

Current Regulations, Proposed Regulations and Comments on Proposed Changes to Zoning By-law 2014-014, as amended

Proposed Updates to Part 1 - Administration:

Current Regulations	Proposed Regulations	Comments
<p>1.8 Transition Matters Notwithstanding Sections 1.2 and 1.4 of this By-law, a <i>building</i> permit may be issued in accordance with Section 1.8 of this By-law for the following scenarios.</p> <p>For the purposes of determining zoning compliance for matters covered by Section 1.8 of this By-law, the provisions of Zoning By-law 1984-63, as amended, as it read on the effective date of this By-law shall apply.</p> <p>1.8.1 Building Permit Applications</p> <p>Nothing in this By-law shall prevent the erection of a <i>building</i> or <i>structure</i> for which an application for a <i>building</i> permit was filed on or prior to the effective date of this By-law provided the <i>building</i> permit application satisfies the following requirements:</p> <ul style="list-style-type: none"> a) The <i>building</i> permit application complies with the provisions of Zoning By-law 1984-63, as amended, as it read on the effective date of this Bylaw. b) All information is provided to allow for a zoning review to be undertaken; and, c) c) All planning approvals have been obtained. <p>1.8.2 Recently Approved Planning Applications</p> <ul style="list-style-type: none"> a) The requirements of this By-law do not apply on a lot where a minor variance to Zoning By-law 1984-63, as amended, was authorized by the Committee of Adjustment of the Town or the Ontario Municipal Board on or after May 10, 2011 and on or before the effective date of this By-law and a <i>building</i> permit for the applicable project has not yet been issued. 	<p>1.8 Transition Matters</p> <p>Despite any subsequent amendments to a provision in this By-law, the provision shall be determined in accordance with the following:</p> <ul style="list-style-type: none"> a) In the case of a <i>building</i> or <i>structure</i>, or <i>lot</i> on which a <i>building</i> or <i>structure</i> is located, for which a <i>building</i> permit was required under subsection 8(1) of the <u>Building Code Act</u>, the provision in respect of the <i>building</i>, <i>structure</i> or <i>lot</i>, is the provision on the day a <i>building</i> permit was filed in accordance with the <i>Town's</i> Building By-law, as amended. b) In all other cases, the provision in respect of a <i>building</i>, <i>structure</i> or <i>lot</i> is the provision on the day the lawful <i>use</i> of the <i>building</i>, <i>structure</i> or <i>lot</i> was established. 	<ul style="list-style-type: none"> • This update is proposed to address transition for applications started prior to the passing of an amendment

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

<p>b) The requirements of this By-law do not apply to a lot where a conditional or final Site Plan Approval has been granted by the Town on or after May 10, 2011 and on or before the effective date of this By-law and a <i>building</i> permit for the applicable project has not yet been issued</p> <p>c) The requirements of this By-law do not apply to a lot where a provisional consent has been given by the Committee of Adjustment of the Town or the Ontario Municipal Board on or after May 10, 2011 and on or before the effective date of this By-law and a <i>building</i> permit for the applicable project has not yet been issued, the lot has not yet been registered at the Land Registry Office, or the applicable easement or agreement has not yet been registered on title.</p> <p>d) For clarity, where a minor variance to Zoning By-law 1984-63, as amended, was authorized by the Committee of Adjustment of the Town or the Ontario Municipal Board on or after May 10, 2011 and on or before the effective date of this By-law as a requisite condition for a Site Plan Approval, Section 1.8.2(b) shall apply to give affect to the applicable Site Plan Approval.</p> <p>e) For approved site plans and minor variances where this By-law has subsequently been amended, the regulations in effect on the date of approval of the site plan or minor variance shall apply to any <i>building</i> permit applications.</p>		
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Proposed Updates to Part 2 – Establishment of Zones:

Current Regulations	Proposed Regulations	Comments																																																																											
<p>2.1 Establishment of Zones This By-law establishes the following <i>zones</i> and places all lands subject to this By-law in one or more of the following zones:</p>	<table border="1"> <thead> <tr> <th colspan="3" data-bbox="1139 431 2024 505">Table 2.1.1 Zones in the Town of Oakville Zoning By-law 2014-014</th> </tr> <tr> <th data-bbox="1139 509 1306 537">Column 1</th> <th data-bbox="1314 509 1830 537">Column 2</th> <th data-bbox="1838 509 2024 537">Column 3</th> </tr> <tr> <th data-bbox="1139 542 1306 570">A</th> <th data-bbox="1314 542 1830 570">Zone</th> <th data-bbox="1838 542 2024 570">Symbol</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="1139 574 2024 602" style="text-align: center;">Residential Zones (Part 6)</td> </tr> <tr><td data-bbox="1139 607 1306 634">1</td><td data-bbox="1314 607 1830 634">Residential Low 1</td><td data-bbox="1838 607 2024 634">R1</td></tr> <tr><td data-bbox="1139 639 1306 667">2</td><td data-bbox="1314 639 1830 667">Residential Low 2</td><td data-bbox="1838 639 2024 667">R2</td></tr> <tr><td data-bbox="1139 672 1306 699">3</td><td data-bbox="1314 672 1830 699">Residential Low 3</td><td data-bbox="1838 672 2024 699">R3</td></tr> <tr><td data-bbox="1139 704 1306 732">4</td><td data-bbox="1314 704 1830 732">Residential Low 4</td><td data-bbox="1838 704 2024 732">R4</td></tr> <tr><td data-bbox="1139 737 1306 764">5</td><td data-bbox="1314 737 1830 764">Residential Low 5</td><td data-bbox="1838 737 2024 764">R5</td></tr> <tr><td data-bbox="1139 769 1306 797">6</td><td data-bbox="1314 769 1830 797">Residential Low 6</td><td data-bbox="1838 769 2024 797">R6</td></tr> <tr><td data-bbox="1139 802 1306 829">7</td><td data-bbox="1314 802 1830 829">Residential Uptown Core</td><td data-bbox="1838 802 2024 829">RUC</td></tr> <tr><td data-bbox="1139 834 1306 862">8</td><td data-bbox="1314 834 1830 862">Residential Medium 1</td><td data-bbox="1838 834 2024 862">RM1</td></tr> <tr><td data-bbox="1139 867 1306 894">9</td><td data-bbox="1314 867 1830 894">Residential Medium 2</td><td data-bbox="1838 867 2024 894">RM2</td></tr> <tr><td data-bbox="1139 899 1306 927">10</td><td data-bbox="1314 899 1830 927">Residential Medium 3</td><td data-bbox="1838 899 2024 927">RM3</td></tr> <tr><td data-bbox="1139 932 1306 959">11</td><td data-bbox="1314 932 1830 959">Residential Medium 4</td><td data-bbox="1838 932 2024 959">RM4</td></tr> <tr><td data-bbox="1139 964 1306 992">12</td><td data-bbox="1314 964 1830 992">Residential High</td><td data-bbox="1838 964 2024 992">RH</td></tr> <tr> <td colspan="3" data-bbox="1139 997 2024 1024" style="text-align: center;">Midtown Oakville Zones (See Part 7)</td> </tr> <tr><td data-bbox="1139 1029 1306 1057">13</td><td data-bbox="1314 1029 1830 1057">Midtown Transitional Commercial</td><td data-bbox="1838 1029 2024 1057">MTC</td></tr> <tr><td data-bbox="1139 1062 1306 1089">14</td><td data-bbox="1314 1062 1830 1089">Midtown Transitional Employment</td><td data-bbox="1838 1062 2024 1089">MTE</td></tr> <tr> <td colspan="3" data-bbox="1139 1094 2024 1122" style="text-align: center;">Mixed Use Zones (See Part 8)</td> </tr> <tr><td data-bbox="1139 1127 1306 1154">15</td><td data-bbox="1314 1127 1830 1154">Central Business District</td><td data-bbox="1838 1127 2024 1154">CBD</td></tr> <tr><td data-bbox="1139 1159 1306 1187">16</td><td data-bbox="1314 1159 1830 1187">Main Street 1</td><td data-bbox="1838 1159 2024 1187">MU1</td></tr> <tr><td data-bbox="1139 1192 1306 1219">17</td><td data-bbox="1314 1192 1830 1219">Main Street 2</td><td data-bbox="1838 1192 2024 1219">MU2</td></tr> <tr><td data-bbox="1139 1224 1306 1252">18</td><td data-bbox="1314 1224 1830 1252">Urban Centre</td><td data-bbox="1838 1224 2024 1252">MU3</td></tr> <tr><td data-bbox="1139 1256 1306 1284">19</td><td data-bbox="1314 1256 1830 1284">Urban Core</td><td data-bbox="1838 1256 2024 1284">MU4</td></tr> </tbody> </table>	Table 2.1.1 Zones in the Town of Oakville Zoning By-law 2014-014			Column 1	Column 2	Column 3	A	Zone	Symbol	Residential Zones (Part 6)			1	Residential Low 1	R1	2	Residential Low 2	R2	3	Residential Low 3	R3	4	Residential Low 4	R4	5	Residential Low 5	R5	6	Residential Low 6	R6	7	Residential Uptown Core	RUC	8	Residential Medium 1	RM1	9	Residential Medium 2	RM2	10	Residential Medium 3	RM3	11	Residential Medium 4	RM4	12	Residential High	RH	Midtown Oakville Zones (See Part 7)			13	Midtown Transitional Commercial	MTC	14	Midtown Transitional Employment	MTE	Mixed Use Zones (See Part 8)			15	Central Business District	CBD	16	Main Street 1	MU1	17	Main Street 2	MU2	18	Urban Centre	MU3	19	Urban Core	MU4	<ul style="list-style-type: none"> Residential low zones are updated to reflect the consolidation of zones and update from RL to R to alleviate confusion when referencing previous standard Row and column labels to improve readability and ease of reference
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Table 2.1.1: Zones in the Town of Oakville Zoning By-law		
Zone	Symbol	
Employment Zones (See Part 10)		
Office Employment	E1	
Business Employment	E2	
Industrial	E3	
Business Commercial	E4	
Institutional and Community Use Zones (See Part 11)		
Institutional	I	
Community Use	CU	
Open Space Zones (See Part 12)		
Park	O1	
Private Open Space	O2	
Cemetery	CEM	
Environment Zones (See Part 13)		
Natural Area	N	
Greenbelt	GB	
Parkway Belt Public Use	PB1	
Parkway Belt Complementary Use	PB2	
Other Zones (See Part 14)		
Utility	U	
Future Development (2023-024)	FD	
Stormwater Management Facility	SMF	
2.4.5 Suffix Zones Where a <i>zone</i> symbol is followed by a hyphen and letter or number in the same font size, the symbol refers to a <i>Suffix Zone</i> that applies to the lands so zoned.		2.4.5 Suffix Overlays Where a <i>zone</i> symbol is followed by a hyphen and letter or number in the same font size, the symbol refers to a Suffix Overlay which applies additional regulations to the lands so zoned.
		<ul style="list-style-type: none"> This update is proposed to facilitate updating the (“-0”) Suffix Zone to the Residential Infill Overlay (-0)

Proposed Updates to Part 3, Definitions:

New Defined Terms:		Comments
Roof Area	shall mean the horizontal/plan area occupied by a roof, measured to the outer edge of all eaves or edge of the <i>building</i> , and shall not include any eavestroughs, gutters, or ornamental features extending outward from the edge of eaves.	<ul style="list-style-type: none"> Assists with understanding roof types and measuring
Roof, Flat	means a roof where 65% or more of the roof has a roof angle of less than 20° above the horizontal, and shall not include a parapet.	

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Roof, Semi-flat	means a roof between 35% and 65% of the total roof area has a roof angle of less than 20° above the horizontal, and shall not include a parapet		height for dwellings in the residential low zones
Roof, Sloped	means a roof with a roof angle greater than or equal to 20° above the horizontal and less than 60° above the horizontal, and includes a roof where less than 35% of the total roof has a roof angle of less than 20° above the horizontal, and shall not include a parapet.		
Landscaping, Residential Soft	means that portion of the surface area of a residential <i>lot</i> consisting of organic materials and vegetative in-ground plantings such as grass, flowers, shrubs, trees and other vegetation including any accessory ground cover such as mulch or similar pervious materials located in and around plantings, and other edging materials but shall not include artificial turf and hard surfaced areas such as <i>driveways, aisles, parking areas</i> , interlocking stone, or hard-surfaced walkways.		<ul style="list-style-type: none"> Assists with the implementation of regulations regarding soft landscaping to assist with drainage and stormwater management
Amended Defined Terms:	Current	Proposed	Comments
Dwelling Depth	means the horizontal distance of the <i>dwelling</i> between the portion of a <i>building</i> facing the <i>front lot line</i> that is nearest to the <i>front lot line</i> , to the portion of the <i>dwelling</i> facing the <i>rear lot line</i> that is nearest to the <i>rear lot line</i> , excluding any allowable projection.	means the horizontal distance between the portion of the <i>dwelling</i> facing the <i>front lot line</i> that is nearest to the <i>front lot line</i> , to the portion of the <i>dwelling</i> facing the <i>rear lot line</i> that is nearest to the <i>rear lot line</i> , excluding any allowable projection and <i>accessory buildings</i> .	<ul style="list-style-type: none"> Provides additional clarity that the depth does not include accessory buildings on the lot
Floor Area, Residential	means the aggregate area of a residential <i>building</i> containing a <i>dwelling</i> measured from the exterior of the outside walls, but shall not include a <i>private garage, basement, or attic</i> unless otherwise specified by this By-law.	means the aggregate area of a residential <i>building</i> containing a <i>dwelling</i> measured from the exterior of the outside walls, but shall not include a <i>basement, or attic</i> unless otherwise specified by this By-law.	<ul style="list-style-type: none"> Residential Floor Area will now include the area of a private garage

Proposed Updates to Part 4 - General Provisions:

Current Regulations	Proposed Regulations	Comments
<p>General Provisions</p> <p>4.1 Additional Residential Units (2023-024) (2024-111)</p> <p>4.1.1 Permitted Buildings (2024-111)</p> <p>a) <i>Attached additional residential units</i> are permitted in the following <i>buildings</i>:</p>	<p>No changes proposed to section 4.1.1 to 4.1.3.</p> <p>New section 4.1.4 added as follows:</p> <p>4.1.4 Setbacks for Detached Additional Residential Units</p>	<ul style="list-style-type: none"> Where additional residential units can go remains the same You can have up to 3 residential units (2 additional units) on your property including one in an accessory building

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Current Regulations	Proposed Regulations	Comments
<p>i) <i>Detached dwelling</i>; ii) <i>Semi-detached dwelling</i>; iii) <i>Linked dwelling</i>; iv) <i>Townhouse dwelling</i>.</p> <p>b) <i>Detached additional residential units</i> are permitted in the following <i>accessory buildings</i>: i) <i>Accessory building</i> associated to a <i>detached dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling</i>.</p> <p>4.1.2 Maximum Number of Additional Residential Units (2024-111)</p> <p>The permitted combinations of <i>detached</i> or <i>attached additional residential units</i> shall be as follows:</p> <p>a) A maximum of two (2) <i>attached additional residential units</i>; or, b) A maximum of one (1) <i>attached additional residential unit</i> and one (1) <i>detached additional residential unit</i>.</p> <p>4.1.3 Entrance and Exit Regulations (2024-111)</p> <p>a) Any entrance and exit to the <i>attached</i> or <i>detached additional residential unit</i> shall not be oriented towards any yard having a dimension less than 1.0 metre.</p>	<p>Notwithstanding any other provision of this By-law, a <i>detached additional residential unit</i> shall be setback a minimum of 1.2 metres from an <i>interior side lot line</i> or a <i>rear lot line</i>.</p>	<p>(additional building in the rear or side yard)</p> <ul style="list-style-type: none"> • Minimum setbacks for detached additional residential units is 1.2 m when an accessory building without an ARU has a minimum setback of 0.6 m • Additional Residential Unit, Attached means one or more habitable rooms containing separate kitchen and bathroom facilities for private use as a single housekeeping unit which is contained within a <i>detached dwelling, semi-detached dwelling, linked dwelling</i> or <i>townhouse dwelling</i> already containing a <i>dwelling unit</i> • Detached Additional Residential Unit means means one or more habitable rooms containing separate kitchen and bathroom facilities for private use as a single housekeeping unit which is contained within an <i>accessory building</i> associated to a <i>detached dwelling, semi-</i>

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		<i>detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit</i>																																				
<p>4.2 Accessory Uses</p> <p>Where this By-law provides that land may be <i>used</i> or a <i>building</i> or <i>structure</i> may be erected and <i>used</i> for a permitted <i>use</i>, that <i>use</i> shall include any <i>accessory use</i> as long as the <i>accessory use</i> is located within the same <i>premises</i>.</p>	<p>No changes proposed</p>	<ul style="list-style-type: none"> Accessory use: means a use naturally or normally incidental to, subordinate to, and exclusively devoted to a principal use 																																				
<p>4.3 Allowable Encroachments and Projections (2016-023) (2017-025) (2021-068)</p> <p>Unless otherwise permitted by this By-law, all <i>minimum yards</i> shall be unobstructed except for the allowable encroachments and projections in Table 4.3, below:</p> <table border="1" data-bbox="204 850 1091 1416"> <thead> <tr> <th colspan="4">Table 4.3: Allowable Building and Structure Encroachments and Projections</th> </tr> <tr> <th>Structure or Feature</th> <th>Applicable Yards</th> <th>Maximum Encroachment into a Minimum Yard</th> <th>Maximum Total Projection beyond the main wall</th> </tr> </thead> <tbody> <tr> <td>Access stairs associated or not associated with a <i>porch</i> or <i>uncovered platform</i> (2016-023)</td> <td>All</td> <td>Up to 0.6 m from the applicable <i>lot line</i></td> <td>n/a</td> </tr> <tr> <td>Air conditioners, heat pumps, swimming pool pumps, filters,</td> <td><i>Flankage, interior side, and rear</i></td> <td>Up to 0.6 m from the applicable <i>lot line</i> (2)</td> <td>n/a</td> </tr> </tbody> </table>	Table 4.3: Allowable Building and Structure Encroachments and Projections				Structure or Feature	Applicable Yards	Maximum Encroachment into a Minimum Yard	Maximum Total Projection beyond the main wall	Access stairs associated or not associated with a <i>porch</i> or <i>uncovered platform</i> (2016-023)	All	Up to 0.6 m from the applicable <i>lot line</i>	n/a	Air conditioners, heat pumps, swimming pool pumps, filters,	<i>Flankage, interior side, and rear</i>	Up to 0.6 m from the applicable <i>lot line</i> (2)	n/a	<p>4.3 Allowable Encroachments and Projections (2016-023) (2017-025) (2021-068)</p> <p>Unless otherwise permitted by this By-law, all <i>minimum yards</i> shall be unobstructed except for the permitted encroachments in Table 4.3.1 and projections in Table 4.3.2 below.</p> <table border="1" data-bbox="1177 850 2085 1360"> <thead> <tr> <th colspan="5">Table 4.3.1: Allowable Building and Structure Encroachments</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> </tr> <tr> <th>A</th> <th>Structure or Feature</th> <th>Yard in which Structure is permitted</th> <th>Maximum Encroachment into a Minimum Yard</th> <th>Minimum Distance from Lot Line</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Access stairs associated or not associated with a</td> <td>All</td> <td>n/a</td> <td>0.6 m (3)</td> </tr> </tbody> </table>	Table 4.3.1: Allowable Building and Structure Encroachments					1	2	3	4	5	A	Structure or Feature	Yard in which Structure is permitted	Maximum Encroachment into a Minimum Yard	Minimum Distance from Lot Line	1	Access stairs associated or not associated with a	All	n/a	0.6 m (3)	<ul style="list-style-type: none"> Separating encroachments and projections and updating the structure to add references for rows and columns to make it easier to read and navigate Include clarity on how far something can encroach into a yard and how close to the lot line it can be Removing maximum width for window wells and clarifying that a window well must be a minimum 0.6 metres from a lot line to protect for access and drainage Removing restriction on below grade access stairs that only allowed a projection of 1.5 m from a main wall. Proposing that
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heaters, and generators including any appurtenances thereto (2017-025) (2023-024)					<i>porch or uncovered platform (2016-023)</i>			below grade access stairs may not encroach into a minimum side or flankage yard and can only project a maximum 1.5 m into a rear yard • Provides additional clarity to footnote 2 as it relates to the height of external equipment • Removing -0 footnote since balcony projection is moved to Table 4.3.2	
Awnings, canopies, cornices, coves, belt courses, eaves, gutters, pilasters, sills, or weather-shielding structure	All	0.6 m	n/a	2	Air conditioners, heat pumps, swimming pool pumps, filters, heaters, and generators including any appurtenances thereto (2017-025) (2023-024)	<i>Flankage, interior side, and rear</i>	n/a		0.6 m (2)(3)
Balconies	Front and rear (-0)	n/a	1.5 m	3	Awnings, canopies, cornices, coves, belt courses, eaves, gutters, pilasters, sills, or weather-shielding structure	All	0.6 m		n/a
Non-walk in bay, box out and bow windows, without foundations, with a maximum width of 3.0 metres and a maximum height of one storey	All	0.6 m	n/a	4a	Balconies	Front and rear	n/a		n/a (see table 4.3.2)
Chimneys and gas fireplace projections and chases with a maximum width of 1.8 metres	All	0.6 m	n/a	4b	Balconies in the Residential Low Overlay (-0) Zone	Not permitted above the floor level of the first storey			
Window wells with a maximum	All	0.6 m	n/a	5	Non-walk in bay, box out and bow windows, without foundations, with a maximum width of 3.0 metres and a maximum height of one storey	All	0.6 m (3)		0.6 m (3)

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width of 1.8 metres (2021-068)				6	Chimneys and gas fireplace projections and chases with a maximum width of 1.8 metres	All	0.6 m (3)	0.6 m (3)	
Fire escapes	Rear and interior side	1.5 m	n/a	7	Window wells	All	0.6 m	0.6 m	
Industrial or mechanical equipment in the E2 and E3 Zones (2017-025) (2021-068)	Rear and interior side	Equal to the minimum yard requirements	n/a	8	Fire escapes	Rear and interior side	1.5 m	n/a	
Landscaping features (i.e., ornamental and garden walls, planters, etc.) (2017-025)	All	Up to 0.6 m from the applicable lot line	n/a	9	Industrial or mechanical equipment in the E2 and E3 Zones (2017-025) (2021-068)	Rear and interior side	Equal to the minimum yard requirements	n/a	
Porches with or without a foundation and including access stairs in the Residential Low RL6 Zone	Front and flankage	Up to 1.5 m from the front or flankage lot line	n/a	10	Landscaping features (i.e., ornamental and garden walls, planters, etc.) (2017-025)	All	n/a	0.6 m (3)	
Porches with or without a foundation and including access stairs in the Residential Uptown Core RUC Zone	Front and flankage	2.0 m	n/a	11	Porches with or without a foundation and including access stairs in the Residential Low RL6 Zone	Front and flankage	n/a	1.5 m from front or flankage lot line	
• Porches with a foundation	n/a	Shall be subject to the regulations of the parent zone		12	Porches with or without a foundation and including access stairs in the Residential	Front and flankage	2.0 m	n/a	

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Current Regulations				Proposed Regulations				Comments
<ul style="list-style-type: none"> • <i>Porches without a foundation in all other zones</i> 				Uptown Core RUC Zone				
<i>Uncovered platform attached to a pool structure (2017-025) (2021-068)</i>	<i>Rear and interior side</i>	Up to 0.91 m from the <i>interior side</i> , or <i>rear lot line</i>	n/a	<ul style="list-style-type: none"> • <i>Porches with a foundation</i> • <i>Porches without a foundation in all other zones</i> 	n/a	Shall be subject to the regulations of the parent zone		
	<i>Flankage</i>	Up to 2.0 m from <i>flankage lot line</i>	n/a		14	<i>Uncovered platform attached to a pool structure (2017-025) (2021-068)</i>	<i>Rear and interior side</i>	
<i>Uncovered platforms having a floor height of less than 0.6 metres measured from grade (2016-023)</i>	All	Up to 0.6 m from any <i>lot line</i> (1)	n/a	15	<i>Flankage</i>		n/a	
	<i>Uncovered platforms having a floor height equal to or greater than 0.6 metres measured from grade (2016-023)</i>	<i>Front and Rear</i>	1.5 m (1)	n/a	16	All	n/a	
17					<i>Front and Rear</i>			
<i>Uncovered platforms having a floor height less than or equal to 3.0 metres measured from grade, with or</i>	<i>Rear</i>	Up to 3.0 m from the <i>rear lot line</i>	n/a					

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Current Regulations				Proposed Regulations				Comments	
without a foundation, and including access stairs in the Residential Low RL6 Zone <i>(2015-018) (2021-068) (2023-024)</i>				18	Uncovered platforms having a floor <i>height</i> less than or equal to 3.0 metres measured from <i>grade</i> , with or without a foundation, and including access stairs in the Residential Low RL6 Zone <i>(2015-018) (2021-068) (2023-024)</i>	Rear	n/a	Up to 3.0 m from the rear lot line	
Uncovered access stairs below grade <i>(2021-068)</i>	Rear	1.5 m	n/a	19	Uncovered access stairs below grade <i>(2021-068)</i>	Rear	1.5 m	0.6 m	
	Flankage and interior side	0.0 m	1.5 m			Flankage and interior side	0.0 m	Minimum yard for main building	
Unenclosed barrier-free ramps <i>(2015-018)</i>	All	Up to 0.0 m from the lot line	n/a	20	Unenclosed barrier-free ramps <i>(2015-018)</i>	All	n/a	0.0 m	
<p><i>In Table 4.3, "n/a" means that the identified measurement is not applicable to the structure or feature identified.</i></p> <p>Additional Regulations to Allowable Projections Table 4.3</p> <p>-0. Where lands are shown on the Zoning Maps of this By-law to be in the -0 Suffix Zone, the additional regulations of Section 6.4 shall apply to the applicable allowable projections.</p> <p>1. Provided that the <i>uncovered platform</i> is set back:</p> <p>a) A minimum of 0.6 metres from the <i>interior side lot line</i>, except for <i>semi-detached, back-to-back townhouse</i>, and <i>townhouse dwellings</i> in which case it may be 0.0 metres from an <i>interior side lot line</i> that is also the location of the common wall; and,</p> <p>b) A minimum of 2.0 metres from the <i>front and flankage lot lines</i>.</p>				<p><i>In Table 4.3, "n/a" means that the identified measurement is not applicable to the structure or feature identified.</i></p> <p>Additional Regulations to Allowable Encroachments Table 4.3.1</p> <p>1. Provided that the <i>uncovered platform</i> is set back:</p> <p>a) A minimum of 1.2 metres from the <i>interior side lot line</i>, except for <i>semi-detached, back-to-back townhouse</i>, and <i>townhouse dwellings</i> in which case it may be 0.0 metres from an <i>interior side lot line</i> that is also the location of the common wall; and,</p> <p>b) A minimum of 2.0 metres from the <i>front and flankage lot lines</i>.</p>					

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Current Regulations	Proposed Regulations	Comments												
<p>2. Where such equipment is installed at or above <i>grade</i>, the maximum height shall be 2.0 m measured from <i>grade</i> to the top of the air conditioner, heat pump, swimming pool pump, filter or heater. (2017-025)</p>	<p>2. Where such equipment is installed at or above the ground level, the maximum height shall be 2.0 m measured from the adjacent ground level to the top of the air conditioner, heat pump, swimming pool pump, filter, heater or generator.</p> <p>3. A setback of 1.2 metres is required to be provided from the interior side lot line, except if the interior side lot line is also the location of a common wall.</p>													
	<p>Add separate table for projections:</p> <table border="1" data-bbox="1198 613 2112 922"> <thead> <tr> <th colspan="3" data-bbox="1198 613 2112 678">Table 4.3.2: Allowable Building and Structure Projections</th> </tr> <tr> <th data-bbox="1198 678 1279 743">1</th> <th data-bbox="1279 678 1610 743">2</th> <th data-bbox="1610 678 2112 743">3</th> </tr> <tr> <th data-bbox="1198 743 1279 865">A</th> <th data-bbox="1279 743 1610 865">Structure or Feature</th> <th data-bbox="1610 743 2112 865">Maximum Total Projection beyond the main wall</th> </tr> </thead> <tbody> <tr> <td data-bbox="1198 865 1279 922">1</td> <td data-bbox="1279 865 1610 922"><i>Balconies</i></td> <td data-bbox="1610 865 2112 922">1.5 m</td> </tr> </tbody> </table>	Table 4.3.2: Allowable Building and Structure Projections			1	2	3	A	Structure or Feature	Maximum Total Projection beyond the main wall	1	<i>Balconies</i>	1.5 m	<ul style="list-style-type: none"> • Separated projections from the encroachment chart
Table 4.3.2: Allowable Building and Structure Projections														
1	2	3												
A	Structure or Feature	Maximum Total Projection beyond the main wall												
1	<i>Balconies</i>	1.5 m												
<p>4.4 Bed and Breakfast Establishment</p> <p>Where a <i>bed and breakfast establishment</i> is permitted, the following regulations apply:</p> <p>a) A <i>bed and breakfast establishment</i> is only permitted within a <i>detached dwelling</i>.</p> <p>b) A <i>bed and breakfast establishment</i> shall have a maximum of three <i>lodging units</i> which shall in total not exceed a maximum of 30% of the <i>residential floor area</i> of the <i>detached dwelling</i>. For the purposes of this subsection, <i>residential floor area</i> shall include all area within a <i>basement</i>.</p> <p>c) A <i>bed and breakfast</i> shall be operated by the person or persons whose principal residence is the <i>detached dwelling</i> in which the <i>bed and breakfast establishment</i> is located.</p>	<p>No changes proposed</p>	<ul style="list-style-type: none"> • No change proposed 												

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Current Regulations	Proposed Regulations	Comments
<p>4.5 Detached Dwellings on a Lot</p> <p>Unless otherwise specified by this By-law, no more than one <i>detached dwelling</i> is permitted on a <i>lot</i>.</p>	<p>4.5 Detached and Semi-Detached Dwellings on a Lot</p> <p>Unless otherwise specified by this By-law, no more than one <i>detached dwelling</i> or one <i>semi-detached</i> dwelling is permitted on a <i>lot</i>.</p>	<ul style="list-style-type: none"> Updated to clarify that only one semi-detached dwelling can be on a lot
<p>No Changes proposed to the following Sections:</p> <ul style="list-style-type: none"> 4.6 Exceptions to Height Provisions 4.7 Garbage Containers 4.8 Highway Corridor Setback 4.9 Home Occupations 4.10 Infrastructure 4.12 Legal Non-Conformity 4.13 Lot Frontage Requirements 4.14 Municipal Services Required 4.15 0.3 m Reserves 4.16 Outdoor Swimming Pools and Hot Tubs 4.17 Outside Display and Sales Areas 4.18 Patios 4.19 Pipeline Setbacks 4.20 Prohibited Uses 4.21 Railway Setbacks for Sensitive Land Uses 4.22 Shipping Containers 4.23 Short Term Accommodation 4.24 Sight Triangles 4.25 Temporary Uses 4.26 Emergency Shelters 4.28 Rooftop Mechanical Equipment and Rooftop Solar Panels 	<p>No changes proposed</p>	
<p>4.11.1 General Landscaping Provisions (2021-068)</p> <p>a) To qualify for any minimum <i>landscaping coverage</i> or minimum width of <i>landscaping</i> requirement of this By-law, an individual area of <i>landscaping</i> provided on a <i>lot</i> shall contain an area with minimum dimensions of 3.0 metres by 3.0 metres and may include additional area of lesser dimensions provided the additional area is contiguous to the 3.0 metres by 3.0 metres area. (PL140317)</p>	<p>Note: No changes to 4.11.1 subsections a) to f)</p> <p>New subsection g) added:</p> <p>g) Notwithstanding Section 4.11.1(c) of this By-law, where a strip of <i>residential soft landscaping</i> is required in accordance with Table 4.11.2 along a <i>lot line</i> in the Residential Low Zones, such requirement shall be</p>	<ul style="list-style-type: none"> New subsection g) added to address new landscaping requirements for Residential Low Zones

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Current Regulations	Proposed Regulations	Comments																				
<p>b) Notwithstanding subsection (a) above, where two widths of <i>landscaping</i> are required abutting each other, the minimum width of <i>landscaping</i> required may be reduced by up to 1.0 metre.</p> <p>c) <i>Landscaping</i> required by Section 4.11.2 of this By-law shall count toward any minimum <i>landscaping coverage</i> requirement of this By-law.</p> <p>d) A <i>driveway, aisle, or walkway</i> may cross required <i>landscaping</i>, but the area that is crossed by the <i>driveway, aisle, or walkway</i> shall not count towards the calculation of required <i>landscaping coverage</i>.</p> <p>e) <i>Landscaping</i> provided on the roof of a <i>building</i> shall be included in the calculation of required <i>landscaping coverage</i> on the <i>lot</i>, provided it meets the requirements of subsection (a) above.</p> <p>f) Where a conflict exists between two different <i>landscaping</i> requirements in this By-law (except for any requirement specified in Part 15 of this By-law), the provision requiring the greater amount of <i>landscaping</i> shall apply.</p>	<p>included in the minimum requirement for <i>residential soft landscaping</i> required by the <i>zone</i> regulations in Part 6 of this By-law.</p>																					
<p>4.11.2 Required Widths of Landscaping (PL140317) A continuous area of landscaping parallel to and following the entire specified lot line or the edge of the identified feature shall be required as provided in Table 4.11.2, below:</p> <table border="1" data-bbox="209 1003 1104 1219"> <thead> <tr> <th colspan="4">Table 4.11.2: Required Widths of Landscaping by Zone (PL140317)</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> </tr> <tr> <th>A</th> <th>Zone, Use, Lot or Feature</th> <th>Along any Lot Line Abutting or Along the Edge of the Feature Abutting</th> <th>Minimum Width</th> </tr> </thead> <tbody> <tr> <td colspan="4">Landscaping by Zone and Use</td> </tr> <tr> <td>1</td> <td> <ul style="list-style-type: none"> Residential Medium (RM4) Zone Residential High (RH) Zone </td> <td> <ul style="list-style-type: none"> Any Residential Low Zone Residential Medium (RM1), (RM2), and (RM3) Zones </td> <td>3.0 m</td> </tr> </tbody> </table> <p>All other regulations in Table remain the same.</p>	Table 4.11.2: Required Widths of Landscaping by Zone (PL140317)				1	2	3	4	A	Zone, Use, Lot or Feature	Along any Lot Line Abutting or Along the Edge of the Feature Abutting	Minimum Width	Landscaping by Zone and Use				1	<ul style="list-style-type: none"> Residential Medium (RM4) Zone Residential High (RH) Zone 	<ul style="list-style-type: none"> Any Residential Low Zone Residential Medium (RM1), (RM2), and (RM3) Zones 	3.0 m	<p>4.11.2 Required Widths of Landscaping A continuous area of <i>landscaping</i> or <i>residential soft landscaping</i> parallel to and following the entire specified <i>lot line</i> or the edge of the identified feature shall be required as provided in Table 4.11.2, below.</p> <p>Additional rows added to table 4.11.2:</p>	<ul style="list-style-type: none"> Updated to include new residential soft landscaping definition New landscaping regulations for properties zoned residential low added to Table 4.11.2
Table 4.11.2: Required Widths of Landscaping by Zone (PL140317)																						
1	2	3	4																			
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Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Current Regulations	Proposed Regulations				Comments																																
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<p>4.27 Rooftop Terraces (PL140317) (2021-068)</p> <p>The following provisions shall apply to rooftop terraces:</p> <p>a) A <i>rooftop terrace</i> is permitted on a lot in any <i>Zone</i>, except for Residential Low -0 Suffix Zones; (2018-017)</p> <p>b) A <i>rooftop terrace</i> is not permitted on the roof of a one <i>storey building</i> in any Residential Low and Residential Medium Zones; (2018-017)</p>	<p>4.27 Rooftop Terraces (PL140317) (2021-068)</p> <p>The following provisions shall apply to rooftop terraces:</p> <p>a) A <i>rooftop terrace</i> is permitted on a lot in any <i>Zone</i>, except for Residential Low Overlay (-0); (2018-017)</p>				<ul style="list-style-type: none"> Updated reference from -0 Suffix Zone to Residential Infill Overlay (-0) 																																

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Current Regulations	Proposed Regulations	Comments
<p>c) A <i>rooftop terrace</i> that is located on the roof of the top <i>storey</i> of a <i>building</i> shall be setback a minimum of 2.0 metres from the edge of the roof of that part of the <i>building</i> that faces the <i>interior side</i> and/or <i>rear lot lines</i> abutting any Residential Low Zone; (2018-017)</p> <p>d) No structures, excluding a <i>mechanical penthouse</i>, associated with a <i>rooftop terrace</i> are permitted on a lot in a RM1, RM2 or RM3 Zone;</p> <p>e) No structure on a <i>rooftop terrace</i> shall have walls;</p> <p>f) No structures on a <i>rooftop terrace</i> shall exceed 20% of the total area of the <i>rooftop terrace</i> and such structures shall not be deemed a <i>storey</i>;</p> <p>g) No access from grade shall be permitted to a <i>rooftop terrace</i>; and</p> <p>h) The outer boundary of a <i>rooftop terrace</i> shall be defined using a barrier. (2021-068)</p> <p>i) In Residential Low Zones a <i>rooftop terrace</i> is only permitted on the roof of the <i>first storey</i> of the <i>dwelling</i> having two or more <i>storeys</i>, subject to a maximum 1.5 m depth, measured from the <i>main wall</i>. (2018-017)</p>	<p>No changes proposed to 4.27 subsections b) to i)</p>	

Proposed Updates to Part 5 – Parking, Loading, and Stacking Lane Provisions:

Current Regulations	Proposed Regulations	Comments
<p>No Changes Proposed to:</p> <ul style="list-style-type: none"> • 5.1 General Provisions • 5.2 Motor Vehicle Parking Spaces • 5.3 Barrier-free Parking Spaces • 5.4 Bicycle Parking Spaces • 5.5 Drive-through Facilities and Stacking Lanes • 5.6 Loading Spaces • 5.7 Aisle Widths and Access Driveways • 5.9 Parking Provisions for Other Vehicles Associated with Residential Uses 	<p>No changes proposed</p>	

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Current Regulations	Proposed Regulations	Comments
<ul style="list-style-type: none"> • 5.10 Surface Parking Area Setbacks • 5.11 Vehicles Prohibited in Residential and Mixed Use Zones 		
<p>5.8 Driveways and Private Garages Associated with Residential Uses</p> <p>This Section applies to <i>driveways</i> and <i>private garages</i> associated with any <i>detached dwelling, semi-detached dwelling, duplex dwelling, linked dwelling, townhouse dwelling, and back-to-back townhouse dwelling</i> in any Residential or Mixed Use Zone.</p>	<p>No changes proposed</p>	
<p>5.8.1 General Provisions (2017-025)</p> <p>a) A motor vehicle shall only be parked outdoors if it is entirely located on a <i>driveway, surface parking area, or the roof of a parking structure</i>.</p> <p>b) Required <i>parking spaces, other than stacked parking spaces and tandem parking spaces</i>, shall have direct and unobstructed access from a <i>driveway, aisle or lane</i>.</p> <p>c) The maximum setback from the <i>rear lot line</i> for a <i>parking space</i> accessed by a rear <i>lane</i> shall be 6.5 m.</p> <p>d) A maximum of one attached <i>private garage</i> per <i>dwelling</i> shall be permitted.</p>	<p>No changes proposed</p>	
<p>5.8.2 Driveway Width (2015-079) (2024-111)</p> <p>a) Notwithstanding any other provision of this By-law, the minimum width of a <i>driveway</i> shall be 3.0 metres.</p> <p>b) Notwithstanding subsection (a) above, the minimum width of a <i>driveway</i> shall be 2.4 metres in a <i>front and interior side yard</i> where a detached <i>private garage</i> is provided in a <i>rear yard</i>.</p>	<p>No changes proposed to 5.8.2 subsections a) to d) and f)</p> <p>New subsection f) proposed:</p> <p>f) The calculation of <i>driveway</i> width shall apply along the entire length of the <i>driveway</i>. The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of</p>	<ul style="list-style-type: none"> • Clarified how driveway width is being calculated

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Current Regulations	Proposed Regulations	Comments
<p>c) The maximum width for a single <i>driveway</i> and the combined maximum width where more than one <i>driveway</i> is permitted shall be: (2021-068)</p> <p>i) 6.0 metres for a <i>lot</i> having a <i>lot frontage</i> of 12.0 metres or less;</p> <p>ii) Equal to 50% of the <i>lot frontage</i> on a <i>lot</i> having greater than 12.0 metres and less than 18.0 metres of <i>lot frontage</i>; or,</p> <p>iii) 9.0 metres for a <i>lot</i> having a <i>lot frontage</i> equal to or greater than 18.0 metres.</p> <p>d) Notwithstanding subsections (c) above, a <i>hammerhead</i> legally existing on the effective date of this By-law shall be permitted to a maximum area and width of that which legally existed on the effective date of this By-law.</p> <p>e) The calculation of <i>driveway</i> width shall apply along the entire length of the <i>driveway</i>. The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of continuous hard surface area on the same <i>lot</i>, measured along the entire length of the <i>driveway</i> perpendicular from one edge of the continuous hard surface area.</p> <p>f) Notwithstanding subsection (f) above, one walkway access may be connected to each side of a <i>driveway</i>. The maximum width of the walkway access at the point of attachment shall be 1.8 metres.</p>	<p>continuous hard surface area on the same <i>lot</i>, measured along the entire length of the <i>driveway</i> perpendicular to the centre line of the path of vehicular travel from one edge of the continuous hard surface area.</p>	
<p>5.8.3 Maximum Number of Driveways</p>	<p>No proposed change.</p>	

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Current Regulations	Proposed Regulations	Comments
<p>a) A maximum of one <i>driveway</i> access is permitted to cross a <i>front lot line</i> or <i>flankage lot line</i> if the applicable <i>lot line</i> is less than 18.0 metres in width.</p> <p>b) Notwithstanding subsection (a) above and Section 6.10(a) of this By-law, one <i>driveway</i> per <i>dwelling</i> is permitted on a block designated for <i>semi-detached, townhouse, and back-to-back townhouse dwellings</i> provided the <i>driveway</i> meets all provisions of this By-law as they would apply to the future <i>lot</i>.</p> <p>c) Notwithstanding subsection (a) above, two <i>driveways</i> are permitted on a <i>lot</i> with a <i>duplex dwelling</i>.</p>		
<p>5.8.4 Driveway Setbacks</p> <p>a) A <i>driveway</i> crossing a <i>front lot line</i> on a <i>corner lot</i> or <i>through corner lot</i> shall be located no further from the <i>interior side lot line</i> than a distance equal to the <i>minimum interior side yard</i> required for the <i>dwelling</i>, plus the maximum width of the <i>driveway</i> permitted on the lot, plus 1.0 metre, measured at the point of where the <i>driveway</i> crosses the <i>front lot line</i>. (2021-068)</p> <p>b) Subsection (a) above shall not apply where a <i>driveway</i> is located a minimum of 15.0 metres from the point of intersection of the <i>front</i> and <i>flankage lot lines</i> or where the <i>lot lines</i> do not intersect the point of intersection of the projection of the <i>front</i> and <i>flankage lot lines</i>, measured at the point of where the <i>driveway</i> crosses the <i>front</i> or <i>flankage lot line</i>. (2021-068)</p> <p>c) A <i>driveway</i> crossing a <i>flankage lot line</i> on a <i>corner lot</i> or <i>through corner lot</i> shall be located a minimum of 15.0 metres from the point of intersection of the <i>front</i> and <i>flankage lot lines</i> or where the <i>lot lines</i> do not intersect the point of intersection of the projection of the <i>front</i> and <i>flankage lot lines</i>, measured at the point of where the <i>driveway</i> crosses the <i>flankage lot line</i>. (2015-079) (2021-068)</p>	<p>5.8.4 Driveway Setbacks</p> <p>No changes proposed to 5.8.4 subsections a) to f)</p> <p>New subsection g) proposed:</p> <p>g) Where a <i>driveway</i> is located on a <i>lot</i> zoned <i>Residential Low (R)</i>, the <i>driveway</i> shall be a minimum of 0.6 m from the <i>interior lot line</i> except for <i>semi-detached dwellings</i> in which case it may be 0.0 metres to an <i>interior side lot line</i> where it is also the location of the common wall.</p>	<ul style="list-style-type: none"> • Driveways are proposed to be setback a minimum of 0.6 metres from a lot line. This is intended to help improve drainage on properties and reduce the impact of hard surfaces

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Current Regulations	Proposed Regulations	Comments
<p>d) Notwithstanding subsection (a) above, a driveway crossing a front lot line on a lot with a <i>semi-detached, back-to-back townhouse, or townhouse dwelling</i> may be located on the same <i>interior side lot line</i> having the common wall shared between the two <i>dwellings</i>. (2015-018)</p> <p>e) Where a private garage is detached from the main building and is accessed by a driveway crossing the flankage lot line, the driveway shall be located no closer to the <i>rear lot line</i> than the applicable minimum setback required for the private garage, measured at the point where the <i>driveway</i> crosses the <i>flankage lot line</i>.</p> <p>f) Where a private garage is detached from the main building and is accessed by a driveway crossing the front lot line, the driveway shall be located no closer to the <i>side lot line</i> than the minimum interior side yard required for the private garage, measured at the point where the <i>driveway</i> crosses the <i>front lot line</i>.</p>		
<p>5.8.5 Circular Driveways</p> <p>a) The maximum coverage of a circular <i>driveway</i> shall be 50% of the area of the <i>yard</i> in which the circular <i>driveway</i> is located.</p> <p>b) The maximum cumulative width of the <i>driveway</i> entrances, measured at the point of crossing the <i>front lot line</i> and <i>flankage lot line</i>, shall be 9.0 metres.</p> <p>c) The <i>separation distance</i> between two <i>driveway</i> entrances on the same <i>lot</i> that cross the same <i>lot line</i>, measured at the point of crossing the applicable <i>lot line</i>, shall be a minimum of:</p> <p>i) 9.0 metres if the <i>driveway</i> has access to an <i>arterial road</i> or to a <i>collector road</i> that is within 75.0 metres of an <i>arterial road</i>; or,</p>	<p>5.8.5 Circular Driveways</p> <p>a) The maximum coverage of a circular <i>driveway</i> and all hard surface areas shall be 50% of the area of the <i>yard</i> in which the circular <i>driveway</i> is located.</p> <p>b) The maximum cumulative width of the <i>driveway</i> entrances, measured at the point of crossing the <i>front lot line</i> and <i>flankage lot line</i>, shall be 9.0 metres.</p> <p>c) The <i>separation distance</i> between two <i>driveway</i> entrances on the same <i>lot</i> that cross the same <i>lot line</i>, measured at the point of crossing the applicable <i>lot line</i>, shall be a minimum of:</p>	<ul style="list-style-type: none"> • Clarifying that all hard surface areas are included in the 50% calculation to meet the intent

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Current Regulations	Proposed Regulations	Comments
<p>ii) 15.0 metres if the <i>driveway</i> has access to a <i>local road</i> or a <i>collector road</i> that is greater than 75.0 metres from an <i>arterial road</i>.</p>	<p>i) 9.0 metres if the <i>driveway</i> has access to an <i>arterial road</i> or to a <i>collector road</i> that is within 75.0 metres of an <i>arterial road</i>; or, ii) 15.0 metres if the <i>driveway</i> has access to a <i>local road</i> or a <i>collector road</i> that is greater than 75.0 metres from an <i>arterial road</i>.</p>	
<p>5.8.6 Private Garage Maximum Sizes</p> <p>a) For <i>detached dwellings</i> on <i>lots</i> having less than 12.0 metres in <i>lot frontage</i>, the maximum total <i>floor area</i> for a <i>private garage</i> shall be 28.0 square metres.</p> <p>b) For <i>detached dwellings</i> on <i>lots</i> having greater than or equal to 12.0 metres in <i>lot frontage</i>, the maximum total <i>floor area</i> for a <i>private garage</i> shall be 45.0 square metres.</p> <p>c) Notwithstanding subsection (b) above, for <i>lots</i> located within the Residential Low (RL1) <i>Zone</i> the maximum total <i>floor area</i> for a <i>private garage</i> shall be 56.0 square metres and the maximum width of the entrance to the <i>private garage</i> shall be 9.0 metres.</p> <p>d) For <i>semi-detached dwellings</i>, the maximum total <i>floor area</i> for a <i>private garage</i> shall be 28.0 square metres.</p>	<p>5.8.6 Private Garage Maximum Widths</p> <p>a) For <i>detached dwellings</i> on <i>lots</i> having less than 12.0 metres in <i>lot frontage</i>, the maximum interior width of the <i>private garage</i> within 3.0 metres of the entrance shall be 5.0 metres.</p> <p>b) For <i>detached dwellings</i> on <i>lots</i> having greater than or equal to 12.0 metres in <i>lot frontage</i>, the maximum interior width of the <i>private garage</i> within 3.0 metres of the entrance shall be 7.0 metres.</p> <p>c) Notwithstanding subsection (b) above, for <i>lots</i> located within the Residential Low (R1) <i>Zone</i> the maximum interior width of the <i>private garage</i> within 3.0 metres of the entrance shall be 9.5 metres.</p> <p>d) Notwithstanding subsections (a) and (b) above, for <i>semi-detached dwellings</i>, the maximum interior width of the <i>private garage</i> within 3.0 metres of the entrance shall be 5.0 metres.</p> <p>e) The above regulations do not apply to <i>lots</i> located in the Residential Uptown Core (RUC) <i>Zone</i>.</p>	<ul style="list-style-type: none"> • Replacing maximum private garage sizes with maximum widths to allow for flexibility and meet the intent of the regulation which is to limit the impact of the garage on the public realm • Garage area is proposed to be included in the Residential Floor Area Ratio to allow for flexibility for internal layout
<p>5.8.7 Private Garage Setbacks and Projections</p> <p>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 5.7 metres, the <i>private garage</i> shall be set back a minimum of 5.7 metres from the applicable <i>lot line</i>. (2017-025)</p> <p>b) Notwithstanding any other provision of this By-law, where a <i>private garage</i> is accessed by a <i>driveway</i> crossing a <i>rear lot</i></p>	<p>No changes proposed</p>	

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Current Regulations	Proposed Regulations	Comments
<p><i>line from a lane, the private garage shall be permitted to be located a minimum of 0.75 metres from the rear lot line.</i></p> <p>c) Attached or detached <i>private garages</i> shall not project more than 1.5 metres from the face of the longest portion of the <i>main wall</i> containing <i>residential floor area</i> that is on the <i>first storey</i> of the <i>dwelling</i> oriented toward the <i>front lot line</i> or <i>flankage lot line</i>. (2016-013)</p> <p>d) Where the opening providing access for a <i>motor vehicle</i> of a <i>private garage</i> is oriented toward an <i>interior side lot line</i>, the <i>private garage</i> shall be set back 7.0 metres from the <i>interior side lot line</i>.</p>		

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Proposed Updates to Part 6 - Residential Zones:

Current Regulations	Proposed Regulations	Comments																																
<p>6.1 List of Applicable Zones</p> <p>Residential Low RL6</p> <p>RL11 Residential Uptown Core Residential Medium Residential High</p> <p>RL1, RL2, RL3, RL4, RL5, RL7, RL8, RL9, RL10, RUC RM1, RM2, RM3, RM4 RH</p>	<p>6.1 List of Applicable Zones</p> <p>Residential Low Residential Uptown Core Residential Medium Residential High</p> <p>R1, R2, R3, R4, R5, R6 RUC RM1, RM2, RM3, RM4 RH</p>	<ul style="list-style-type: none"> Reducing the number of Residential Low Zones from 11 to 6 Renaming them from RL to R to reduce confusion when referencing the new names 																																
<p>6.2 Permitted Uses</p> <p>Uses permitted in the Residential Zones are denoted by the symbol “√” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Tables 6.2.1 and 6.2.2, below.</p> <table border="1" data-bbox="209 873 895 1344"> <caption>Table 6.2.1: Permitted Uses in the Residential Low Zones and the Residential Uptown Core Zone (2017-025)</caption> <thead> <tr> <th></th> <th>RL1, RL2, RL3, RL4, RL5, RL6</th> <th>RL7, RL8, RL9</th> <th>RL10</th> <th>RL11</th> <th>RUC</th> </tr> </thead> <tbody> <tr> <td>Accessory dwelling unit (2023-024)</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> </tr> </tbody> </table>		RL1, RL2, RL3, RL4, RL5, RL6	RL7, RL8, RL9	RL10	RL11	RUC	Accessory dwelling unit (2023-024)	√	√	√	√	√	<p>6.2 Permitted Uses</p> <p>Uses permitted in the Residential Zones are denoted by the symbol “√” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Tables 6.2.1 and 6.2.2, below.</p> <table border="1" data-bbox="1139 850 2026 1359"> <caption>Table 6.2.1: Permitted Uses in the Residential Low Zones and the Residential Uptown Core Zone (2017-025)</caption> <thead> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> </tr> <tr> <th>A</th> <th>Use</th> <th>R1, R2, R3, R4,</th> <th>R5, R6</th> <th>RUC</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Accessory dwelling unit (2023-024)</td> <td>√</td> <td>√</td> <td>√</td> </tr> <tr> <td>2</td> <td>Bed and breakfast establishment</td> <td>(1)</td> <td>√</td> <td>√</td> </tr> </tbody> </table>	1	2	3	4	5	A	Use	R1, R2, R3, R4,	R5, R6	RUC	1	Accessory dwelling unit (2023-024)	√	√	√	2	Bed and breakfast establishment	(1)	√	√	<ul style="list-style-type: none"> Updating the zone names Removing duplex as a permitted use in Residential Low zones since 3 residential units are permitted on a lot within a detached dwelling and there are no lots that meet the criteria for a duplex dwelling Removing footnote three since there is no (3) reference in the chart
	RL1, RL2, RL3, RL4, RL5, RL6	RL7, RL8, RL9	RL10	RL11	RUC																													
Accessory dwelling unit (2023-024)	√	√	√	√	√																													
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A	Use	R1, R2, R3, R4,	R5, R6	RUC																														
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2	Bed and breakfast establishment	(1)	√	√																														

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

<table border="1"> <tr> <td>Short-term accommodation (2023-024)</td> <td>(1)</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> </tr> <tr> <td>Stormwater management facility</td> <td></td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> </tr> <tr> <td>Townhouse dwelling</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>√</td> </tr> </table>	Short-term accommodation (2023-024)	(1)	√	√	√	√	√	Stormwater management facility		√	√	√	√	√	Townhouse dwelling						√	<table border="1"> <tr> <td>17</td> <td>Short-term accommodation (2023-024)</td> <td>(1)</td> <td>√</td> <td>√</td> <td>√</td> </tr> <tr> <td>18</td> <td>Stormwater management facility</td> <td></td> <td>√</td> <td>√</td> <td>√</td> </tr> <tr> <td>19</td> <td>Townhouse dwelling</td> <td></td> <td></td> <td></td> <td>√</td> </tr> </table>	17	Short-term accommodation (2023-024)	(1)	√	√	√	18	Stormwater management facility		√	√	√	19	Townhouse dwelling				√	
Short-term accommodation (2023-024)	(1)	√	√	√	√	√																																			
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<p>Additional Regulations for Permitted Uses Table 6.2.1</p> <p>1. A maximum of one of the <i>uses</i> subject to this footnote shall be permitted on a <i>lot</i>. (2023-024)</p> <p>2. The maximum number of <i>lodging units</i> shall be 3.</p> <p>3. Permitted only on a <i>corner lot</i>.</p>	<p>Additional Regulations for Permitted Uses Table 6.2.1</p> <p>1. A maximum of one of the <i>uses</i> subject to this footnote shall be permitted on a <i>lot</i>. (2023-024)</p> <p>2. The maximum number of <i>lodging units</i> shall be 3.</p>																																								
<p>No Change:</p> <ul style="list-style-type: none"> Table 6.2.2: Permitted Uses in the Residential Medium and Residential High Zones 	<p>No changes proposed</p>																																								
<p>6.3 Regulations</p> <p>The regulations for <i>lots</i> in a Residential <i>Zone</i> are set out in Tables 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, 6.3.8, and 6.3.9, below.</p> <table border="1"> <thead> <tr> <th colspan="7">Table 6.3.1: Regulations in the Residential Low RL1, RL2, RL3, RL4, RL5, and RL6 Zones</th> </tr> <tr> <th></th> <th>RL1</th> <th>RL2</th> <th>RL3</th> <th>RL4</th> <th>RL5</th> <th>RL6</th> </tr> </thead> <tbody> <tr> <td>Minimum lot area</td> <td>1,393.5 m² (2)</td> <td>836.0 m² (2)</td> <td>557.5 m² (2)</td> <td>511.0 m² (2)</td> <td>464.5 m² (2)</td> <td>250.0 m² (3)</td> </tr> <tr> <td>Minimum lot frontage</td> <td>30.5 m (2)</td> <td>22.5 m (2)</td> <td>18.0 m (2)</td> <td>16.5 m (2)</td> <td>15.0 m (2)</td> <td>11.0 m (3)</td> </tr> </tbody> </table>	Table 6.3.1: Regulations in the Residential Low RL1, RL2, RL3, RL4, RL5, and RL6 Zones								RL1	RL2	RL3	RL4	RL5	RL6	Minimum lot area	1,393.5 m ² (2)	836.0 m ² (2)	557.5 m ² (2)	511.0 m ² (2)	464.5 m ² (2)	250.0 m ² (3)	Minimum lot frontage	30.5 m (2)	22.5 m (2)	18.0 m (2)	16.5 m (2)	15.0 m (2)	11.0 m (3)	<p>6.3 Regulations</p> <p>The regulations for <i>lots</i> in a Residential <i>Zone</i> are set out in Tables 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, 6.3.8, and 6.3.9, below.</p> <p>Additional Regulations for Table 6.3.1:</p> <ol style="list-style-type: none"> Section 6.6 b) for reduced <i>minimum front yard</i> shall apply to dwellings erected between dwellings that legally existed on the effective date of this by-law. A single <i>storey</i> extension that is less than or equal to 6.5 metres in <i>height</i> is permitted to extend an additional 3.0 metres into a <i>rear yard</i> provided that <i>minimum interior side yards</i> and <i>minimum flankage yards</i> of 9.0 metres are established on both sides of the single <i>storey</i> extension. 	<ul style="list-style-type: none"> Proposing a reduction in the number of zones R1 roughly represents properties previously zoned RL1 Updating the format to have one chart per zone with more information in the chart including references to the Residential Infill Overlay (-0) Simplifying the lot area and minimum frontage All front yards with the exception of vacant or 											
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Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

<i>Minimum front yard</i>	10.5 m (-0)	9.0 m (-0)	7.5 m (-0)	7.5 m (-0)	7.5 m (-0)	3.0 m
<i>Minimum flankage yard (2016-013)</i>	4.2 m	3.5 m	3.5 m	3.5 m	3.5 m	3.0 m (8)
<i>Minimum interior side yard</i>	4.2 m	2.4 m (4)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	1.2 m and 0.6 m
<i>Minimum rear yard</i>	10.5 m	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.0 m (6)
Maximum number of storeys	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	2
Maximum height	10.5 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	10.5 m
Maximum dwelling depth	20.0 m (1)	n/a	n/a	n/a	n/a	n/a
Maximum residential floor area ratio (2017-025)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	75% (7)
Maximum lot coverage for the dwelling (2017-025)	30% (-0)	30% (-0)	35% (-0)	35% (-0)	35% (-0)	n/a

Additional Regulations for Zone Regulations Table 6.3.1

Table 6.3.1: Regulations in the Residential Low (R1) Zone			
1	2	3	4
A		R1	R1-0
1	Minimum lot area	1,350 m ²	1,350 m ²
2	Minimum lot frontage	30.0 m	30.0 m
3	Minimum Front Yard	See Section 6.6 a)	See Section 6.6 a)
4	Minimum front yard for vacant lot on effective date of this By-law or newly created lot	10.5 m (1)	10.5 m (1)
5	Maximum Front Yard	See Section 6.6 c)	See Section 6.6 c)
6	Minimum flankage yard	4.2 m	4.2 m
7	Minimum interior side yard	4.2m	4.2m
8	Minimum rear yard	10.5 m	10.5 m
9	Maximum height	See Section 6.7	See Section 6.7
10	Maximum number of storeys	n/a	2 (4)
11	Maximum dwelling depth	20.0 m (2)	20.0 m (2)
12	Maximum lot coverage (3)	30%	See Section 6.4.2
13	Maximum floor area ratio	n/a	See Section 6.4.1
14	Minimum Residential Soft Landscaping Area as a Percentage of Total Lot Area	35%	35%
15	Minimum Residential Soft Landscaping Area as a Percentage of the Front Yard and Flankage Yard	45%	45%

3. One non-habitable accessory building or structure of up to a maximum of 10 square metres and up to 2.5 metres in height measured from grade may be exempt from lot coverage requirements.

4. Floor area is not permitted above the second storey.

newly created lots are proposed to be existing minus 1 metre or the average of the two houses on either side, whichever one is less to allow for flexibility and consistency within a neighbourhood

- Residential Floor Area Ratio (RFAR) is proposed to be updated based on Table 6.4.1 which links RFAR to the size of the property (lot) for all lots
- Height will vary based on roof type
- A single storey extension of the depth of a dwelling is proposed to have a height of 6.5 metres rather than 7.5 metres to be more in line with a one storey height
- Clarifying that lot coverage applies to all buildings and structures on the lot
- Introducing an exception of one accessory building or structure within a maximum of 2.5 metres and 10 square metres from maximum lot coverage requirements. This allows everyone to have a shed on their property

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the regulations of Section 6.4 shall apply.
- 1. A single storey extension that is less than or equal to 7.5 metres in *height* is permitted to extend an additional 3.0 metres into a *rear yard* provided that *minimum interior side yards* and *minimum flankage yards* of 9.0 metres are established on both sides of the single storey extension.
- 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 minimum shown in the regulations tables for these zones.
- 3. For a *corner lot*, the minimum *lot area* shall be 285.0 square metres and the minimum *lot frontage* shall be 12.5 metres.
- 4. The *minimum interior side yard* shall be reduced to 1.2 metres on one side only where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 5. The minimum *interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 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.
- 7. The maximum *residential floor area* shall be the lesser of 355.0 square metres or the potential maximum *residential floor area* available at 75% *residential floor area ratio*. (2017-025)
- 8. The minimum setback from a daylight triangle shall be 0.7 metres. (2016-013)

Table 6.3.2: Regulations in the Residential Low (R2) Zone

1	2	3	4
A		R2	R2-0
1	Minimum <i>lot area</i>	825.0 m ² (1)	825.0 m ² (1)
2	Minimum <i>lot frontage</i>	22.0 m (1)	22.0 m (1)
3	Minimum <i>front yard</i>	See Section 6.6 a)	See Section 6.6 a)
4	Minimum <i>front yard</i> for vacant <i>lot</i> on effective date of this By-law or newly created <i>lot</i>	9.0 m (1)	9.0 m (1)
5	Maximum <i>front yard</i>	See Section 6.6 c)	See Section 6.6 c)
6	Minimum <i>flankage yard</i>	3.5 m	3.5 m
7	Minimum <i>interior side yard</i>	See Section 6.6 d)	See Section 6.6 d)
8	Minimum <i>rear yard</i>	7.5 m (2)	7.5 m (2)
9	Maximum <i>height</i>	See Section 6.7	See Section 6.7
10	Maximum number of <i>storeys</i>	n/a	2 (4)
11	Maximum <i>lot coverage</i> (3)	30%	See Section 6.4.2
12	Maximum <i>residential floor area ratio</i>	n/a	See Section 6.4.1
13	Minimum <i>Residential Soft Landscaping Area</i> as a Percentage of Total <i>Lot Area</i>	35%	35%
14	Minimum <i>Residential Soft Landscaping Area</i> as a Percentage of the <i>Front Yard</i> and <i>Flankage Yard</i>	45%	45%

Additional Regulations for Table 6.3.2:

- Proposing a reduction in the number of zones
- R2 roughly represents properties previously zoned RL2
- Updating the format to have one chart per zone with more information in the chart including references to the Residential Infill Overlay (-0)
- Simplifying the lot area and minimum frontage
- All front yards with the exception of vacant or newly created lots are proposed to be existing minus 1 metre or the average of the two houses on either side, whichever one is less
- Side yards are proposed to be based on the width (frontage) of the property (lot) and are laid out in Section 6.6(d)
- Residential Floor Area Ratio (RFAR) is proposed to be updated based on Table 6.4.1 which links RFAR to the size of the property (lot) for all lots
- Height will vary based on roof type

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

	<ol style="list-style-type: none"> 1. Section 6.6 b) for reduced minimum front yard shall apply to dwellings erected between dwellings that legally existed on the effective date of this by-law. 2. The <i>minimum rear yard</i> shall be reduced to 3.5 metres on a <i>corner lot</i> where an <i>interior side yard</i> of 3.0 metres is provided. 3. One non-habitable <i>accessory building</i> or <i>structure</i> of up to a maximum of 10 square metres and up to 2.5 metres in <i>height</i> measured from <i>grade</i> may be exempt from <i>lot coverage</i> requirements. 4. <i>Floor area</i> is not permitted above the second <i>storey</i>. 	<ul style="list-style-type: none"> • Clarifying that lot coverage applies to all buildings and structures on the lot • Introducing an exception of one accessory building or structure within a maximum of 2.5 metres and 10 square metres from maximum lot coverage requirements. This allows everyone to have a shed on their property 																																																
	<p>Table 6.3.3: Regulations in the Residential Low (R3) Zone</p> <table border="1"> <thead> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> </tr> <tr> <th>A</th> <th></th> <th>R3</th> <th>R3-0</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Minimum <i>lot area</i></td> <td>450.0 m²</td> <td>450.0 m²</td> </tr> <tr> <td>2</td> <td>Minimum <i>lot frontage</i></td> <td>15.0 m</td> <td>15.0 m</td> </tr> <tr> <td>3</td> <td><i>Minimum front yard</i></td> <td>See Section 6.6 a)</td> <td>See Section 6.6 a)</td> </tr> <tr> <td>4</td> <td><i>Minimum front yard</i> for vacant lot on effective date of this By-law or newly created lot</td> <td>7.5m (1)</td> <td>7.5m (1)</td> </tr> <tr> <td>5</td> <td><i>Maximum front yard</i></td> <td>See Section 6.6 c)</td> <td>See Section 6.6 c)</td> </tr> <tr> <td>6</td> <td><i>Minimum flankage yard</i></td> <td>3.5 m</td> <td>3.5 m</td> </tr> <tr> <td>7</td> <td><i>Minimum interior side yard</i></td> <td>See Section 6.6 d)</td> <td>See Section 6.6 d)</td> </tr> <tr> <td>8</td> <td><i>Minimum rear yard</i></td> <td>7.5 m (2)</td> <td>7.5 m (2)</td> </tr> <tr> <td>9</td> <td>Maximum <i>height</i></td> <td>See Section 6.7</td> <td>See Section 6.7</td> </tr> <tr> <td>10</td> <td>Maximum number of <i>storeys</i></td> <td>n/a</td> <td>2 (4)</td> </tr> </tbody> </table>	1	2	3	4	A		R3	R3-0	1	Minimum <i>lot area</i>	450.0 m ²	450.0 m ²	2	Minimum <i>lot frontage</i>	15.0 m	15.0 m	3	<i>Minimum front yard</i>	See Section 6.6 a)	See Section 6.6 a)	4	<i>Minimum front yard</i> for vacant lot on effective date of this By-law or newly created lot	7.5m (1)	7.5m (1)	5	<i>Maximum front yard</i>	See Section 6.6 c)	See Section 6.6 c)	6	<i>Minimum flankage yard</i>	3.5 m	3.5 m	7	<i>Minimum interior side yard</i>	See Section 6.6 d)	See Section 6.6 d)	8	<i>Minimum rear yard</i>	7.5 m (2)	7.5 m (2)	9	Maximum <i>height</i>	See Section 6.7	See Section 6.7	10	Maximum number of <i>storeys</i>	n/a	2 (4)	<ul style="list-style-type: none"> • Proposing a reduction in the number of zones • R3 roughly represents properties zoned RL3, RL4 and RL5 • Updating the format to have one chart per zone with more information in the chart including references to the Residential Infill Overlay (-0) • Simplifying the lot area and minimum frontage • All front yards with the exception of vacant or newly created lots are proposed to be existing minus 1 metre or the average of the two houses on either side, whichever one is less
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Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

	<table border="1"> <tr> <td>11</td> <td>Maximum <i>lot coverage</i> (3)</td> <td>35%</td> <td>See Section 6.4.2</td> </tr> <tr> <td>12</td> <td>Maximum <i>residential floor area ratio</i></td> <td>n/a</td> <td>See Section 6.4.1</td> </tr> <tr> <td>13</td> <td>Minimum <i>Residential Soft Landscaping Area</i> as a Percentage of Total <i>Lot Area</i></td> <td>35%</td> <td>35%</td> </tr> <tr> <td>14</td> <td>Minimum <i>Residential Soft Landscaping Area</i> as a Percentage of the <i>Front Yard</i> and <i>Flankage Yard</i></td> <td>45%</td> <td>45%</td> </tr> </table> <p>Additional Regulations for Table 6.3.3:</p> <ol style="list-style-type: none"> 1. Section 6.6 b) for reduced <i>minimum front yard</i> shall apply to <i>dwelling</i>s erected between <i>dwelling</i>s that legally existed on the effective date of this by-law. 2. The <i>minimum rear yard</i> shall be reduced to 3.5 metres on a <i>corner lot</i> where an <i>interior side yard</i> of 3.0 metres is provided. 3. One non-habitable <i>accessory building</i> or <i>structure</i> of up to a maximum of 10 square metres and up to 2.5 metres in <i>height</i> measured from <i>grade</i> may be exempt from <i>lot coverage</i> requirements. 4. <i>Floor area</i> is not permitted above the second <i>storey</i>. 	11	Maximum <i>lot coverage</i> (3)	35%	See Section 6.4.2	12	Maximum <i>residential floor area ratio</i>	n/a	See Section 6.4.1	13	Minimum <i>Residential Soft Landscaping Area</i> as a Percentage of Total <i>Lot Area</i>	35%	35%	14	Minimum <i>Residential Soft Landscaping Area</i> as a Percentage of the <i>Front Yard</i> and <i>Flankage Yard</i>	45%	45%	<ul style="list-style-type: none"> • Side yards are proposed to be based on the width (frontage) of the property (lot) and are laid out in Section 6.6(d) • Residential Floor Area Ratio (RFAR) is proposed to be updated based on Table 6.4.1 which links RFAR to the size of the property (lot) for all lots • Height will vary based on roof type • Clarifying that lot coverage applies to all buildings and structures on the lot • Introducing an exception of one accessory building or structure within a maximum of 2.5 metres and 10 square metres from maximum lot coverage requirements. This allows everyone to have a shed on their property
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12	Maximum <i>residential floor area ratio</i>	n/a	See Section 6.4.1															
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Table 6.3.4: Regulations in the Residential Low (R4) Zone																		
1	2	3																
A		R4																
1	Minimum <i>lot area</i>	250.0 m ² (1)																

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

	2	Minimum <i>lot frontage</i>	11.0 m (1)	<ul style="list-style-type: none"> • Simplifying the lot area and minimum frontage • Side yards are proposed to no longer be based on dwelling separation but a min. 1.2 m side yard. This will provide more clarity for what is permitted on each property since it will no longer be based on separation distance to adjacent dwellings • Height will vary based on roof type • Updating the maximum residential floor area under footnote from 355.0 square metres to 405.0 square metres to account for an additional 40 square metres to accommodate a private garage • Clarifying that lot coverage applies to all buildings and structures on the lot • Introducing an exception of one accessory building or structure within a maximum of 2.5 metres and 10 square metres from maximum lot coverage requirements. This allows everyone to have a shed on their property
	3	<i>Minimum front yard</i>	3.0m	
	4	<i>Maximum front yard</i>	n/a	
	5	<i>Minimum flankage yard</i> (2016-013)	3.0 m (2)	
	6	<i>Minimum interior side yard</i>	1.2m	
	7	<i>Minimum rear yard</i>	7.0 m (3)	
	8	Maximum number of <i>storeys</i>	2	
	9	Maximum <i>height</i>	See Section 6.7	
	10	Maximum <i>dwelling depth</i>	n/a	
	11	Maximum <i>residential floor area</i>	40 sq. m. + 75% of <i>lot area</i> (4)	
	12	Maximum <i>lot coverage</i>	50% (5)	
	13	Minimum <i>Residential Soft Landscaping Area as a Percentage of Total Lot Area</i>	35%	
	14	Minimum <i>Residential Soft Landscaping Area as a Percentage of the Front Yard and Flankage Yard</i>	35%	

Additional Regulations for Table 6.3.4:

1. For a *corner lot*, the minimum *lot area* shall be 285.0 square metres and the minimum *lot frontage* shall be 12.5 metres.

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

	<ol style="list-style-type: none"> 2. The minimum setback from a daylight triangle shall be 0.7 metres. 3. The <i>minimum rear yard</i> shall be reduced to 3.5 metres on a <i>corner lot</i> where an <i>interior side yard</i> of 3.0 metres is provided. 4. The maximum residential floor area shall be the lesser of 405.0 square metres or the potential maximum residential floor area available at 75% residential floor area ratio. 5. One non-habitable <i>accessory building</i> or <i>structure</i> of up to a maximum of 10 square metres and up to 2.5 metres in <i>height</i> measured from <i>grade</i> may be exempt from <i>lot coverage</i> requirements. 																															
<table border="1"> <thead> <tr> <th colspan="3" style="background-color: black; color: white;">Table 6.3.2: Regulations in the Residential Low (RL7) Zone</th> </tr> <tr> <th style="background-color: #cccccc;"></th> <th style="background-color: #cccccc;"><i>Detached dwellings</i></th> <th style="background-color: #cccccc;"><i>Semi-detached dwellings</i></th> </tr> </thead> <tbody> <tr> <td>Minimum <i>lot area</i></td> <td>557.5 m²</td> <td>743.0 m²</td> </tr> <tr> <td>Minimum <i>lot frontage</i></td> <td>18.5 m</td> <td>21.0 m</td> </tr> <tr> <td><i>Minimum front yard</i> <small>(2015-018)</small></td> <td>7.5 m (-0)</td> <td>7.5 m</td> </tr> <tr> <td><i>Minimum flankage yard</i></td> <td>3.5 m</td> <td>3.5 m</td> </tr> <tr> <td><i>Minimum interior side yard</i></td> <td>1.8 m and 1.2 m (1)</td> <td>3.0 m (2)</td> </tr> <tr> <td><i>Minimum rear yard</i></td> <td>7.5 m (3)</td> <td>7.5 m</td> </tr> <tr> <td>Maximum number of <i>storeys</i></td> <td>n/a (-0)</td> <td>n/a</td> </tr> <tr> <td>Maximum <i>height</i></td> <td>12.0 m (-0)</td> <td>12.0 m</td> </tr> </tbody> </table>	Table 6.3.2: Regulations in the Residential Low (RL7) Zone				<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>	Minimum <i>lot area</i>	557.5 m ²	743.0 m ²	Minimum <i>lot frontage</i>	18.5 m	21.0 m	<i>Minimum front yard</i> <small>(2015-018)</small>	7.5 m (-0)	7.5 m	<i>Minimum flankage yard</i>	3.5 m	3.5 m	<i>Minimum interior side yard</i>	1.8 m and 1.2 m (1)	3.0 m (2)	<i>Minimum rear yard</i>	7.5 m (3)	7.5 m	Maximum number of <i>storeys</i>	n/a (-0)	n/a	Maximum <i>height</i>	12.0 m (-0)	12.0 m	<p>Additional Regulations for Table 6.3.5:</p> <ol style="list-style-type: none"> 1. Section 6.6 b) for reduced <i>minimum front yard</i> shall apply to <i>dwellings</i> erected between <i>dwellings</i> that legally existed on the effective date of this by-law. 2. <i>Floor area</i> is not permitted above the <i>second storey</i>. 3. For <i>detached dwellings</i>, the <i>minimum rear yard</i> shall be reduced to 3.5 metres on a <i>corner lot</i> where an <i>interior side yard</i> of 3.0 metres is provided. 4. One non-habitable <i>accessory building</i> or <i>structure</i> of up to a maximum of 10 square metres and up to 2.5 metres in <i>height</i> measured from <i>grade</i> may be exempt from <i>lot coverage</i> requirements. 	<ul style="list-style-type: none"> • Proposing a reduction in the number of zones • R5 roughly represents properties zoned RL7 • Updating the format to have one chart per zone with more information in the chart including references to the Residential Infill Overlay (-0) • Simplifying the lot area and minimum frontage • All front yards with the exception of vacant or newly created lots are proposed to be existing minus 1 metre or the average of the two houses on either side, whichever one is less • For detached dwellings, side yards are proposed to be based on the width (frontage) of the property
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	<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>																														
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<i>Minimum interior side yard</i>	1.8 m and 1.2 m (1)	3.0 m (2)																														
<i>Minimum rear yard</i>	7.5 m (3)	7.5 m																														
Maximum number of <i>storeys</i>	n/a (-0)	n/a																														
Maximum <i>height</i>	12.0 m (-0)	12.0 m																														

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Maximum Residential Floor Area Ratio (2023-024)	n/a (-0)	n/a
Maximum lot coverage for the dwelling	35% (-0)	35%

Additional Regulations for Zone Regulations Table 6.3.2

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the regulations of Section 6.4 shall apply.
- 1. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 2. The *minimum interior side yard* shall be reduced to 1.8 metres where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 3. 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.

Table 6.3.3: Regulations in the Residential Low (RL8) Zone		
	<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>
Minimum lot area	360.0 m ² (1)	450.0 m ² (3)

Table 6.3.5: Regulations in the Residential Low (R5) Zone				
1	2	3	4	5
A		Detached Dwellings	Semi-detached Dwellings	R5-0
1	Minimum lot area	450.0 m ²	725.0 m ²	See left
2	Minimum lot frontage	15.0 m	21.0 m	See left
3	Minimum front yard	See Section 6.6 a)	See Section 6.6 a)	See left
4	Minimum front yard for vacant lot on effective date of this By-law or newly created lot	7.5 m (1)	7.5 m (1)	See left
5	Maximum front yard	See Section 6.6 c)	See Section 6.6 c)	See left
6	Minimum flankage yard	3.5 m	3.5 m	See left
7	Minimum interior side yard	See Section 6.6 d)	3.0 m	See left
8	Minimum rear yard	7.5 m (3)	7.5 m	See left
9	Maximum height	See Section 6.7	See Section 6.7	See Section 6.7
10	Maximum number of storeys	n/a	n/a	2 (2)
11	Maximum lot coverage (4)	35%	35%	<ul style="list-style-type: none"> • Detached - See Section 6.4.2 • Semi-detached - 35%
12	Maximum residential floor area ratio	n/a	n/a	<ul style="list-style-type: none"> • Detached - See Section 6.4.1

- (lot) and are laid out in Table 6.4.1
- Residential Floor Area Ratio (RFAR) is proposed to be updated based on Table 6.4.2 which links RFAR to the size of the property (lot) for all lots
 - Height will vary based on roof type
 - Updating the maximum residential floor area under footnote from 355.0 square metres to 405.0 square metres to account for an additional 40 square metres to accommodate a private garage
 - Clarifying that lot coverage applies to all buildings and structures on the lot
 - Introducing an exception of one accessory building or structure within a maximum of 2.5 metres and 10 square metres from maximum lot coverage requirements. This allows everyone to have a shed on their property

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

<p>Additional Regulations for Zone Regulations Table 6.3.3</p> <p>-0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the regulations of Section 6.4 shall apply.</p> <p>1. The minimum <i>lot area</i> shall be 405.0 square metres for a <i>corner lot</i>.</p> <p>2. The minimum <i>lot frontage</i> shall be 13.5 metres for a <i>corner lot</i>.</p> <p>3. The minimum <i>lot area</i> shall be 510.0 square metres for a <i>corner lot</i>.</p> <p>4. The minimum <i>lot frontage</i> shall be 20.0 metres for a <i>corner lot</i>.</p> <p>5. A minimum <i>separation distance</i> of 2.4 metres shall be required between <i>detached dwellings</i> on abutting <i>lots</i> in the same zone. The aggregate distance of the <i>interior side yards</i> on a <i>lot</i> shall equal 2.4 metres.</p> <p>6. The <i>minimum rear yard</i> shall be reduced to 3.5 metres on a corner lot where an interior side yard of 3.0 metres is provided.</p> <p>7. Notwithstanding the above, <i>residential floor area</i> above the second <i>storey</i> is permitted provided that the <i>residential floor area</i> above the second <i>storey</i> shall not exceed 35% of the <i>residential floor area</i> of the second <i>storey</i> below.</p> <p>8. Section 6.4.1 shall not apply to a <i>detached dwelling</i> in the Residential Low (RL8-0) Zone. (2015-018)</p> <p>9. The minimum setback from a daylight triangle on <i>lots</i> not in the -0 Suffix Zone shall be 0.7 metres. (2016-013)</p>	9	Maximum <i>height</i>	See Section 6.7	See Section 6.7	See Section 6.7	<ul style="list-style-type: none"> • Simplifying the lot area and minimum frontage • All front yards with the exception of vacant or newly created lots are proposed to be existing minus 1 metre or the average of the two houses on either side, whichever one is less • For detached dwellings, side yards are proposed to be based on the width (frontage) of the property (lot) and are laid out in Section 6.6 • Height will vary based on roof type • Clarifying that lot coverage applies to all buildings and structures on the lot • Adding 40 sq. m. for detached dwelling and 30 sq. m. for a semi-detached dwelling to account for previous garage area permission to be added to the total volume of the dwelling • Introducing an exception of one accessory building or structure within a maximum of 2.5 metres and 10
	10	Maximum number of <i>storeys</i>	n/a	n/a	2 (6)	
	11	Maximum <i>residential floor area</i>	40 sq. m. + 65% of <i>lot area</i> (9)	30 sq. m. + 65% of <i>lot area</i> (9)	See left	
	12	Maximum <i>lot coverage</i> (10)	50%	50%	35%	
	13	Minimum <i>Residential Soft Landscaping Area as a Percentage of Total Lot Area</i>	35%	35%	See left	
	14	Minimum <i>Residential Soft Landscaping Area as a Percentage of the Front Yard and Flankage Yard</i>	45%	40%	See left	
		<p>Additional Regulations for Table 6.3.6</p> <p>1. The minimum <i>lot area</i> shall be 315.0 square metres for a <i>corner lot</i>.</p> <p>2. The minimum <i>lot frontage</i> shall be 10.5 metres for a <i>corner lot</i>.</p> <p>3. The minimum <i>lot area</i> shall be 510.0 square metres for a <i>corner lot</i>.</p> <p>4. The minimum <i>lot frontage</i> shall be 17.0 metres for a <i>corner lot</i>.</p> <p>5. Section 6.6 for reduced <i>minimum front yard</i> shall apply to <i>dwellings</i> erected between <i>dwellings</i> that legally existed on the effective date of this by-law.</p> <p>6. <i>Floor area</i> is not permitted above the <i>second storey</i>.</p> <p>7. The minimum setback from a daylight triangle shall be 0.7 metres.</p> <p>8. For <i>detached dwellings</i>, the <i>minimum rear yard</i> shall be reduced to 3.5 metres on a <i>corner lot</i> where an <i>interior side yard</i> of 3.0 metres is provided.</p> <p>9. Notwithstanding the above, <i>residential floor area</i> above the second <i>storey</i> is permitted provided that the <i>residential floor area</i> above the second</p>				

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Table 6.3.4: Regulations in the Residential Low (RL9) Zone				
	<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>		
Minimum <i>lot area</i>	270.0 m ² (1)	450.0 m ² (3)	<p><i>storey shall not exceed 35% of the residential floor area of the second storey below.</i></p> <p>10. One non-habitable <i>accessory building or structure</i> of up to a maximum of 10 square metres and up to 2.5 metres in <i>height</i> measured from <i>grade</i> may be exempt from <i>lot coverage</i> requirements.</p>	<p>square metres from maximum lot coverage requirements. This allows everyone to have a shed on their property</p>
Minimum <i>lot frontage</i>	9.0 m (2)	15.0 m (4)		
<i>Minimum front yard</i>	4.5 m	4.5 m		
<i>Minimum flankage yard</i> (2016-013)	3.0 m (8)	3.0 m (8)		
<i>Minimum interior side yard</i>	0.6 m (5)	1.8 m		
<i>Minimum rear yard</i>	7.5 m (6)	7.5 m		
Maximum number of <i>storeys</i>	2 (7)	2 (7)		
Maximum <i>height</i>	10.5 m	10.5 m		
Maximum <i>residential floor area ratio</i> (2015-018)	65% (7)	65% (7)		
Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a	n/a		
Additional Regulations for Zone Regulations Table 6.3.4				

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

1. The minimum *lot area* shall be 315.0 square metres for a *corner lot*.
2. The minimum *lot frontage* shall be 10.5 metres for a *corner lot*.
3. The minimum *lot area* shall be 510.0 square metres for a *corner lot*.
4. The minimum *lot frontage* shall be 17.0 metres for a *corner lot*.
5. A minimum *separation distance* of 2.4 metres shall be required between *detached dwellings* on abutting *lots* in the same *zone*. The aggregate distance of the *interior side yards* on a *lot* shall equal 2.4 metres.
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.
7. Notwithstanding the above, *residential floor area* above the second *storey* is permitted provided that the *residential floor area* above the second *storey* shall not exceed 35% of the *residential floor area* of the second *storey* below.
8. The minimum setback from a daylight triangle shall be 0.7 metres.
(2016-013)

Table 6.3.5: Regulations in the Residential Low (RL10) Zone		
	<i>Detached dwellings</i>	<i>Duplex dwellings</i>
Minimum <i>lot area</i>	464.5 m ²	743.0 m ²
Minimum <i>lot frontage</i>	15.0 m	21.0 m
<i>Minimum front yard</i>	7.5 m	7.5 m

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

<i>Minimum flankage yard</i>	3.5 m	3.5 m		
<i>Minimum interior side yard</i>	2.4 m and 1.2 m (1)	3.5 m		
<i>Minimum rear yard</i>	7.5 m (2)	7.5 m		
Maximum number of <i>storeys</i>	n/a (-0)	n/a		
Maximum <i>height</i>	12.0 m (-0)	12.0 m		
Maximum <i>Residential Floor Area Ratio (2023-024)</i>	n/a (-0)	n/a		
Maximum <i>lot coverage</i> for the <i>dwelling</i>	35% (-0)	25%		

Additional Regulations for Zone Regulations Table 6.3.5

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the additional regulations of Section 6.4 shall apply.
- 1. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* having a minimum interior width of 3.0 metres and a minimum depth of 5.7 metres is provided.
- 2. 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.

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Table 6.3.6: Regulations in the Residential Low (RL11) Zone		
	<i>Linked dwellings</i>	
Minimum <i>lot area</i>	650.0 m ²	
Minimum <i>lot frontage</i>	18.0 m	
<i>Minimum front yard</i>	6.0 m	
<i>Minimum flankage yard</i>	3.5 m	
<i>Minimum interior side yard</i>	1.5 m and 0.6 m	
<i>Minimum rear yard</i>	7.5 m (1)	
Maximum <i>height</i>	12.0 m	
Maximum <i>lot coverage for the dwelling</i>	35%	
Additional Regulations for Zone Regulations Table 6.3.6		
1. 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.		
Not Changing:	No changes proposed	
<ul style="list-style-type: none"> • Table 6.3.7: Regulations in the Residential Uptown Core (RUC) Zone • Table 6.3.8: Regulations in the Residential Medium (RM) Zones • Table 6.3.9: Regulations in the Residential High (RH) Zone 		
6.4 The -0 Suffix Zone	6.4 Residential Low Density Overlay Zone (-0)	<ul style="list-style-type: none"> • Updated the name of the (-0) areas from “-0” Suffix

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

<p>Notwithstanding any other provision of this By-law, the following regulations shall apply on lands subject to the -0 Suffix Zone</p>	<p>The Residential Low Density Overlay Zone is identified by a (-0) symbol in the same font size following the <i>zone</i> symbol. Notwithstanding any other provision of this By-law, the following regulations shall apply on lands subject to the Residential Low Overlay (-0).</p>	<p>Zone to Residential Infill Overlay (-0)</p>															
<p>6.4.1 Residential Floor Area Ratio (2021-068)</p> <p>a) Where <i>residential floor area</i> is located on the same level as an <i>attic</i>, <i>residential floor area</i> shall be calculated from the exterior face of the knee wall.</p> <p>b) Where <i>attic</i> space is located on the same level as a permitted <i>storey</i> including an <i>attic</i> above an attached <i>private garage</i> and the <i>attic</i> shares a common wall(s) in whole or in part with the permitted <i>storey</i> and exceeds a headroom clearance below the roof framing of 1.8 metres at any given point, the entire <i>attic</i> space shall be included in the <i>residential floor area</i> calculation.</p> <p>c) Where any <i>dwelling</i> having more than one <i>storey</i> has an attached <i>private garage</i>, the <i>floor area</i> of the <i>private garage</i> shall be included in the <i>residential floor area</i> calculation if:</p> <p>i) The attached <i>private garage</i> has a <i>height</i> equal to or greater than 6.0 metres, measured from the finished floor level of the <i>private garage</i> to the highest point of the <i>structure</i> containing the <i>private garage</i>; and</p> <p>ii) The <i>residential floor area</i> located directly above the <i>private garage</i> is less than 25% of the <i>private garage floor area</i> below.</p> <p>d) The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> shall be as shown in Table 6.4.1, below:</p>	<p>6.4.1 Residential Floor Area Ratio</p> <p>a) Where <i>residential floor area</i> is located on the same level as an <i>attic</i>, <i>residential floor area</i> shall be calculated from the exterior face of the knee wall.</p> <p>b) Where <i>attic</i> space is located on the same level as a permitted <i>storey</i> including an <i>attic</i> above an attached <i>private garage</i> and the <i>attic</i> shares a common wall(s) in whole or in part with the permitted <i>storey</i> and exceeds a headroom clearance below the roof framing of 1.8 metres at any given point, the entire <i>attic</i> space shall be included in the <i>residential floor area</i> calculation.</p> <p>c) For areas without a floor on any <i>storey</i>, the areas without a floor shall be counted as <i>residential floor area</i>, except for the following:</p> <p>i. The areas without a floor are located directly above stairs located on the floor level below.</p> <p>ii. The <i>height</i> of the of the <i>building</i> does not exceed 6.5 metres, measured to the highest part of the roof which is located directly above the portion the <i>building</i> without a floor above the <i>first storey</i>.</p> <table border="1" data-bbox="1069 1084 1895 1395"> <thead> <tr> <th colspan="3">Table 6.4.1: Maximum Residential Floor Area Ratio</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> </tr> <tr> <th>A</th> <th>Lot area</th> <th>Maximum Residential Floor Area Ratio</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>349.99 m² or less</td> <td>65%</td> </tr> <tr> <td>2</td> <td>350.00 m² – 449.99 m²</td> <td>60%</td> </tr> </tbody> </table>	Table 6.4.1: Maximum Residential Floor Area Ratio			1	2	3	A	Lot area	Maximum Residential Floor Area Ratio	1	349.99 m ² or less	65%	2	350.00 m ² – 449.99 m ²	60%	<ul style="list-style-type: none"> • RFAR is linked to lot area and includes the area of a private garage • Areas without a floor on any storey will be counted as residential floor area to capture large open to below areas within dwellings
Table 6.4.1: Maximum Residential Floor Area Ratio																	
1	2	3															
A	Lot area	Maximum Residential Floor Area Ratio															
1	349.99 m ² or less	65%															
2	350.00 m ² – 449.99 m ²	60%															

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Table 6.4.1: Maximum Residential Floor Area Ratio in the -0 Suffix Zones					
Lot area	Maximum Residential Floor Area Ratio				
Less than 557.5 m ²	43%	3	450.00 m ² – 549.99 m ²	55%	
557.50 m ² – 649.99 m ²	42%	4	550.00 m ² – 649.99 m ²	51%	
650.00 m ² – 742.99 m ²	41%	5	650.00 m ² - 749.99 m ²	49%	
743.00 m ² – 835.99 m ²	40%	6	750.00 m ² - 849.99 m ²	47%	
836.00 m ² – 928.99 m ²	39%	7	850.00 m ² - 949.99 m ²	45%	
929.00 m ² – 1,021.99 m ²	38%	8	950.00 m ² - 1049.99 m ²	43%	
1,022.00 m ² – 1,114.99 m ²	37%	9	1050.00 m ² - 1149.99 m ²	41%	
1,115.00 m ² – 1,207.99 m ²	35%	10	1150.00 m ² - 1249.99 m ²	39%	
1,208.00 m ² – 1,300.99 m ²	32%	11	1250.00 m ² - 1349.99 m ²	37%	
1,301.00 m ² or greater	29%	12	1350.00 m ² – 1449.99 m ²	35%	
		13	1450.00 m ² and greater	33%	

6.4.2 Maximum Lot Coverage		6.4.2 Maximum Lot Coverage		
a) For a lot with a <i>detached dwelling</i> , the maximum <i>lot coverage</i> shall be as shown in Table 6.4.2, below.		a) For a lot with a <i>detached dwelling</i> , the maximum <i>lot coverage</i> for all <i>buildings and structures</i> on the <i>lot</i> shall be as shown in Table 6.4.2, below.		
		Table 6.4.2: Maximum Lot Coverage		<ul style="list-style-type: none"> Lot coverage is updated to be tied to the size of the lot instead of the zone for lots subject to the Residential Infill Overlay (-0)
1	2	3	4	
A	Lot Area	Where the <i>detached dwelling</i> is less than or equal to 7.0 metres in <i>height</i>	Where the <i>detached dwelling</i> is greater than or equal to 7.0 metres in <i>height</i>	

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

Table 6.4.2: Lot Coverage in the -0 Suffix Zones			1	Up to 649.99 sqm	35%	35%	
Parent Zone	Where the detached dwelling is less than or equal to 7.0 metres in height	Where the detached dwelling is greater than 7.0 metres in height	2	650.00 sqm to 849.99 sqm	35%	30%	
RL1 and RL2 Zones	Shall be equal to the maximum <i>lot coverage</i> for the parent zone	25%	3	850.00 sqm and up	30%	25%	
RL3, RL4, RL5, RL7, RL8, and RL10 Zones		35%					
<p>b) Notwithstanding section 6.5.2(e) of this By-law, no additional <i>lot coverage</i> is permitted for <i>accessory buildings</i> and <i>structures</i> in a -0 Suffix Zone.</p>							
<p>6.4.3 Minimum and Maximum Front Yard</p> <p>a) The <i>minimum front yard</i> on all <i>lots</i> shall be the <i>yard</i> legally existing on the effective date of this By-law less 1.0 metre.</p> <p>b) Notwithstanding subsection (a) above, where a lot was vacant on the effective date of this By-law or a new lot is created after the effective date of this By-law, the <i>minimum front yard</i> shall be equal to the <i>minimum front yard</i> required for the parent zone.</p> <p>c) The <i>maximum front yard</i> for new <i>dwellings</i> on all <i>lots</i> shall be 5.5 metres greater than the <i>minimum front yard</i> for the applicable <i>lot</i>.</p>			<p>6.6 Minimum and Maximum Yards</p> <p>a) The <i>minimum front yard</i> in any Residential Low Zone except the Residential Uptown Core (RUC) Zone shall be the lesser of:</p> <p>i) The <i>yard</i> legally existing on February 25, 2014, less 1.0 metre; or</p> <p>ii) For <i>dwellings</i> erected between <i>dwellings</i> that legally existed on February 25, 2014, the average of the <i>yards</i> abutting the same <i>road</i> established by the nearest <i>dwelling</i> on each side.</p> <p>b) <i>Minimum front yard</i> for vacant <i>lot</i> on effective date of this By-law or newly created <i>lot</i> for any <i>dwelling</i> erected between <i>dwellings</i> that are legally existing, in the same block with <i>yards</i> abutting the same <i>road</i> that, when averaged, are less than the minimum requirement of the applicable zone shall be the average of the <i>yards</i> abutting the same <i>road</i> established by the nearest <i>dwelling</i> on each side.</p>				<ul style="list-style-type: none"> All properties including those located outside the Residential Infill Overlay (-0) will have a minimum front yard of existing front yard minus one metre or the average of the houses on either side, whichever is less

Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

	<p>c) The <i>maximum front yard</i> for new <i> dwellings</i> on all <i> lots</i> shall be 5.5 metres greater than the <i> minimum front yard</i> for the applicable <i> lot</i>.</p>																																																																															
<p>6.4.4 Main Wall Proportionality</p> <p>The following <i> main wall</i> proportion requirements apply to new <i> buildings</i> constructed after the effective date of this By-law:</p> <p>a) A minimum of 50% of the length of all <i> main walls</i> oriented toward the <i> front lot line</i> shall be located within the area on the <i> lot</i> defined by the <i> minimum</i> and <i> maximum front yards</i>.</p> <p>b) For clarity, Section 6.4.4 does not apply to additions to <i> buildings</i> legally existing on the effective date of this By-law.</p>	<p>Main wall proportionality will no longer apply</p>																																																																															
<p>6.4.5 Balcony and Deck Prohibition</p> <p><i> Balconies</i> and <i> uncovered platforms</i> are prohibited above the floor level of the <i> first storey</i> on any <i> lot</i> in the -0 Suffix Zone.</p>	<p>6.4.3 Balcony and Uncovered Platforms</p> <p><i> Balconies</i> and <i> uncovered platforms</i> are not permitted above the floor level of the <i> first storey</i> on any <i> lot</i> subject to the Residential Low Overlay (-0).</p>	<ul style="list-style-type: none"> Updating -0 reference and language from prohibited to not permitted 																																																																														
<p>6.4.6 Height and Storeys</p> <p>a) The maximum number of <i> storeys</i> shall be 2.</p> <p>b) Floor area is prohibited above the second storey.</p> <p>c) The maximum height shall be 9.0 metres.</p>	<p>Height provisions are now in Table 6.7.1</p> <table border="1" data-bbox="1069 1078 2091 1424"> <thead> <tr> <th colspan="13">Table 6.7.1: Maximum Height for Dwellings in Residential Low Zones</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> <th>8</th> <th>9</th> <th>10</th> <th>11</th> <th>12</th> <th>13</th> </tr> <tr> <th>A</th> <th></th> <th>R1</th> <th>R1-0</th> <th>R2</th> <th>R2-0</th> <th>R3</th> <th>R3-0</th> <th>R4</th> <th>R5</th> <th>R5-0</th> <th>R6</th> <th>R6-0</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Maximum height for a sloped roof</td> <td>10.5 m</td> <td>10.0 m</td> <td>12.0 m</td> <td>10.0 m</td> <td>12.0 m</td> <td>10.0 m</td> <td>10.5 m</td> <td>12.0 m</td> <td>10.0 m</td> <td>10.5 m</td> <td>10.0 m</td> </tr> <tr> <td>2</td> <td>Maximum height for a dwelling with a flat roof</td> <td>8.0 m</td> <td>8.0 m</td> <td>8.0 m</td> <td>8.0 m</td> <td>8.0 m</td> <td>8.0 m</td> <td>8.0 m</td> <td>8.0 m</td> <td>8.0 m</td> <td>8.0 m</td> <td>8.0 m</td> </tr> <tr> <td>3</td> <td>Maximum height for a dwelling with a semi-flat roof</td> <td>9.0 m</td> <td>9.0 m</td> <td>9.0 m</td> <td>9.0 m</td> <td>9.0 m</td> <td>9.0 m</td> <td>9.0 m</td> <td>9.0 m</td> <td>9.0 m</td> <td>9.0 m</td> <td>9.0 m</td> </tr> </tbody> </table>	Table 6.7.1: Maximum Height for Dwellings in Residential Low Zones													1	2	3	4	5	6	7	8	9	10	11	12	13	A		R1	R1-0	R2	R2-0	R3	R3-0	R4	R5	R5-0	R6	R6-0	1	Maximum height for a sloped roof	10.5 m	10.0 m	12.0 m	10.0 m	12.0 m	10.0 m	10.5 m	12.0 m	10.0 m	10.5 m	10.0 m	2	Maximum height for a dwelling with a flat roof	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	3	Maximum height for a dwelling with a semi-flat roof	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	<ul style="list-style-type: none"> Maximum storeys and floor area above the first storey is now in the main zone tables for ease of reference. Height will be regulated based on roof type.
Table 6.7.1: Maximum Height for Dwellings in Residential Low Zones																																																																																
1	2	3	4	5	6	7	8	9	10	11	12	13																																																																				
A		R1	R1-0	R2	R2-0	R3	R3-0	R4	R5	R5-0	R6	R6-0																																																																				
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Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

<p>6.5 Accessory Buildings and Structures</p> <p>The following regulations apply to <i>accessory buildings</i> and <i>structures</i>:</p> <p>6.5.1 General Provisions</p> <p>a) An <i>accessory building</i> or <i>structure</i> shall be located on the same <i>lot</i> as <i>primary use</i> to which it is associated.</p> <p>b) An <i>accessory building</i> or <i>structure</i> shall not be used for human habitation or an occupation for gain or profit, unless otherwise permitted by this By-law.</p>	<p>No changes proposed to section 6.5.1</p>	<ul style="list-style-type: none"> • No change proposed 																																		
<p>6.5.2 Regulations (2021-068)</p> <p>a) Subject to subsection b) below, the <i>minimum yards</i> for an <i>accessory building</i> or <i>structure</i> shall be the same as for the <i>dwelling</i> on the <i>lot</i>.</p> <p>b) The <i>minimum yard</i> from any <i>lot line</i> for an <i>accessory building</i> or <i>structure</i> located in a <i>flankage</i> or <i>rear yard</i> shall be 0.6 metres, provided that the <i>accessory building</i> or <i>structure</i> has a <i>minimum separation distance</i> of 2.0 metres from the <i>dwelling</i>.</p> <p>c) Subject to subsection d) below, the <i>maximum height</i> for an <i>accessory building</i> or <i>structure</i> shall be 4.0 metres measured from <i>grade</i>.</p> <p>d) The <i>maximum height</i> of <i>accessory building</i> or <i>structure</i> shall be reduced to 2.5 metres measured from <i>grade</i> where the <i>accessory building</i> or <i>structure</i> is located less than 3.5 metres from a <i>flankage lot line</i>.</p> <p>e) The <i>maximum lot coverage</i> shall be the greater of 5% of the <i>lot area</i> or 42.0 square metres of <i>building area</i>, except as specified otherwise by this By-law. This <i>lot coverage</i> shall be additional to the <i>maximum lot coverage</i> for the <i>dwelling</i>.</p>	<p>6.5.2 Regulations</p> <table border="1" data-bbox="1069 703 1956 1377"> <thead> <tr> <th colspan="4">Table 6.5.2: Regulations for Non-habitable Accessory Building and Structures</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> </tr> <tr> <th>A</th> <th>Location on the Lot</th> <th>Separation Distance from the Main Building</th> <th>Minimum Yard Requirement</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Front yard and interior side yard</td> <td>n/a</td> <td>Subject to the same requirements of the main building.</td> </tr> <tr> <td rowspan="2">2</td> <td rowspan="2">Rear yard and flankage yard</td> <td>Less than 2.0 metres</td> <td>Subject to the same requirements of the main building.</td> </tr> <tr> <td>Minimum 2.0 metres</td> <td>0.6 metres from any lot line.</td> </tr> <tr> <th colspan="4">Maximum Size</th> </tr> <tr> <td>3</td> <td>Maximum height</td> <td colspan="2">4.0 metres measured from grade (1)</td> </tr> <tr> <td>4</td> <td>Maximum lot coverage</td> <td colspan="2">Shall be the greater of 5% or 42.0 square metres (2) (3)</td> </tr> </tbody> </table>	Table 6.5.2: Regulations for Non-habitable Accessory Building and Structures				1	2	3	4	A	Location on the Lot	Separation Distance from the Main Building	Minimum Yard Requirement	1	Front yard and interior side yard	n/a	Subject to the same requirements of the main building.	2	Rear yard and flankage yard	Less than 2.0 metres	Subject to the same requirements of the main building.	Minimum 2.0 metres	0.6 metres from any lot line.	Maximum Size				3	Maximum height	4.0 metres measured from grade (1)		4	Maximum lot coverage	Shall be the greater of 5% or 42.0 square metres (2) (3)		<ul style="list-style-type: none"> • Regulations are reorganized into a chart to make them easier to interpret • One uninhabited accessory building up to a maximum of 10 square metres and 2.5 metres in height is exempt from the calculation of lot coverage • If an accessory building is greater than 10 square metres, it cannot be exempt • All other accessory buildings are on lots in a Residential Low (R) Zone, are included in the maximum lot coverage
Table 6.5.2: Regulations for Non-habitable Accessory Building and Structures																																				
1	2	3	4																																	
A	Location on the Lot	Separation Distance from the Main Building	Minimum Yard Requirement																																	
1	Front yard and interior side yard	n/a	Subject to the same requirements of the main building.																																	
2	Rear yard and flankage yard	Less than 2.0 metres	Subject to the same requirements of the main building.																																	
		Minimum 2.0 metres	0.6 metres from any lot line.																																	
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Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

	<p>1) The maximum <i>height</i> of an <i>accessory building</i> shall be reduced to 2.5 metres measured from <i>grade</i> where the <i>accessory building</i> or <i>structure</i> is located less than 3.5 metres from the <i>flankage lot line</i>.</p> <p>2) For <i>lots</i> located in a Residential Low Zone, the <i>lot coverage</i> shall be included in the maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> on the <i>lot</i>, for all other zones, this <i>lot coverage</i> shall be additional to the maximum <i>lot coverage</i> for the <i>dwelling</i>.</p> <p>3) Notwithstanding footnote 2 above, in the Residential Low Zones, one non-habitable <i>accessory building</i> or <i>structure</i> of up to a maximum of 10 square metres and up to 2.5 metres in <i>height</i> measured from <i>grade</i> may be exempt from all <i>lot coverage</i> requirements.</p>																																						
	<table border="1"> <thead> <tr> <th colspan="4">Table 6.5.3: Regulations for Detached Additional Residential Units</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> </tr> <tr> <th>A</th> <th>Location on the Lot</th> <th>Separation Distance from the Main Building</th> <th>Minimum Yard Requirement</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Front yard and interior side yard</td> <td>n/a</td> <td>Subject to the same requirements of the main <i>building</i>.</td> </tr> <tr> <td>2</td> <td>Rear yard and flankage yard</td> <td>Less than 2.0 metres</td> <td>Subject to the same requirements of the main <i>building</i>.</td> </tr> <tr> <td rowspan="2">3</td> <td rowspan="2">Rear yard and flankage yard</td> <td rowspan="2">Minimum 2.0 metres</td> <td>1.2m from <i>interior side</i> and <i>rear lot line</i></td> </tr> <tr> <td>3.5m from <i>flankage lot line</i></td> </tr> <tr> <th colspan="4">Maximum Size</th> </tr> <tr> <td>4</td> <td>Maximum <i>height</i></td> <td colspan="2">4.0m measured from <i>grade</i></td> </tr> <tr> <td>5</td> <td>Maximum <i>lot coverage</i></td> <td colspan="2">Shall be the greater of 5% or 42.0 square metres (1)</td> </tr> </tbody> </table> <p>Additional Regulations for Table 6.5.3</p>	Table 6.5.3: Regulations for Detached Additional Residential Units				1	2	3	4	A	Location on the Lot	Separation Distance from the Main Building	Minimum Yard Requirement	1	Front yard and interior side yard	n/a	Subject to the same requirements of the main <i>building</i> .	2	Rear yard and flankage yard	Less than 2.0 metres	Subject to the same requirements of the main <i>building</i> .	3	Rear yard and flankage yard	Minimum 2.0 metres	1.2m from <i>interior side</i> and <i>rear lot line</i>	3.5m from <i>flankage lot line</i>	Maximum Size				4	Maximum <i>height</i>	4.0m measured from <i>grade</i>		5	Maximum <i>lot coverage</i>	Shall be the greater of 5% or 42.0 square metres (1)		<ul style="list-style-type: none"> • Additional chart for detached additional residential units is proposed to clarify that it must be located a minimum of 1.2 metres from an interior side and rear lot line and 3.5 metres from a flankage lot line • These setbacks will allow for access, building separation, privacy and improved drainage
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Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

	<p>1) For <i>lots</i> located in a Residential Low Zone (R), the <i>lot coverage</i> shall be included in the maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> on the <i>lot</i>, for all other zones, this <i>lot coverage</i> shall be additional to the maximum <i>lot coverage</i> for the <i>dwelling</i>.</p>													
<p>6.6 Reduced Minimum Front Yard in Residential Zones</p> <p>The <i>minimum front yard</i> for any <i>dwelling</i> erected between <i>dwelling</i>s that legally existed on the effective date of this By-law in the same block with <i>yards</i> abutting the same <i>road</i> that, when averaged, are less than the minimum requirement of the applicable <i>zone</i> shall be the average of the <i>yards</i> abutting the same <i>road</i> established by the nearest <i>dwelling</i> on each side. (2015-079)</p>	<p>6.6 Minimum and Maximum Yards</p> <p>a) The <i>minimum front yard</i> in any Residential Low Zone except the Residential Uptown Core (RUC) Zone shall be the lesser of:</p> <p>i) The <i>yard</i> legally existing on February 25, 2014, less 1.0 metre; or</p> <p>ii) For <i>dwelling</i>s erected between <i>dwelling</i>s that legally existed on February 25, 2014, the average of the <i>yards</i> abutting the same <i>road</i> established by the nearest <i>dwelling</i> on each side.</p> <p>b) <i>Minimum front yard</i> for vacant <i>lot</i> on effective date of this By-law or newly created <i>lot</i> for any <i>dwelling</i> erected between <i>dwelling</i>s that are legally existing, in the same block with <i>yards</i> abutting the same <i>road</i> that, when averaged, are less than the minimum requirement of the applicable zone shall be the average of the <i>yards</i> abutting the same <i>road</i> established by the nearest <i>dwelling</i> on each side.</p> <p>c) The <i>maximum front yard</i> for new <i>dwelling</i>s on all <i>lots</i> shall be 5.5 metres greater than the <i>minimum front yard</i> for the applicable <i>lot</i>.</p> <p>d) The <i>minimum interior side yard</i> for <i>detached dwelling</i>s shall be as shown in Table 6.6.1, below.</p> <table border="1" data-bbox="1077 1252 2093 1372"> <thead> <tr> <th colspan="4">Table 6.6.1: Minimum Interior Side Yard Regulations for Detached Dwellings</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Table 6.6.1: Minimum Interior Side Yard Regulations for Detached Dwellings				1	2	3	4					<ul style="list-style-type: none"> • Reduced minimum will apply to all Residential Low Zones. • New side yard requirements tied to lot frontage instead of zone to replace zone requirements for detached dwellings in R2, R3, R5, and R6 zones.
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Appendix C: Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

	<table border="1"> <thead> <tr> <th data-bbox="1069 196 1163 370">A</th> <th data-bbox="1163 196 1607 370">Scenario</th> <th data-bbox="1607 196 1857 370">Minimum interior side yards – attached garage</th> <th data-bbox="1857 196 2099 370">Minimum interior side yards – detached garage or no garage</th> </tr> </thead> <tbody> <tr> <td data-bbox="1069 370 1163 440">1</td> <td data-bbox="1163 370 1607 440">Greater than or equal to 30.0 m in <i>lot frontage</i></td> <td data-bbox="1607 370 1857 440">3.0 m</td> <td data-bbox="1857 370 2099 440">3.0 m</td> </tr> <tr> <td data-bbox="1069 440 1163 537">2</td> <td data-bbox="1163 440 1607 537">Equal to or greater than 25.0 m in <i>lot frontage</i> and less than 30.0 m in <i>lot frontage</i></td> <td data-bbox="1607 440 1857 537">2.4 m</td> <td data-bbox="1857 440 2099 537">2.4 m and 3.0 m</td> </tr> <tr> <td data-bbox="1069 537 1163 634">3</td> <td data-bbox="1163 537 1607 634">Equal to or greater than 20.0 m in <i>lot frontage</i> and less than 25.0 m in <i>lot frontage</i></td> <td data-bbox="1607 537 1857 634">2.4 m and 1.8 m</td> <td data-bbox="1857 537 2099 634">2.4 m and 3.0 m</td> </tr> <tr> <td data-bbox="1069 634 1163 732">4</td> <td data-bbox="1163 634 1607 732">Equal to or greater than 15.0 m in <i>lot frontage</i> and less than 20.0 m in <i>lot frontage</i></td> <td data-bbox="1607 634 1857 732">1.8m</td> <td data-bbox="1857 634 2099 732">1.8 m and 3.0 m</td> </tr> <tr> <td data-bbox="1069 732 1163 808">5</td> <td data-bbox="1163 732 1607 808">Less than 15.0 m in <i>lot frontage</i></td> <td data-bbox="1607 732 1857 808">1.2 m</td> <td data-bbox="1857 732 2099 808">1.2 m and 3.0 m</td> </tr> </tbody> </table>	A	Scenario	Minimum interior side yards – attached garage	Minimum interior side yards – detached garage or no garage	1	Greater than or equal to 30.0 m in <i>lot frontage</i>	3.0 m	3.0 m	2	Equal to or greater than 25.0 m in <i>lot frontage</i> and less than 30.0 m in <i>lot frontage</i>	2.4 m	2.4 m and 3.0 m	3	Equal to or greater than 20.0 m in <i>lot frontage</i> and less than 25.0 m in <i>lot frontage</i>	2.4 m and 1.8 m	2.4 m and 3.0 m	4	Equal to or greater than 15.0 m in <i>lot frontage</i> and less than 20.0 m in <i>lot frontage</i>	1.8m	1.8 m and 3.0 m	5	Less than 15.0 m in <i>lot frontage</i>	1.2 m	1.2 m and 3.0 m																																										
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	<p data-bbox="1069 813 1432 846">6.7 Height and Storeys</p> <p data-bbox="1150 886 2050 951">a) The maximum <i>height</i> for <i>dwellings</i> in a Residential Low Zone shall be as shown in Table 6.7.1, below:</p> <table border="1" data-bbox="1069 987 2091 1409"> <thead> <tr> <th colspan="13" data-bbox="1069 987 2091 1040">Table 6.7.1: Maximum Height for Dwellings in Residential Low Zones</th> </tr> <tr> <th data-bbox="1069 1040 1112 1084">1</th> <th data-bbox="1112 1040 1284 1084">2</th> <th data-bbox="1284 1040 1354 1084">3</th> <th data-bbox="1354 1040 1424 1084">4</th> <th data-bbox="1424 1040 1494 1084">5</th> <th data-bbox="1494 1040 1564 1084">6</th> <th data-bbox="1564 1040 1634 1084">7</th> <th data-bbox="1634 1040 1704 1084">8</th> <th data-bbox="1704 1040 1774 1084">9</th> <th data-bbox="1774 1040 1843 1084">10</th> <th data-bbox="1843 1040 1913 1084">11</th> <th data-bbox="1913 1040 1983 1084">12</th> <th data-bbox="1983 1040 2091 1084">13</th> </tr> <tr> <th data-bbox="1069 1084 1112 1149">A</th> <th data-bbox="1112 1084 1284 1149"></th> <th data-bbox="1284 1084 1354 1149">R1</th> <th data-bbox="1354 1084 1424 1149">R1-0</th> <th data-bbox="1424 1084 1494 1149">R2</th> <th data-bbox="1494 1084 1564 1149">R2-0</th> <th data-bbox="1564 1084 1634 1149">R3</th> <th data-bbox="1634 1084 1704 1149">R3-0</th> <th data-bbox="1704 1084 1774 1149">R4</th> <th data-bbox="1774 1084 1843 1149">R5</th> <th data-bbox="1843 1084 1913 1149">R5-0</th> <th data-bbox="1913 1084 1983 1149">R6</th> <th data-bbox="1983 1084 2091 1149">R6-0</th> </tr> </thead> <tbody> <tr> <td data-bbox="1069 1149 1112 1252">1</td> <td data-bbox="1112 1149 1284 1252">Maximum <i>height</i> for a <i>sloped roof</i></td> <td data-bbox="1284 1149 1354 1252">10.5 m</td> <td data-bbox="1354 1149 1424 1252">10.0 m</td> <td data-bbox="1424 1149 1494 1252">12.0 m</td> <td data-bbox="1494 1149 1564 1252">10.0 m</td> <td data-bbox="1564 1149 1634 1252">12.0 m</td> <td data-bbox="1634 1149 1704 1252">10.0 m</td> <td data-bbox="1704 1149 1774 1252">10.5 m</td> <td data-bbox="1774 1149 1843 1252">12.0 m</td> <td data-bbox="1843 1149 1913 1252">10.0 m</td> <td data-bbox="1913 1149 1983 1252">10.5 m</td> <td data-bbox="1983 1149 2091 1252">10.0 m</td> </tr> <tr> <td data-bbox="1069 1252 1112 1409">2</td> <td data-bbox="1112 1252 1284 1409">Maximum <i>height</i> for a <i>dwelling</i> with a <i>flat roof</i></td> <td data-bbox="1284 1252 1354 1409">8.0 m</td> <td data-bbox="1354 1252 1424 1409">8.0 m</td> <td data-bbox="1424 1252 1494 1409">8.0 m</td> <td data-bbox="1494 1252 1564 1409">8.0 m</td> <td data-bbox="1564 1252 1634 1409">8.0 m</td> <td data-bbox="1634 1252 1704 1409">8.0 m</td> <td data-bbox="1704 1252 1774 1409">8.0 m</td> <td data-bbox="1774 1252 1843 1409">8.0 m</td> <td data-bbox="1843 1252 1913 1409">8.0 m</td> <td data-bbox="1913 1252 1983 1409">8.0 m</td> <td data-bbox="1983 1252 2091 1409">8.0 m</td> </tr> </tbody> </table>	Table 6.7.1: Maximum Height for Dwellings in Residential Low Zones													1	2	3	4	5	6	7	8	9	10	11	12	13	A		R1	R1-0	R2	R2-0	R3	R3-0	R4	R5	R5-0	R6	R6-0	1	Maximum <i>height</i> for a <i>sloped roof</i>	10.5 m	10.0 m	12.0 m	10.0 m	12.0 m	10.0 m	10.5 m	12.0 m	10.0 m	10.5 m	10.0 m	2	Maximum <i>height</i> for a <i>dwelling</i> with a <i>flat roof</i>	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	<ul style="list-style-type: none"> • Update height to be calculated based on roof type
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	3	Maximum height for a dwelling with a semi-flat roof	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	
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