

## Appendix “B” – Applicant’s Proposed Zoning Regulations

15.*	<b>Bronte River, LP</b> - Part of Lot 31, Concession 2, S.D.S	Parent Zone: RM2, RM1, RL6
Map 19(11)		(2021-###)
<b>15.*.1 General Zone Provisions for All Lands</b>		
The following regulations apply to all lands identified as subject to this special provision:		
a)	Notwithstanding Table 4.3, a <i>porch</i> may encroach up to 1.0 metres from the <i>front lot line</i> or <i>flankage lot line</i> .	
b)	Notwithstanding Table 4.3, access stairs may encroach up to 0.5 metres from the <i>front lot line</i> or <i>flankage lot line</i> .	
c)	Notwithstanding Table 4.3, <i>balconies</i> are permitted in the <i>flankage yard</i> and may encroach up to 1.0 metres from the <i>front lot line</i> or <i>flankage lot line</i> and are not subject to the maximum total projection beyond the main wall in Table 4.3. .	
d)	Notwithstanding Table 4.3, an air conditioner may be installed on a <i>balcony</i> and no maximum height shall apply.	
e)	Notwithstanding Table 4.3, in a RL6 zone and RM1 zone, the maximum encroachment of <i>uncovered platforms</i> and covered lanais with or without a foundation having a floor height up to 3.0 metres shall be 3.0 metres from the <i>rear lot line</i> , except access stairs may encroach up to 1.8 m from the <i>rear lot line</i> .	

f)	Notwithstanding Section 5.2.3 a), the minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.7 metres in width and 5.5 metres in depth.
g)	Section 5.8.1.c) shall not apply.
h)	Notwithstanding Section 5.2.3 b), the minimum dimensions of a parking space located in a private garage shall have a depth of 5.5 metres, and: <ul style="list-style-type: none"> <li>• Where one parking space is provided, 2.9 metres in width; and,</li> <li>• Where two parking spaces are provided, 5.6 metres in width.</li> </ul>
i)	Notwithstanding Section 5.8.2, the minimum width of a <i>driveway</i> shall be 2.7 metres.
j)	Notwithstanding 5.8.2.c) i), the maximum driveway width is 6.1 metres for a lot having a lot frontage of 12.0 metres or less.
k)	Notwithstanding Section 5.8.7.a, where a <i>private garage</i> has a vehicle entrance facing the <i>flankage lot line</i> or <i>front lot line</i> and the applicable <i>minimum yard</i> is less than 5.5 metres, the <i>private garage</i> shall be set back a minimum of 5.5 metres from the applicable <i>lot line</i> .
l)	Despite j) above, a porte cochere is not considered as part of the <i>private garage</i> and may be setback 3.0 m from the applicable <i>lot line</i> .
m)	Corner lots shall be deemed to be interior lots for the purpose of measuring established grade
n)	Notwithstanding Section 4.11.1 a), the areas under a <i>porch</i> without a foundation shall count towards the <i>landscaping</i> minimum dimension of 3.0 m by 3.0 m.

### 15.\*.2 Zone Provisions for RL6 Lands

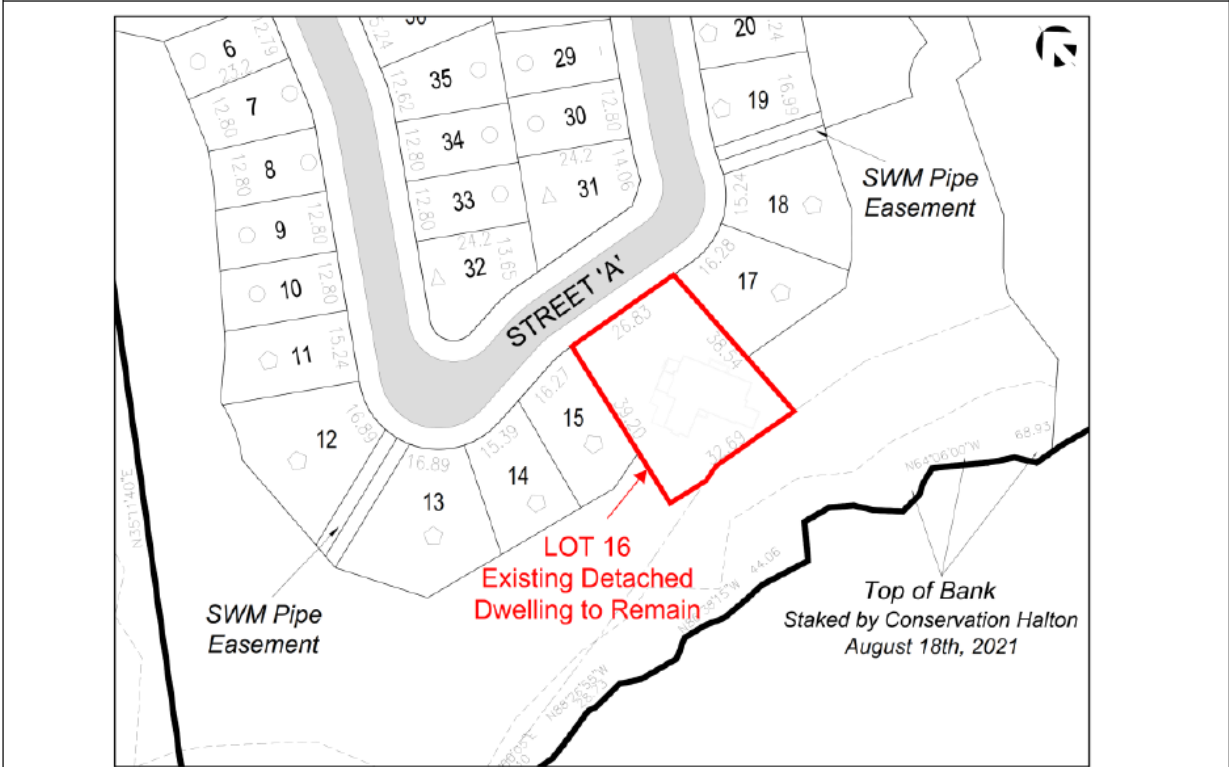
The following regulations apply:

a)	Minimum <i>front yard</i>	2.5 metres
b)	Minimum <i>flankage yard</i>	2.0 metres

c)	Minimum <i>rear yard</i>	7.0 metres, except that the <i>first storey</i> may project a maximum 3.0 m into the rear yard for a maximum of 45% of the dwelling width measured at the rear of the main building. The one storey addition shall have a maximum vertical distance of 6.0 m measured between grade and the highest point of the building.
d)	Notwithstanding the above, the minimum <i>rear yard</i> when abutting open space shall be 6.0 metres, except that the <i>first storey</i> may project a maximum 3.0 m into the rear yard for a maximum of 45% of the dwelling width measured at the rear of the main building. The one storey addition shall have a maximum vertical distance of 6.0 m measured between grade and the highest point of the building.	
e)	Maximum <i>building height</i>	14.0 metres
f)	Maximum number of storeys	3
g)	Maximum <i>residential floor area ratio</i>	n/a
h)	Notwithstanding 5.8.2, the maximum <i>width</i> of the <i>driveway</i> shall not exceed the exterior width of the <i>private garage</i> , except where the <i>driveway</i> abuts a <i>porch</i> , in which case the width of the <i>driveway</i> may extend to the edge of the <i>porch</i> , or building to a maximum 1.0 metre beyond the width of the <i>private garage</i>	
i)	Notwithstanding 5.8.2, one walkway access may be connected to the side of the driveway. The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length	
j)	Section 5.8.6, “ <i>Private Garage Maximum Sizes</i> ” shall not apply	
<b>15.*.3 Additional Zone Provisions for RL6, Lot 16, as Identified on Figure 15.*.1</b>		
The following regulations apply:		
a)	Minimum rear yard	1.9 metres

- b) Notwithstanding Section 5.8.7.c, an attached or detached *private garage* is permitted to project beyond the *main wall* on the *first storey* of the *dwelling* oriented toward the *front lot line*.
- c) Notwithstanding Section 5.8.7.d, where the opening providing access for a *motor vehicle* of a *private garage* is oriented toward an *interior side lot line*, the *private garage* shall be setback 7.0 metres from the *interior side lot line* it faces, and 0.65 metres from the opposite *interior side lot line*.

Figure 15.\*.1



**15.\*.4 Zone Provisions for RM1 Lands**

The following regulations apply:

- a) For the purposed of determining the front lot line:
  - For rear lane townhouses and the relocated heritage house, the *front lot line* is deemed to be the *lot line* opposite of the *lot line* crossed by the *driveway* accessing the *lot*.
  - For all other *dwelling* types, the *front lot line* is deemed to be the *lot line* crossed by the *driveway* accessing the *lot*.
- b) Minimum *lot area* 110 square metres per unit
- c) Minimum *lot frontage* 6.0 metres/ unit
- d) Minimum *front yard* 2.5 metres
- e) Minimum *flankage yard* 2.0 metres

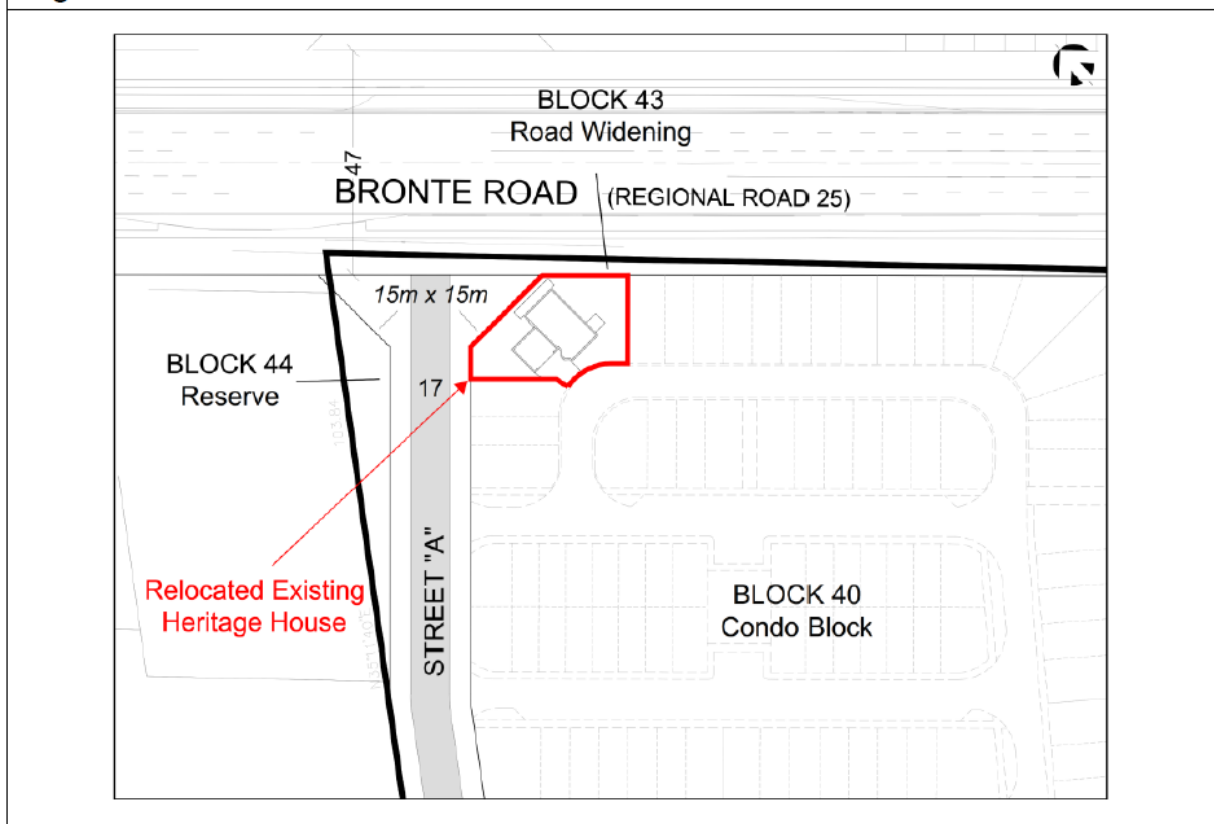
f)	Minimum <i>rear yard</i> , where a <i>private garage</i> is accessed by a <i>driveway</i> crossing a <i>rear lot line</i> from a <i>lane</i>	0.7 metres
g)	Minimum <i>rear yard</i> for all other <i>dwelling</i> s	6.0 metres
h)	Maximum building <i>height</i>	14.0 metres
i)	Notwithstanding anything to the contrary, where a unit has <i>frontage</i> onto Bronte Road, access stairs may encroach up to 0.0 m from the <i>front lot line</i> .	
j)	<i>Established grade</i> to be taken at the centre point of the <i>front lot line</i> of each <i>townhouse dwelling</i> .	
k)	The minimum <i>landscaping coverage</i> means the calculation of the total horizontal area of a townhouse block covered by <i>landscaping</i> .	

**15.\*.5 Additional Zone Provisions for RM1, Relocated Heritage House as Identified on Figure 15.\*\*.2**

The following regulations apply:

a)	Minimum <i>front yard</i>	0.6 m
b)	Minimum <i>interior side yard</i>	1.5 m
c)	Minimum setback to the daylight triangle	0.6 m

Figure 15.\*.2



**15.\*.6 Zone Provisions for RM2 Lands**

The following regulations apply:		
a)	Minimum <i>lot area</i>	75 square metres
b)	Minimum <i>lot frontage</i>	5.6 metres/unit
c)	Minimum <i>front yard</i>	2.5 metres
d)	Minimum flankage yard	2.0 metres
e)	Maximum building <i>height</i>	14.0 metres
f)	Minimum number of <i>parking spaces</i>	1 <i>parking space</i> per <i>dwelling</i> unit.
g)	The minimum number of parking spaces may be provided on the <i>driveway</i> .	
h)	The minimum <i>landscaping coverage</i> means the calculation of the total horizontal area of a townhouse block covered by <i>landscaping</i> .	