 in its entirety and replace it with the following as Section 139:

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

The following provisions apply to the R1, R2, R3 and R4 zones within Area A on Schedule 342 (Inside the Greenbelt.)

Front Yard and Corner Side Yard Landscaping

- (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 the case of a corner side lot, in a corner side yard;
 - (b) it must be aggregated;
 - (c) it must abut the front lot line and the side lot line abutting the street, as the case may be; and
 - (d) on a lot with a significant change in grade in the front yard or corner side yard, terracing and retaining walls necessary for the containment of soil for soft landscaping may count towards the required soft landscaped area.
 - (e) 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.

Table 139(1). Minimum Required Aggregated Soft Landscaping

Front / Corner Side Yard Setback	Minimum Aggregated Soft Landscaped Area (% of the Front / Corner Side Yard Area)
Less than 1.5 m	No minimum, however, all lands within the front yard and within the corner side yard that are not occupied by permitted driveways, walkways and projections must consist of soft landscaping.
1.5 m – less than 3 m	20%
3 m+	In the case of any lot with a lot width of less than 8.25 m, 30%; In the case of any lot with a width between 8.25 m but less than 12 m, 35%; and

	In the case of any lot with a width of 12 m or more, 40%
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(2) (a) A driveway is subject to the following:

(i) within the Mature Neighbourhoods Overlay a driveway is only permitted where in accordance with the confirmed Streetscape Character Analysis and Table 140B; and where permitted, the maximum width is as per Table 139(3);

(ii) within Area A on Schedule 343, the maximum width is as per Table 139(3).

(b) A driveway over a mutual easement leading to one or more permitted parking spaces may be shared by two dwellings on abutting lots.

(c) Any driveway, other than a shared driveway, must be separated from any interior side lot line by a landscaped strip not less than 0.15m in width, and consisting of:

(i) soft landscaping, or

(ii) pavers or interlock brick in a pattern distinct from that of the driveway..

(d) Despite (a), Where a rear lane access is open and travelable, or where a shared driveway exists to rear yard parking for each of the dwellings, individual driveways providing access from the front lot line and front yard parking are prohibited, and no person may park a car in any portion of the front yard or corner side yard.

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)	6m or less	3	No individual driveway is permitted.	No double-wide driveway is permitted.
(ii)	Greater than 6m to less than 7.5m	3	2.6	No double-wide driveway is permitted.

(iii)	7.5m to less than 8.25 m	3	2.75	No double-wide driveway is permitted.
(iv)	8.25m to less than 15m	3	3	No double-wide driveway is permitted.
(v)	15m to less than 18 m	3	3	5.5
(vi)	18m or greater	3	3	6

Front-facing Garages and Carports

- (3) Any garage or carport facing the front lot line or side lot line abutting a street is subject to the following:
- (a) the entrance to the garage or carport must be set back at least 0.6m further from the applicable lot line than either
 - (i) the front edge of a landing or porch giving access to the principal entrance, provided:
 - (1) the landing or porch does not project into the required front yard or corner side yard, and
 - (2) the garage or carport is not more than 0.6m closer to the front lot line or side lot line abutting a street than is the principal entrance to the dwelling; or
 - (ii) the principal entrance.
 - (b) Within the Mature Neighbourhoods Overlay, no such garage or carport is permitted except subject to the Streetscape Character Analysis and Table 140A

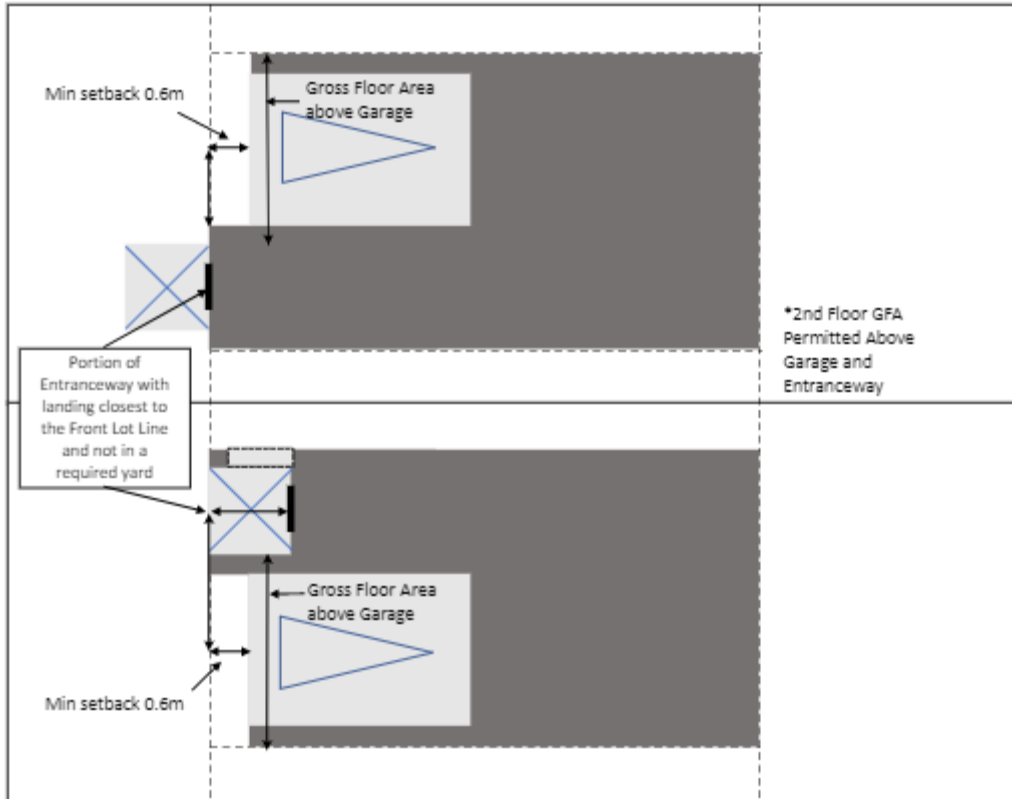


Illustration of Minimum Required Attached Garage / Carport Setback

Walkways

- (4) A walkway located in a front yard or corner side yard is permitted subject to the following:
- (a) Where it provides access between a right-of-way or driveway, and an entranceway to a dwelling or any other incidental or accessory use on the lot.
 - (b) Where a walkway extends from the right-of-way, it must be separated from any driveway by at least 0.6m of soft landscaping.
 - (c) The width of a walkway may not exceed:
 - (i) In the case of a rooming house, retirement home, stacked dwelling or low-rise apartment dwelling, 1.8 m;
 - (ii) In the case of any other residential use building, 1.2 m;
 - (iii) Despite (i), a walkway giving access to a storage area for containerized waste may not exceed 2.2m in width.
 - (d) A walkway may traverse an area required for soft landscaping per Table 139(1), and may be included in the calculated area.

(e) A walkway may not extend to the right-of-way on a lot less than 10m in width where a driveway is provided.

(f) A maximum of one walkway per yard is permitted to extend to the right-of-way in the case of a detached, semi-detached, long semi-detached or townhouse dwelling.

Existing Average Grade

(5) Despite the definition of grade in Section 54, except in the case of a Planned Unit Development, the definition of existing average grade will be used for calculations referring to grade. 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.

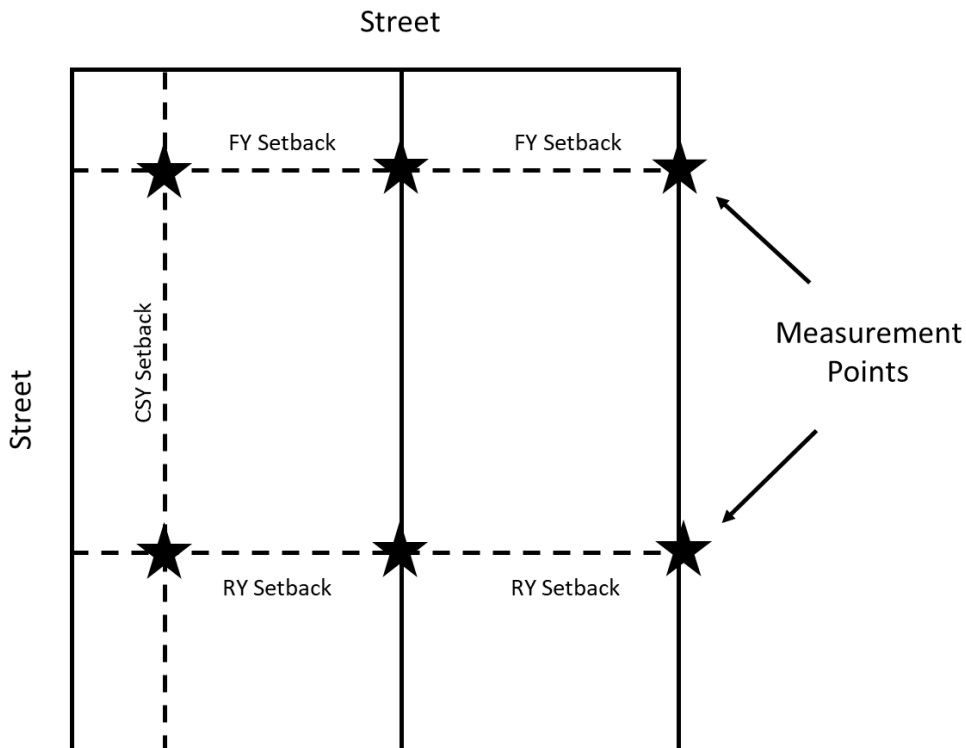


Illustration of How to Measure Existing Average Grade in the R1 to R4 Zones within the Greenbelt

Delete Section 140 in its entirety and replace it with the following as Section 140:

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

(1) This section applies to R1, R2, R3 and R4 zones within the Mature Neighbourhoods Overlay and prevails over any provisions to the contrary, except those specifically named under subsection (10).

Definitions

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

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.

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.

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;

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;

Pattern means a specific arrangement of each of the land use attributes.

(3) A Streetscape Character Analysis (SCA) must be confirmed prior to any application under the Planning Act, building permit application, or approval under the Private Approach By-law, whose approval would permit:

- (a) a new residential use building;
 - (b) an addition to an existing residential use building, where the addition abuts the front yard or corner side yard;
 - (c) a modification to an existing residential use building that includes:
 - (i) the removal of a principal entranceway that faces the front lot line or side lot line abutting a street; or
 - (ii) the addition or expansion of an attached garage or carport that faces the front lot line or side lot line abutting a street; or
 - (d) the addition or expansion of a driveway or parking space in the front yard or corner side yard.
- (4) Despite (3), no Streetscape Character Analysis is required where the residential use building:
- (a) includes no driveway or attached garage or carport, and includes a principal entrance facing the front lot line or side lot line abutting a street;
 - (b) is on a lot that 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; or
 - (c) fronts onto and has access from a private way within a Planned Unit Development.
- (5) A Streetscape Character Analysis ceases to be valid eighteen months after the date it is confirmed.
- (6) The Streetscape Character Analysis must document the dominant pattern with respect to:
- (a) location and type of driveways;
 - (b) location and size of all parking spaces, garages and carports; and,
 - (c) orientation of principal entranceways.
- (7) A driveway in the front or corner side yard is:
- (a) prohibited where access to a permitted or legally nonconforming parking space in the rear yard or interior side yard is able to be provided via a travelled rear lane;
 - (b) where not prohibited under (a), is permitted or prohibited according to the dominant pattern of driveways, subject to Table 140A and Table 140B;
 - (c) where permitted subject to 140B, is subject to 139(3); and
 - (d) despite the dominant driveway pattern, where the number of lots in Character Group B and C combined outnumber those in Character Group A, the dominant pattern is deemed to be B (single-wide driveways.)

- (e) In the case of an apartment dwelling, low-rise, or a stacked dwelling, where a driveway is permitted, the maximum permitted width for a driveway that leads to:
 - (i) less than 20 parking spaces: 3.6 m
 - (ii) 20 or more parking spaces: 6 m.
 - (f) Despite the dominant driveway pattern as per Table 140B, where the property is at least 15 m in lot width and within a R1 zone, a double driveway is permitted subject to Table 139(3).
- (8) An attached garage or carport facing the front lot line or side lot line abutting a street
- (a) is permitted or prohibited according to the dominant pattern of garages and carports, subject to Table 140A;
 - (b) where permitted, the maximum width of the entrance to a garage or carport is
 - (i) in the case of a single-wide garage or carport, 3m
 - (ii) in the case of a double-wide garage or carport, 6m
 - (c) Despite subsection (a), where a driveway is permitted, a parking space may be located partially under the principal building provided that:
 - (i) the building does not cantilever more than 1.8 m over the parking space,
 - (ii) the cantilevered area above the parking space is not supported by a column, pillar, pier, or post.
- (9) A principal entrance facing the front lot line or side lot line abutting a street
- (a) is permitted;
 - (b) may be required according to the dominant pattern of principal entrances, subject to Table 140C; and
 - (c) Where required under Table 140C,
 - (i) in the case of detached dwellings, linked detached dwellings, and townhouse dwellings, the principal entrance requirement applies to each dwelling unit.
 - (ii) in the case of semi-detached, long semi-detached, duplex, three-unit, and low-rise apartment dwellings, at least one principal entrance must face the street.
 - (iii) in the case of stacked dwellings, only one principal entrance for each vertical pair of dwelling units is subject to the requirement.
- (10) The first floor of a dwelling or dwelling unit must contain at least 40 m² of habitable floor space.

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

- (a) Part 4- Parking, Section 100, other than Subsection 100 (3), clause (b), paragraph (ii) which is superceded 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

Table 140A – 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>No front-facing or corner-facing attached garage or carport is permitted, pursuant to Section 140 (8) (b).</p> <p>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>parking may be in a surface side or rear parking space, or in a rear yard detached garage.</p> <p>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>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>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>) parking may be in a surface side or rear parking space, or in a rear yard detached garage.</p> <p>) 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>
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Table 140B – 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	<p>A double-wide driveway is not permitted unless it is the dominant character, pursuant to Subsection 140 (12).</p> <p>A single driveway or shared driveway is permitted.</p>	<p>Front yard parking and corner side yard parking are prohibited.</p> <p>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.</p>
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Table 140C – 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	<p>In the case of detached, linked detached, semi-detached and townhouse dwellings, all new development and additions must 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>New development and additions do not need to have the principal entranceway face the street on which the principal dwelling unit is fronting.</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>

Add a new Section XXX1 to Part 5 – Residential Provisions as follows:

Section XXX1: 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 lots' corresponding yard setback abutting the street(s),

(b) in the case of a corner lot and corner through lot, the yard setbacks must align with the abutting lots' actual yard setbacks abutting each street, and Section 135 applies;

(c) Where an abutting lot is vacant, the provisions of (1) (a) or (b) apply based on the actual yard setbacks of the closest residential building on the next adjacent lot, which must be no more than 30 m from the subject lot's closest side lot line.

(d) Despite the foregoing, the minimum front and/or corner side yard setback need not exceed the minimum required in the Residential subzone in which the lot is located, and in no case may be less than 1.5 m.

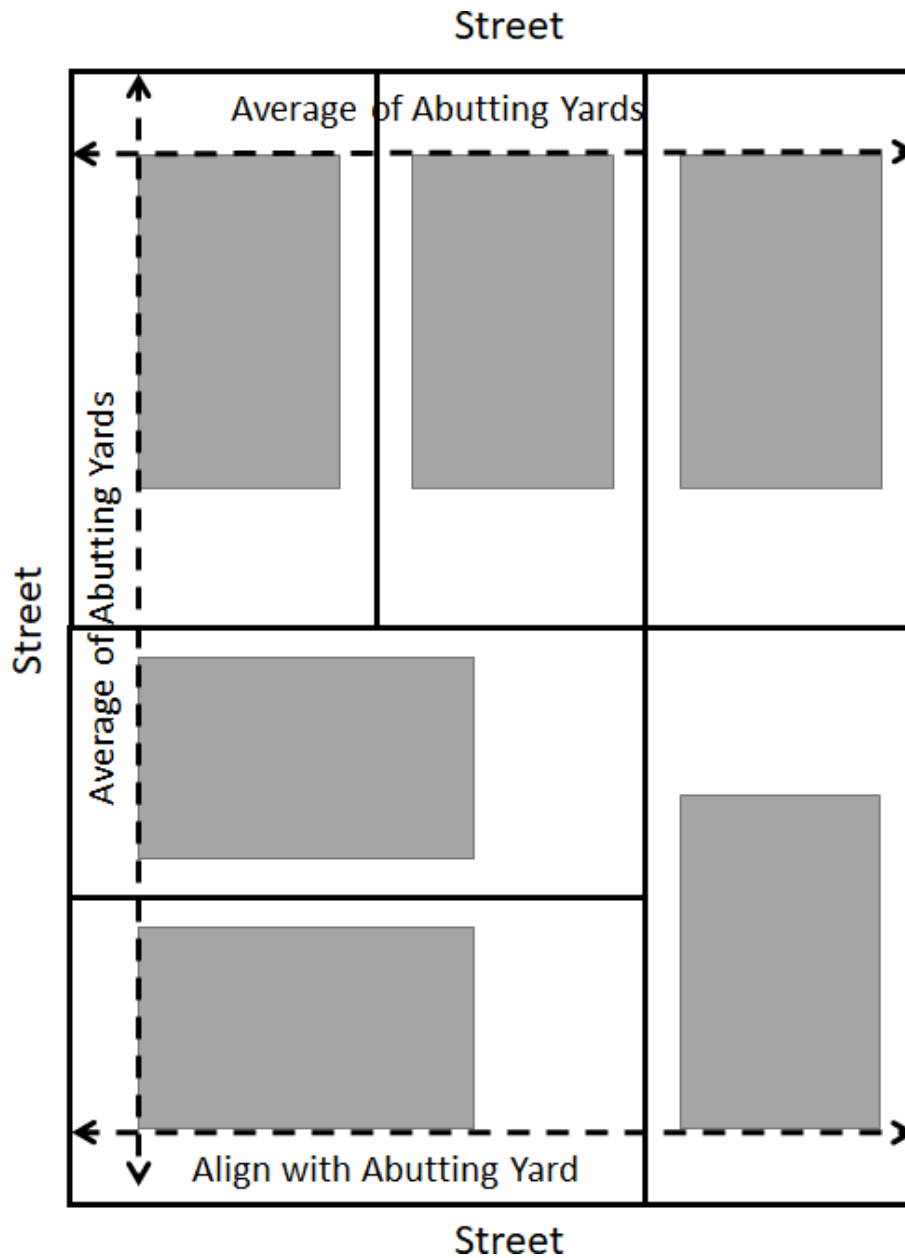


Illustration of Front and Corner Side Yard Setback Requirements affecting R1-R4 Zones within the Greenbelt

Interior Side Yards on Interior, Through and Corner Lots

The minimum interior side yard:

- (a) On an interior lot or through lot, the minimum interior side yard setbacks are as prescribed in each subzone noted in the Part VI, Residential Subzone Tables.
- (b) On a corner lot where there is only one interior side yard required, the minimum setback for that yard must be:
 - (i) the minimum interior side yard setback prescribed in the Residential subzone, or

(ii) the larger of the two subzone-specific minimum interior side yard requirements prescribed in the Residential subzone, or

(iii) where only a required minimum total interior side yard is prescribed, the minimum interior side yard setback must equal at least 50% of the required minimum total interior side yard setback.

Rear Yards on Interior or through lots

(3) Where an lot’s rear lot line abuts either an R1, R2, R3 or R4 zone, or abuts a lane that abuts an R1, R2, R3, or R4 zone on either side, except in the case of a Planned Unit Development:

(a) the rear yard must comprise at least 25 percent of the lot area; and the minimum rear yard setback is pursuant to Table XXX1 or XXX2 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 – Rear Yard Requirements For Lots with a Front Yard Setback of 4.5 m or Less

	I	II
	Lot Depth	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 – Rear Yard Requirements For Lots with a Front Yard Setback Greater than 4.5 m

	I	II
	Lot Depth	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) Detached Dwellings

(a) In the case of a corner lot in the R1 Zone within Schedule 342 that is not severed, the minimum rear yard setback is that which is required in the Residential Subzone applicable to the lot,

(b) in the case of a corner lot in the R1 Zone within Schedule 342 but excluding Area A of Schedule 344, despite the minimum required lot area in the R1A, AA, B, BB, C, CC, E, G, GG zones in Table 156A, 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:

(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, and

(c) where a corner lot is severed into two lots in accordance with (b), the following provisions also apply:

(i) where the side lot line abutting a street becomes the front lot line,

(ii) the minimum front yard setback is the same as the corner side yard setback of the subzone,

(iii) the minimum front yard setback for the interior lot is the same as the corner side yard setback of the subzone,

(iv) the minimum rear yard setback for the corner lot is the same as the required interior side yard setback of the subzone,

(v) the corner lot must provide an at-grade amenity area equivalent to at least 5% of the minimum lot area required in the subzone, in addition to all required setbacks, that must be abutting the minimum required rear yard required under (iii).

(d) In the R2, R3 and R4 Zones, in the case of a corner lot where:

(i) a detached dwelling, on a severed remnant corner lot or unsevered corner lot, must provide a minimum rear yard of 1.2 m and an Interior Yard area is also required, pursuant to (6) below, with all necessary modifications.

(ii) a detached dwelling on the severed lot becomes an interior lot and is subject to the minimum rear yard setback required for an Interior or Through Lot under Subsection 139 (3).

(5) Dwellings Other than Detached Dwellings

In the R2, R3 and R4 Zones, on a corner lot in the case of a dwelling other than a detached dwelling, where

(a) all principal dwelling units front on and face the longer street lot line, the longer street lot line is deemed to be the front lot line, and minimum required rear yard is 4 m, and

(b) the principal dwelling units have 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.

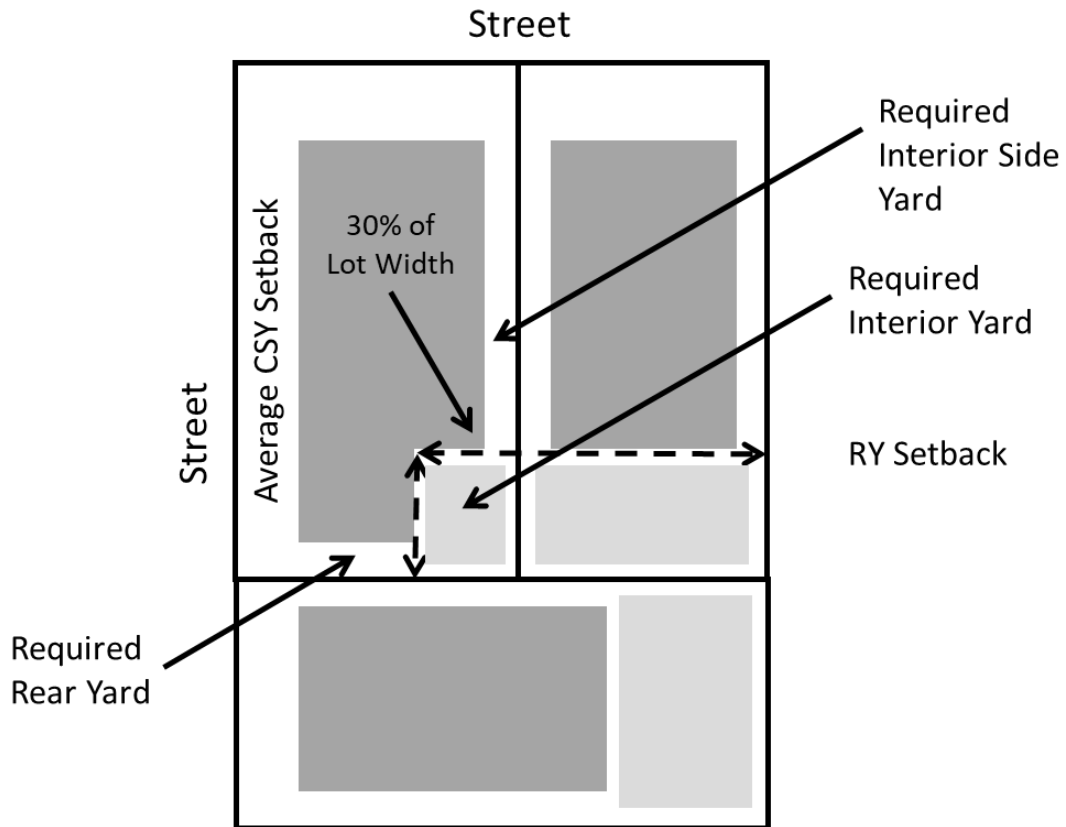


Illustration of the Minimum Interior Yard Required on Corner Lots for Dwellings containing Multiple Principal Dwelling Units that Face Different Streets

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.

Add a new Section XXX2 to Part 5 – Residential Provisions as follows:

Section XXX2 – Long Semi-detached Dwellings

- (1) A **long semi-detached dwelling** is permitted on any interior lot in an R2, R3 and R4 zone where a **semi-detached dwelling** is permitted.
- (2) The minimum lot width and the minimum lot area for a long semi-detached dwelling apply to the whole of the **long semi-detached dwelling** including both dwelling units, and
 - (a) are as provided in Table 158A, 160A, or 162A, or
 - (b) where not listed in Table 158A, 160A, or 162A, the minimum lot width and minimum lot area for a long semi-detached dwelling are the same as required for a detached dwelling.
- (3) 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 (4) must be complied with.
- (4) 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**.

Revisions to Existing Sections

Section 54 – Definitions

Revised term: Semi-Detached Dwelling (to include long semis as subset)

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.”

New Term: Facade

Façade means all exterior wall surfaces facing a lot line that abuts a public street, and includes any doors, garage doors or windows set into such walls, as well as any articulation between such walls.

Revised Front Wall:

“**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)”

New Term: Front Yard Parking

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.”

Soft and Hard Landscaping:

“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;

“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”

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)”

Section 55 (Accessory Uses, Buildings and Structures)

Changes to Table 55:

Pools (amend existing row (6)):

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 .”

NOTES: no changes proposed from original version.

Rooftop Projections (new row (8)):

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	<p>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:</p> <p>(a) Where located on the roof of the uppermost storey: minimum 1.5 m from any exterior wall of the building.</p> <p>(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.</p> <p>(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</p>		

lot line.

(d) A roof-top access associated with a detached, linked detached, semi-detached, longsemi- 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 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, and an elevator landing may be sized as necessary to provide reasonable access to a provided elevator, with a clear interior area of 1.5m².

Section 64 – Permitted Projections above the Height Limit

Add the words “pursuant to Table 55, Row (8)” after “landscaped areas, roof-top gardens and terraces and associated safety guards and access structures”, so that the section reads:

Except in the case of buildings or structures located within the area shown on Schedules 11 to 88 (Central Area Height Schedules), the maximum height limits do not apply to the structures listed below or to any other similar structures that may require a height in excess of maximum height limits in order to serve their intended purpose, unless otherwise specified in the by-law and provided these structures are erected only to such height or area as is necessary to accomplish the purpose they are to serve and that is necessary to operate effectively and safely: (By-law 2013-224) (By-law 2015-342)

- barn, silo, or other farm-related buildings or structures
- bridge
- chimney or smokestack
- clock tower, church spire, steeple or belfry
- construction equipment during the construction process
- mechanical and service equipment penthouse, elevator or stairway penthouses (By-law 2014-94)
- flag pole
- communication transmission and distribution towers forming part or all of a utility installation (By-law 2013-224)
- landscaped areas, roof-top gardens and terraces and associated safety guards and access structures, **pursuant to Table 55, Row (8)**
- ornamental dome, skylight, cupola or parapet
- solar panels (By-law 2019-410)
- utility poles
- water tower

Add the following phrase to the end of this section:

Despite the above, in the R1, R2, R3, and R4 zones located within Schedule 342, a parapet may project no more than 0.3 m above the maximum building height.

Section 65 – Permitted Projections into Required Yards

Amend the section title by deleting the word “Required”, so that it reads “Section 65 – Permitted Projections into Yards”

Amend (1) by changing the phrase “required yard” to “required or provided yard, whichever is the lesser yard”, so that it reads:

Despite any other provision to the contrary, the following features and other similar features are permitted to project from a principal building or a building containing a coach house into a required or provided yard, whichever yard is lesser, in accordance with Table 65. Where no yard setback is specified, the provisions of Table 65 do not apply.

Add a new subsection (2):

(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

Amend rows (5) and (6) of Table 65 as follows (*bold italics indicate changes*):

I Feature	II Maximum Size and Extent of Projection for Residential Use Buildings
(5) Fire escapes, open stairways, stoop, landing, steps and ramps	<p>(a) Wheelchair ramps - no limit</p> <p>(b) Other features:</p> <p style="padding-left: 40px;">i) where at or below the floor level of the first floor:</p> <p style="padding-left: 80px;">1. in the case of the interior side yard or rear yard: no limit, and</p> <p style="padding-left: 80px;">2. in the case of the front yard or corner side yard: no closer than 0.6m to a lot line, and</p> <p>(b) Other features:</p> <p style="padding-left: 40px;">ii) other cases:</p> <p style="padding-left: 80px;">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.”</p>

<p>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>	<p>a) uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade:</p> <ul style="list-style-type: none"> (i) in the interior side yard and rear yard: no limit (ii) in the front yard and corner side yard – the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line; and (By-law 2008-462) (By-law 2014-278) <p><i>(b) In the R1, R2, R3 and R4 Zones within Area A of Schedule 342:</i></p> <ul style="list-style-type: none"> <i>(i) 6) (a) applies, and</i> <i>(ii) On a lot with a depth of 30.5m or less, where the rear lot line abuts an R1, R2, R3 or R4 zone, the maximum projection is:</i> <ul style="list-style-type: none"> <i>(1) 2 m at or below the first floor and;</i> <i>(2) 1.2 m above the first floor.</i> <i>(iii) In all other cases, the maximum projection is 2 m.</i> <i>(iv) Where a deck or balcony occurs above the first floor and is within 1.5 metres of an exterior side wall or interior side lot line of a residential-zoned lot, a 1.5 metre high opaque screen is to be provided facing the interior side lot line.</i> <p><i>(c) In all other cases: 2 metres, but no closer than 1 metre from any lot line.</i></p>
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Section 107 – Aisle and Driveway Provisions

Add a new clause 107(3)(b)(iii) as follows:

(iii) For the purposes of clause 3 (b) (ii), the front yard and corner side yard are deemed to include any corner sight triangle as required and defined under Section 57.

Section 131 – Planned Unit Development

Amend clause 131(1)(c) 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.”

Amend Table 131(6)(b) and (c) so that they read as follows:

(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.

(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.

Amend the R1-R4 Zones to remove the Alternative Setbacks for Urban Areas and to add a new Zone Provision in each of the Zones that states:

“For regulations affecting yard setbacks applicable to urban residential lots located within Schedule 342, see Part V, Section XXX – Alternative Yard Setbacks affecting R1-R4-zoned Residential Lots within the Greenbelt. “

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.”

*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.*

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.

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.”

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; in all other cases 11	7.5 ¹³	4.5	12 ⁷	0.9 on one side and 1.2 on the other	15% ²	1,2,3, 5, 7, 13
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
							total is 2.1,		

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	<p>Maximum lot coverage is 25% for a lot connected to a piped municipal water supply</p> <p>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:</p>
3	<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,
	<p>Where a corner lot is severed into two lots, See Part V, Section XXX1: Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt</p>
	<p>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:</p>
4	<ul style="list-style-type: none"> (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 –

I Endnote Number	II Additional Zoning Provisions
	Corner Lot Provisions.
5	<ul style="list-style-type: none"> (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.
8	For lots located within S. 342, see Part V, Section XXX – Yard Setbacks for Low-rise Dwellings in the Greenbelt.
9	Minimum front yard setback is 6 m for any attached garage 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 Endnote Number	II Additional Zoning Provisions
	<p>(i) a building front wall or side wall, or</p> <p>(ii) a covered porch or veranda that is at least 2.5 m wide.</p>
12	<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>
13	<p>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”.</p>
14 (By-law 2009-164)	<p>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.</p> <p>(i) Acacia Avenue- north of Mariposa Avenue to the Rockcliffe Parkway</p> <p>(ii) Buena Vista Road- from Lisgar Road to Cloverdale Road</p> <p>(iii) Coltrin Road- from Minto Place to Acacia Avenue</p> <p>(iv) Manor Avenue- from Mariposa Avenue to Coltrin Road</p> <p>(v) Park Road- from Springfield Road to Manor Avenue</p> <p>(vi) Mariposa Avenue – from Acacia Avenue to Minto Place</p>

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 Setb ack (m)	X Mini mum Inter ior Side Yard Set back (m)	XI End notes see Table 158B
A	None	Detache d, 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- Detache d	10.5 ⁴	315 ⁵	11	6	4.5	9	1	4, 5
B	Duplex	Detache d, Linked- detached	18	540	11	6	4.5	6	1.2	

		Long Semi	10	300	11	6	4.5	6	1.2	
		Semi-detached	10.5	315	11	6	4.5	6	1.2	
C	Duplex	Detached, Linked-detached	15	450	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	9	270	11	4.5	4.5	7.5 ⁶	1.2	6
D	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 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	1.5	
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	1.5 within Area A of Schedule 342, all other cases	6

									1.2	
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	1.5 within Area A of Schedule 342, all other cases 1.2	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	315	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	4.5	4.5	7.5 ⁶	1	6

					cases 9.5					
M	Duplex	Detached, Linked-detached	9.5	285	Schedule 342, Area A is 8.5; all other cases 9.5	4.5°	4.5	9	0.9	9
		Long Semi	10	300	Schedule 342, Area A is 8.5; other cases 9.5	4.5°	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°	4.5	9	0.9	9
N	None	Detached, Duplex, Linked-detached	9	270	Schedule 342, Area A is 8.5; all other cases 11	5	5	7	1	

		Long Semi	10	300	Schedule 342, Area A is 8.5 ; all other cases 11	5	5	7	1	
		Semi-detached	9	270	Schedule 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-	9	270	11	4	3	6	1.8 m total, 0.6 m for one side	

		detached							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	1.2	
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 cases	6

									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 or public lane, all other cases 0.3 m	6

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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	7, 8

Table 158B – Additional zoning provisions

I Endnote Number	II Additional Zoning Provisions								
	Semi	10	200	11	3	3	6	for one side yard	7, 8
	Semi-detached	7	190	11	3 ⁷	3	6 ⁸	0.9	7, 8

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

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	Minimum lot area per dwelling unit or oversize dwelling unit is 320 m ² when served by a public water supply and a public sanitary sewer and 500 m ² per dwelling unit or oversize dwelling unit when serviced by public water supply or a sanitary sewer only. (By-law 2018-206)
6	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

	<p>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> <table border="1" data-bbox="418 898 1594 1312"> <tr> <td data-bbox="418 898 422 1108">(i)</td> <td data-bbox="422 898 1594 1108">a building front wall or side wall, or</td> </tr> <tr> <td data-bbox="418 1108 422 1312">(ii)</td> <td data-bbox="422 1108 1594 1312">a covered porch or veranda that is at least 2.5 m wide.</td> </tr> </table>	(i)	a building front wall or side wall, or	(ii)	a covered porch or veranda that is at least 2.5 m wide.
(i)	a building front wall or side wall, or				
(ii)	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.</p>				
8	<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>				

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
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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 2015-228)

ISub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m2)	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 Development	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

		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
		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
		Townhouse	6	180	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	varies ²	1.2	2, 6
C	Planned Unit Deve	Three Unit	18	540	10.7	6	4.5	varies ²	3.6 m total, 1.2 m for one side	2

	lopment	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	270	8	6	4.5	varies ²	1.2	2
		Townhouse	6	180	10 ⁶	6	4.5	varies ²	1.2	2, 6
D	Planned Unit Development, Townhouse	Three Unit	18	540	10.7	6	4.5	varies ²	3.6 m 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	9	270	8	6	4.5	varies ²	1.2	2
E	Planned Unit Development, Townhouse	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)	Planned Unit Development, Townhouse	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	Planned Unit Development, Townhouse	Three Unit	15	450	10.7	6	4.5	varies ²	3 m 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
I	Planned Unit Development, Townhouse	Three Unit	15	450	10.7	3	3	varies ²	1.2	2
		Detached, 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	Detached, Duplex Linked-detached	15	385	10 ⁶	3	3	6	0.3	6

	Unit, Townhouse	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
		Townhouse	6	180	10 ⁶	6	4.5	varies ²	1.2	2, 6
N	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	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
		Townhouse	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	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	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
		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
U	None									

		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	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	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	0.3	6
		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	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	Planned Unit Development	n/a	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1

	Unit	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
		Planned Unit Development	18	1,400	As per dwelling type	6	6	6	6	1
W W	None	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	
		Townhouse	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

		Townhouse	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	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
		Townhouse	6 ⁵	150	10 in Schedule 342 ⁶ ; in other cases, 11	3 ³	3 ³	6	1.2	3, 5, 6

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 rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line.

Table 160B – Additional zoning provisions

I Endnote Number	II Additional Zoning Provisions				
2	<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>				
3	<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="224 1344 1500 1751"> <tbody> <tr> <td data-bbox="224 1344 316 1549">(i)</td> <td data-bbox="316 1344 1500 1549">a building front wall or side wall, or</td> </tr> <tr> <td data-bbox="224 1549 316 1751">(ii)</td> <td data-bbox="316 1549 1500 1751">a covered porch or veranda that is at least 2.5m wide.</td> </tr> </tbody> </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.				

Table 160B – Additional zoning provisions

I Endnote Number	II Additional Zoning Provisions
	<p>For lots inside Schedule 342, see Part V, Section XXX – Yard Setbacks for Low-Rise Residential Uses</p>
<p>4</p>	<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>
<p>5</p>	<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>
<p>6</p>	<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,</p>

Table 160B – Additional zoning provisions

I Endnote Number	II Additional Zoning Provisions
	or 11 m in any other subzone.

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

Table 162 (11)

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Mini- mum Lot Width (m)	V Mini- mum Lot Area (m ²)	VI Maxi- mum Build- ing Height (m)	VII Mini- mum Front Yard Setback (m)	VIII Mini- mum Corner Side Yard Setback (m)	IX Mini- mum Rear Yard Setback (m)	X Mini- mum Interior Side Yard Setback (m)	XI End- notes (see Table 162B)
A	Retire- ment Home (By- law 2018- 206)	Planned unit develop- ment	na	1,400	as per dwelli- ng type	3	3	varies ¹	varie- s ¹	1
		Apartment dwelling, low rise ²	18	540	11	3	3	varies ³	varie- s ³	2,3
		Stacked ²	22	660	11	3	3	varies ⁴	varie- s 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
		Townhouse	6	180	11 ¹⁰	3	3	varies ⁴	1.2	4,10

B	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
		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
		Townhouse	6	180	11 ¹⁰	6	4.5	varies ⁴	1.2	4,10

C

		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
	Retirement Home (By-law 2018-206)	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
		Townhouse	6	180	11 ¹⁰	3	3\	varies ⁴	1.2	4,10
D	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	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	4

								yard		
		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
		Townhous e	6	180	11	6	4.5\	varies ⁴	1.2	4

E

Retire ment Home (By- law 2018- 206)	Planned unit developme nt	as per dwelli ng type	1,400	as per dwelli ng type	6	4.5	varies ¹	varie s ¹	1
	Apartment dwelling, low rise ²	15	450	11	6	4.5	varies ⁴	varie s ³	2, 3, 4
	Stacked ²	22	660	11	6	4.5	varies ⁴	varie s ³	2, 3, 4
	Three Unit	15	450	9.5	6	4.5	varies ⁴	3 m total, 1.2 m for one side yard	4
	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
		Townhouse	5.6	165	9.5	6	4.5	varies ⁴	1.2	4
F	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

		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
		Townhouse, Semi-detached	6	180	10 ¹⁰	3	3	varies ⁴	1.2	4,10
G	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 m total, 1.2 m for one side yard	4
		Detached, Duplex, Linked-detached	12	360	8	6	4.5	varies ⁴	2.4 m total, 1.2 m for one side yard	4
		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
		Townhouse	6	180	10 ¹⁰	6	4.5	varies ⁴	1.2	4, 10

H

Retire ment Home (By- law 2018- 206)	Planned unit developme nt	NA	1,400	as per dwelli ng type	3	3	varies ¹	varie s ¹	1
	Apartment dwelling, low rise ²	12	360	11	3	3	varies ⁴	varie s ³	2, 3, 4
	Stacked ²	22	660	11	3	3	varies ⁴	varie s 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

		Townhouse, Semi-detached	5.6	170	10 ¹⁰	3	3	varies ⁴	1.2	4, 10
I ⁷	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	9	270	11	3	3	varies ⁴	total is 1.8, with one minimum yard, no less than	4

									0.6	
		Long Semi	10	300	11	3	3	varies ⁴	1.2	4
		Townhouse, Semi-detached	5.6	170	11	3	3	varies ⁴	1.2	4
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	4

									side yard	
		Detached, Duplex, Linked-detached	9	270	8	6	4.5	varies ⁴	0.6 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	5.6	170	8	6	4.5	varies ⁴	1.2	4
		Townhouse	5.6	170	10 ¹⁰	6	4.5	varies ⁴	1.2	4,10
K	Retirement Home (By-law 2018-	Planned unit development	n/a	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1

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	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
	Townhouse, 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 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, 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
		Townhouse	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
		Townhous e	6	180	10 ¹⁰	3	3	varies ⁴	1.2	4, 10,
N	None	Planned unit developme nt	n/a	1,400	as per dwelli ng type	6	4.5	varies ¹	varie s ¹	1
		Apartment dwelling, low rise, Stacked	18	540	14.5	6	4.5	varies ⁴	varie s 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
		Townhous	6	180	14.5	6	4.5	varies ⁴	1.2	4

		e								
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 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
		Townhouse	5.6	165	9.5	6	6	varies ⁴	1.2	4
P	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
		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
		Townhouse, Semi- detached	6	180	10 ¹⁰	3	3	varies ⁴	1.2	4, 10
Q	None	Planned unit developme nt	n/a	1, 400	as per dwelli ng type	6	4.5	varies ¹	varie s ¹	1
		Apartment dwelling, low rise, Stacked	15	450	11	6	4.5	varies ⁴	varie s ³	3, 4
		Three Unit	12	360	11	6	4.5	varies ⁴	2.4 total, 1.2 m for one side	4

									yard	
		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
		Townhouse	6	180	10 ¹⁰	6	4.5	varies ⁴	1.2	4, 10
R	None	Planned unit developme	n/a	1,400	as per dwelling	6	4.5	varies ¹	varies ¹	1

nt			type					
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 than 0.6	4

		Semi-detached	5.6	170	8	6	4.5	varies ⁴	1.2	4
		Townhouse	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	4, 10

									other	
		Long Semi	10	300	11 ¹⁰	3	3	varies ⁴	1.2	4, 10
		Townhouse, 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	4

									other	
		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
		Townhouse, 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,	12	360	11	6	4.5	varies ⁴	varies ³	3, 4

		Stacked								
		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

		Townhouse	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
		Townhouse, 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-	9	240	11	7.5	7.5	6	Total 1.8, with at least	

		detached							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	
		Townhouse	6	150	11	7.5	7.5	6	1.2	
Y (By-law 2015-369)		Planned unit development	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
		Townhous e	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 the	5, 6, 10

									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
		Townhouse	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 ^s	4.5 ^s	varies ^{4,8}	1.2	4, 5, 8, 10
		Detached, Linked-detached	9	240	10 ¹⁰	6 ^s	4.5 ^s	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 ^s	4.5 ^s	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 ^s	4.5 ^s	varies ^{4,8}	0.9	4, 5, 8, 10
		Townhouse	6	150	10 ¹⁰	6 ^s	4.5 ^s	varies ^{4,8}	1.2	4, 5, 8, 10

Add a new Subsection 162 (12), Table 162 (12) Additional Zoning Provisions

Table 162B – Additional Zoning Provisions

Endnote number	II Additional Zoning Provision	
	<p>Despite the definitions of rear yard and interior side yard, buildings in a PUD must be located so that they are set back,</p>	
	(a)	<p>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,</p>
	(b)	<p>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</p>
	(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>

Endnote number	<p style="text-align: center;">II Additional Zoning Provision</p>
	<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>

Endnote number	<p style="text-align: center;">II Additional Zoning Provision</p>
	<p>In all other circumstances the minimum required interior side yard setback is 6m.</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>
5	<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 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</p>

Endnote number	<p style="text-align: center;">II Additional Zoning Provision</p>
	<p>ii) a covered porch or veranda that is at least 2.5 m wide.</p>
5	<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 – 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</p>

Endnote number	<p style="text-align: center;">II Additional Zoning Provision</p>
	<p>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	<p>A bed and breakfast is permitted a maximum of ten guest bedrooms.</p>
8	<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>
9	<p>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)</p>
10	<p>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.</p> <p>Where the property is located outside of Area A on Schedule 342, the</p>

Endnote number	II Additional Zoning Provision
	maximum building height is 11 m.

Amend the Zoning Map to add the height suffix (#) identifying the maximum height permitted, as noted in Document 3.

Amend Urban Exception Zones [2038] and [2391] that notwithstanding the Mature Neighbourhoods Overlay by also adding reference to Section 140.

Delete reference to Section 139 in Urban Exception [2493].

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.

Amend references to any of the Endnotes numbers in the R1 to R4 Endnote Tables 156B, 158B, 160B and 162B based on the revisions to these reference numbers.

Amend Section 9 to add a new subsection (10) to create Transition provisions to apply to all lands zoned R1, R2, R3 and R4 on Schedule 342, as follows:

“(10) Transition provisions for low-rise residential development affected by By-law 2020-XXX

(a) No provisions of amending by-law 2020-XXX act to prevent the issuance of a building permit for a development located in Area A of Schedule 342 of Zoning By-law 2008-250 for which a completed application for Site Plan Control, Committee of Adjustment approval, Zoning Amendment or Building Permit was received or a decision was rendered by the Ontario Local Planning Appeal Tribunal Board by the City on or after June 1, 2017 and before the date of the passing of this by-law and such applications may be processed under the provisions in place prior to this amendment.

(b) This subsection is repealed one year after the passing of this by-law.”