

**Appendix A1  
Applicant's Draft Zoning Regulations  
As Submitted**

1. Map 12(4) of By-law 2009-189, as amended, is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Part 8, Special Provisions, of By-law 2009-189, as amended, is amended by adding new Sections 8.A, 8.B, 8.C, and 8.D, as follows:

<b>A</b>	<b>Star Oak Developments Ltd.</b>	Parent Zone: NC
Map 12(4)	(Part of Lot 16, Concession 1, NDS)	(2021-xxx)
<b>8.A.1 Zone Regulations for Townhouse dwellings with attached private garages accessed by lanes</b>		
The following regulations apply to Townhouse dwellings with attached private garages accessed by lanes:		
a)	Notwithstanding Section 7.5.5, minimum <i>height</i> of any portion of a building within 55% of the lot depth from the <i>rear lot line</i>	1 storey
b)	Minimum length of any dimension of the <i>amenity area</i> required by Section 4.17.2	3.0 m
<b>8.A.2 Zone Regulations for All Buildings</b>		
The following regulations apply to all <i>buildings</i> :		
a)	Notwithstanding section 4.27, a <i>porch</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	
b)	Notwithstanding section 4.27, the requirement to have walls that are open and unenclosed for at least 70% of the total area of the vertical <i>planes</i> forming its perimeter shall not apply to <i>inset porches</i> .	

c)	Any podium, stepped back, or terraced portions of a <i>building</i> are permitted below the minimum <i>height</i> .	
d)	Notwithstanding Section 7.5.5, the minimum <i>height</i> requirement shall not apply to permitted encroachments listed in Table 4.21, and shall not apply to an attached private garage accessed by a driveway from a street.	
e)	Notwithstanding Section 5.4.1.2 to the contrary, a parking space in a private garage shall have an unobstructed area with a width of not less than 2.9 metres for a single car garage and one step may encroach into the width of a parking space within a garage at the side of the parking space.	
f)	Notwithstanding the maximum width in Table 4.21.(g) to the contrary, the maximum width of a Bay, Box Out, and Bow Window with or without foundations which may be a maximum of Three Storeys height and which may include a door.	4.0 m

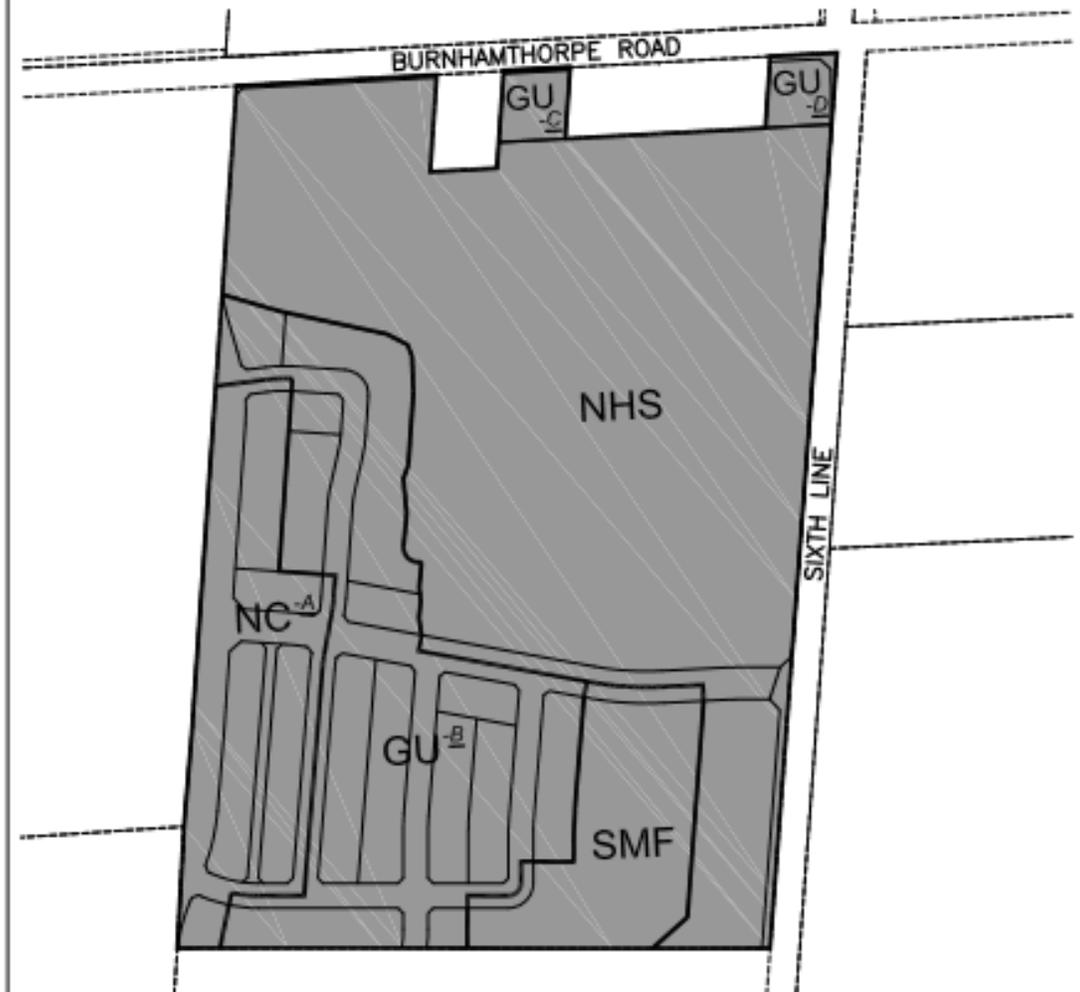
<b>B</b>	<b>Star Oak Developments Ltd.</b>	Parent Zone: GU
Map 12(4)	(Part of Lot 16, Concession 1, NDS)	(2021-xxx)
<b>8.B.1 Zone Regulations</b>		
The following regulations apply:		
a)	Notwithstanding the minimum <i>rear yard setback</i> for a <i>single-detached dwelling street access</i> attached <i>private garage</i> in Section 7.6.2, the minimum <i>rear yard setback</i> for a <i>single-detached dwelling street access</i> attached private garage on a lot with a lot depth of 27.5m or less	6 m
b)	A one storey addition for a <i>single detached dwelling street access</i> attached <i>private garage</i> on a lot with a lot depth of 27.5m or less may project into the <i>rear yard</i> with a minimum setback of 3 m for a maximum of 45% of the <i>dwelling</i> width measured at the rear of the main building	
c)	Notwithstanding section 4.27, a <i>porch</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	
d)	Notwithstanding section 4.27, the requirement to have walls that are open and unenclosed for at least 70% of the total area of the vertical planes forming its perimeter shall not apply to <i>inset porches</i> .	

e)	Notwithstanding section 4.18.1.ii, no part of a <i>private garage</i> shall project beyond the front wall of the first storey of the dwelling except where a <i>porch</i> or <i>landing</i> is provided, in which case the <i>private garage</i> shall not project beyond the front of the <i>porch</i> or <i>landing</i> .	
f)	Notwithstanding Section 4.31, no person shall, in any block within a housing project, erect <i>single detached</i> and <i>semi-detached dwellings</i> more than 30% of which are alike in external design with respect to size and location of doors, windows, projecting <i>balconies</i> , <i>landings</i> , <i>porches</i> and type of surface materials. Buildings alike in external design shall not be erected on adjoining <i>lots</i> fronting on the same <i>street</i> unless the floor plan is reversed and, in any case, shall not be erected on more than two successive adjoining <i>lots</i> fronting on the same <i>street</i> .	
g)	Notwithstanding Section 5.4.1.2 to the contrary, a parking space in a private garage shall have an unobstructed area with a width of not less than 2.9 metres for a single car garage and one step may encroach into the width of a parking space within a garage at the side of the parking space.	
g)	Notwithstanding the maximum width in Table 4.21.(g) to the contrary, the maximum width of a Bay, Box Out, and Bow Window with or without foundations which may be a maximum of Three Storeys height and which may include a door.	4.0 m

<b><u>C</u></b>	<b>Star Oak Developments Ltd.</b>	Parent Zone: GU
Map 12(4)	(Part of Lot 16, Concession 1, NDS)	(2021-xxx)
<b>8.C.1 Zone Regulations for all buildings</b>		
The following regulations apply:		
a)	If dwelling units are accessed from Burnhamthorpe road, the regulations of Section 8.B shall apply.	
<b>8.C.2 Zone Regulations for Townhouse dwellings with attached private garages accessed by a Lane</b>		
The following regulations also apply:		
a)	Notwithstanding any severance, partition, or division of the lands subject to this Special Provision, the regulations shall apply to the whole of such lands as if no severance, partition, or division had occurred.	
b)	Burnhamthorpe Road shall be deemed the Front Lot Line.	

<b><u>D</u></b>	<b>Star Oak Developments Ltd.</b>	Parent Zone: GU
Map 12(4)	(Part of Lot 16, Concession 1, NDS)	(2021-xxx)
<b>8.D.1 Zone Regulations for all buildings</b>		
The following regulations apply:		
a)	If dwelling units are accessed from Burnhamthorpe road, the regulations of Section 8.B shall apply.	
<b>8.C.2 Zone Regulations for Townhouse dwellings with attached private garages accessed by a Lane</b>		
The following regulations also apply:		
a)	Notwithstanding any severance, partition, or division of the lands subject to this Special Provision, the regulations shall apply to the whole of such lands as if no severance, partition, or division had occurred.	
b)	Burnhamthorpe Road shall be deemed the Front Lot Line.	

# SCHEDULE "A" To By-law 2021-\_\_\_



## AMENDMENT TO BY-LAW 2009-189

- Rezoned from Existing Development (ED) to Neighbourhood Centre (NC sp A);
- General Urban (GU sp B);
- General Urban (GU sp C);
- General Urban (GU sp D);
- Stormwater Management Facility (SMF);
- Natural Heritage System (NHS);

EXCERPT FROM  
MAP 12(4)

