

Zoning By-Law	2014-014																			
Zone	RL3-0-383																			
		Lot - Proposed																		
Zoning Provision	Required	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Minimum lot area	557.5 sm <sup>2</sup>	613 sm	626 sm	626 sm	626 sm	628 sm	574 sm	580 sm	580 sm	580 sm	580 sm	578 sm	619 sm	777 sm	751 sm	725 sm	700 sm	674 sm	648 sm	616 sm
Minimum lot frontage	14.5 m	15.65	15.65	15.65	15.65	15.65	14.5	14.5	14.5	14.5	14.5	14.5	14.5	15.25	15.25	15.25	15.25	15.25	15.25	15.25
Minimum front yard	7.5 m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m
Minimum flankage yard	1.8 m	1.8m				1.8m	1.8m	1.8m					1.8m							1.8m
Minimum interior side yard	2.4 m and 1.2 m	1.85m	1.85m/1.85m	1.85m/1.85m	1.85m/1.85m	1.85m/1.85m	1.85m	1.85m/1.85m	1.85m/1.85m	1.85m/1.85m	1.85m/1.85m	1.85m/1.85m	1.85m/1.85m	1.85m/1.85m	1.85m/1.85m	1.85m/1.85m	1.85m/1.85m	1.85m/1.85m	1.85m/1.85m	1.85m
Minimum interior side yard for a detached dwelling having two storeys and an attached private garage	1.8 m on both sides																			
Minimum rear yard	7.5 m (6)	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m
Maximum number of storeys	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Maximum height	9.0 m	9.8m	9.26m	8.79m	8.86m	9.74m	9.41m	9.86m	8.95m	8.87m	8.95m	9m	9.47m	9.73m	9.86m	9.63m	9.91m	9.8m	9.15m	9.67m
Maximum dwelling depth	n/a																			
Maximum residential floor area ratio	42%																			
Maximum lot coverage for all buildings and structures	25%	29.00%	24.56%	24.56%	24.41%	24.71%	28.80%	28.97%	23.28%	24.72%	24.89%	24.22%	28.88%	23.66%	23.21%	27.51%	23.56%	25.00%	24.10%	28.99%
Landscaping coverage within 7.5 m of the property line in the front yard																				
Maximum garage door width facing a road for an attached private garage	60%	60%	61.63%	62.49%	63.00%	61.30%	60.00%	60.00%	74.45%	73.54%	74.84%	75.06%	60%	62.09%	60%	60%	61.24%	60%	60%	60%
Maximum number of garage doors facing the road for an attached private garage	3.5 m		4.98	4.98	4.98	4.98			3.15	3.15	3.15	3.15		4.98	4.98		4.98	4.98	4.98	
Maximum number of garage doors facing the road for an attached private garage	1		1	1	1	1			1	1	1	1		1	1		1	1	1	
Maximum total floor area for a private garage	38 sm	35.94	37.24	37.24	37.73	37.93	35.94	35.94	25.34	25.34	31.1	25.24	38	37.97	37.97	37.86	37.93	37.93	37.44	35.94
Maximum garage height	4.0 m	6.93m					6.52m	6.99m					8.09m			7.44m				7.64m
Minimum driveway width	3.0 m	5.68m	5.64m	5.61m	5.44m	5.79m	5.75m	5.94m	3.0m	3.7m	3.59	3.0m	6.65m	5.74m	5.74m	3.05m	5.44m	5.79m	5.74m	6.20m
Maximum driveway width	50% of frontage		36%	19%	34.70%	37%			19%	19%	41%	19%		34%	37.40%		35.40%	37.70%	37.40%	
Minimum number of parking space	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

lot specific zoning by-law amendment required

asking for 29% for units with coach house

- 2 Within Plans of Subdivision registered after November 1, 1965, the minimum lot frontage may be reduced by 4.5 metres and minimum lot area proportionately reduced on a lot provided the average lot frontage and lot area throughout the entire Plan of Subdivision are not less than the
- 6 The minimum rear yard shall be reduced to 3.5 metres on a corner lot where an interior side yard of 3.0 metres is provided.