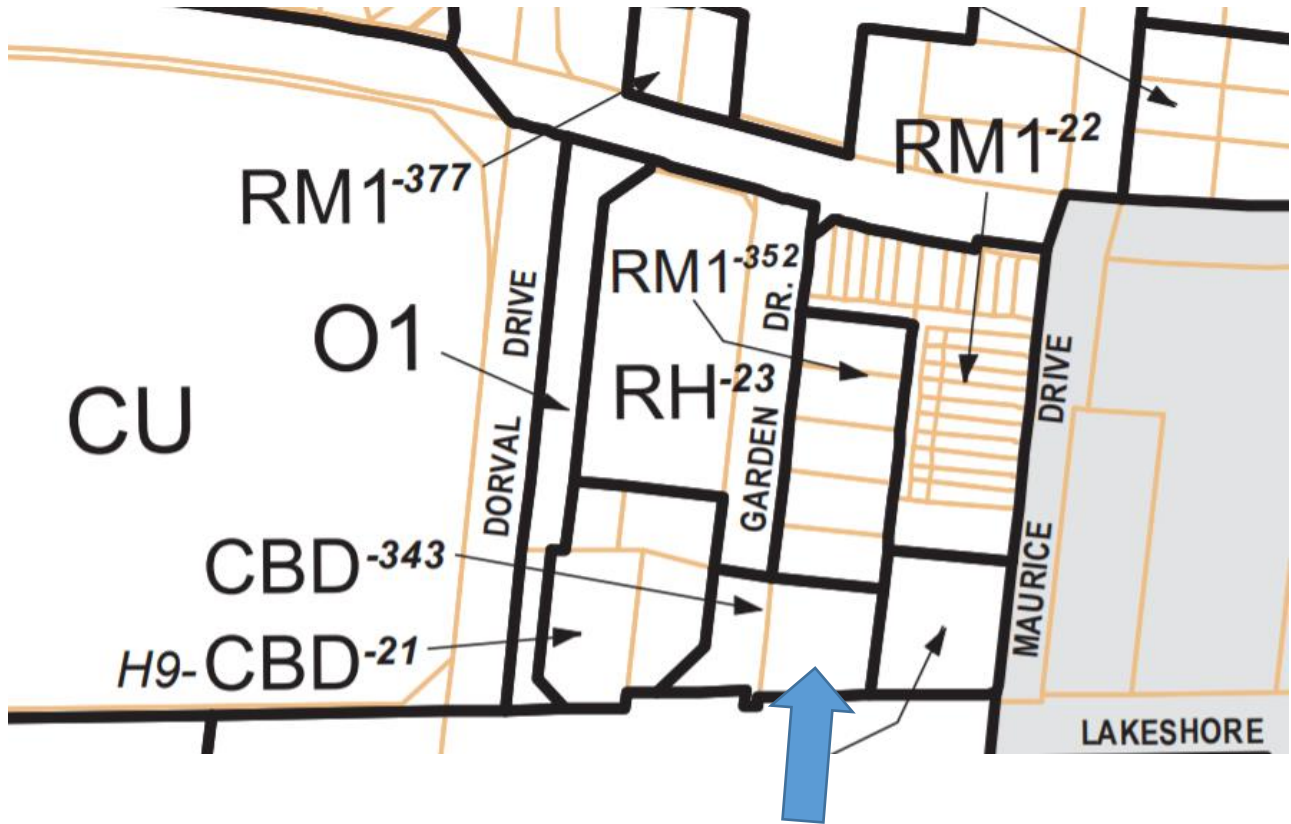


## APPENDIX D – Existing Zoning Regulations



343 Map 19(7)	<b>105 Garden Drive</b> <b>(Part of Lot 17, Concession 3 S.D.S.)</b>	Parent Zone: CBD (2013-101) (2015-018) (2017-036)
<b>15.343.1 Prohibited Uses</b>		
The following <i>uses</i> are prohibited:		
a)	<i>Commercial parking area</i>	
b)	<i>Taxi dispatch</i>	
<b>15.343.2 Zone Provisions</b>		
The following zone regulations apply to a <i>Long Term Care Facility</i> and/or <i>Retirement Home</i> : (2017-036)		
a)	Maximum number of <i>dwelling units</i>	60
b)	Maximum <i>height</i>	14.3 m
c)	Maximum <i>first storey height</i>	4.0 m
d)	Minimum width of landscaping along a <i>lot line</i> abutting a <i>Residential Zone</i>	1.5 m, and may include hard landscaping
e)	Minimum setback for outdoor second floor personal recreation space from the eastern edge of the <i>building</i>	1.5 m
f)	Minimum setback for outdoor second floor personal recreation space from Lakeshore Road West	6.0 m
g)	Maximum area for outdoor second floor personal recreation space (2015-018)	54.0 m <sup>2</sup>
h)	Minimum setback for a rooftop terrace from the eastern edge of the <i>building</i>	9.0 m
i)	Maximum area for a rooftop terrace (2015-018)	22.0 m <sup>2</sup>
<b>15.343.3 Parking Provisions</b>		
The following parking regulations apply to a <i>Long Term Care Facility</i> and/or <i>Retirement Home</i> : (2017-036)		
a)	Minimum number of <i>parking spaces</i>	22, which includes 2 <i>tandem parking spaces</i>
<b>15.343.4 Special Site Provisions</b>		
The following additional provisions apply:		
a)	The <i>front lot line</i> shall be the <i>lot line</i> abutting Lakeshore Road West.	
b)	A <i>driveway</i> shall not be permitted from Lakeshore Road West.	
c)	Outdoor amenity space shall only be permitted on the second floor and rooftop.	

<b>352</b> (Old 809)	<b>113-131 Garden Drive</b> <b>(Part of Lot 17, Concession 3 S.D.S.)</b>	Parent Zone: RM1
Map 19(7)		(2007-198) (2014-036)
<b>15.352.1 Zone Provisions</b>		
The following regulations apply:		
a)	Maximum number of <i>dwelling</i> s	18
b)	Minimum <i>lot frontage</i> per <i>dwelling</i>	4.0 m
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>interior side yard</i> - north side	1.2 m
e)	Minimum <i>interior side yard</i> - north side below <i>grade</i>	0.7 m
f)	Minimum <i>interior side yard</i> - south side above <i>grade</i>	2.0 m
g)	Minimum <i>interior side yard</i> - south side below <i>grade</i>	0.3 m
h)	Minimum <i>rear yard</i> for a <i>dwelling</i>	14.5 m
i)	Minimum <i>rear yard</i> for a below <i>grade lane</i>	8.0 m
j)	Minimum <i>rear yard</i> – below <i>grade</i> for a geothermal mechanical room	3.0 m
k)	Minimum <i>rear yard</i> – below <i>grade</i> for visitor parking	1.3 m
l)	Minimum <i>rear yard</i> – below <i>grade</i> for egress stair well	4.5 m
m)	Maximum number of <i>storeys</i>	3
n)	Maximum <i>height</i>	10.7 m
o)	Maximum additional <i>height</i> for a <i>mechanical penthouse</i>	2.5 m and section 4.6.4 shall apply
p)	Maximum projection into a <i>front yard</i> for a non-walk in bay, box out, and bow windows with or without foundations spanning one or two <i>storeys</i> , and <i>porches</i> open or covered by a roof located on the same level or lower as the main floor of the <i>dwelling</i>	1.0 m
q)	Maximum projection into a <i>rear yard</i> for <i>uncovered platforms</i> which are attached to the rear wall of the <i>dwelling</i> located at a minimum <i>height</i> of 2.0 m above surrounding <i>grade</i> .	Permitted up to the <i>rear</i> and <i>side lot lines</i>
r)	The parapet setback for lots in a Residential Medium (RM) Zone in Section 4.6.3 shall not apply.	
<b>15.352.2 Special Site Provisions</b>		
The following additional regulations apply:		
a)	<i>Motor vehicle</i> access to individual <i>dwelling units</i> shall only be provided via a private rear <i>lane</i> .	