

Appendix C - Comparison between Existing and Proposed Zone Regulations

By-law 1984-63

Zone Category	Zoning Regulation	R7 – General Provisions (existing)	Special Provision 887 (proposed)			
			All Lands	Block 1	Block 2- 7	Blocks 8 - 10
PBA to R7				Street Townhouses	Street Townhouses	Back to Back
				R7	R7	R7
	<i>Maximum Number of Dwellings</i>		73			
	<i>Minimum Lot Frontage</i>	30.5 m (based upon block)	6 .0 m per lot			
	<i>Maximum Lot Coverage</i>	35%	Not applicable			
	<i>Minimum Lot Area</i>	278.5 m ²		220 m ²	165 m ²	110m ²
	<i>Minimum Front Yard</i>	7.5 m		7.0 m	3.5 m	3.5 m
	<i>Minimum Front Yard for Garage</i>	7.5 m			6 m	6 m
	<i>Minimum Flankage Yard</i>	3.5 m			3.0 m (applies only to Block 7 only)	
	<i>Minimum Interior Side Yard and Flankage</i>	3.5 m				3.0 m
	<i>Minimum Rear Yard</i>	7.5 m		Min. - 1 m Max.- 2.5 m	6 m	0 m
	<i>Minimum Side Yard for End Unit or Interior</i>	3.5 m		1.5 m	1.5 m	
	<i>Maximum Front Yard Porch Projection</i>			1.0 m + 0.6 m for stairs	1.0 m + 0.6 m for stairs	
	<i>Maximum Front, Flankage or Interior Side Yard - Porch Projection</i>					1.5 m + 0.6 m for stairs
	<i>Maximum Rear Yard Uncovered Platform Projection</i>	1.5 m			2. 0 m + 0.6 m for stairs	
	<i>Definition of Back to Back Townhouse Dwelling</i>	No definition				introduced
	<i>Definition of Rear lot Line</i>					introduced

By-law 2014-014							
Zone Category	Zoning Regulation	RM1 existing	RM2 existing	Special Provision 356 (proposed)			
				All Lands	Block 1	Block 2- 7	Blocks 8 - 10
ED to RM1 and RM2					Street Townhouses	Street Townhouses	Back to Back
					RM1	RM1	RM2
	Maximum Number of Dwellings			73			
	Minimum Lot Frontage	30.5 m (based upon block)	30.5 m (based upon block)	6 .0 m per lot			
	Minimum Lot Area		135.0 m ²				110 m ²
	Minimum Rear Yard	6.0 m	0 m		Min. - 1 m Max.- 2.5 m		
	Minimum Front Yard	4.5 m	6.0 m			3.5 m	3.5 m
	Minimum Front Yard for Garage	5.5 m				6 m	6 m
	Maximum Projection Front Yard Porch				1.0 m + 0.6 m stairs		
	Maximum Projection Front or Flankage - Porch					1.0 m + 0.6 m stairs	
	Maximum Projection Rear Yard Uncovered Platform	1.5				2. 0 m + 0.6 m for stairs	
	Maximum Projection Front, Flankage or Interior Side Yard - Porch						1.5 m+ 0.6 m for stairs