

APPENDIX A – Applicant’s Proposed Zoning Regulations

8.*	Part of Lot 8 & 9, Concession 1, NDS	Parent Zone: NC-2
Map 12(6)	(Mattamy (Joshua Creek) Limited)	(2020-XXX)
8.*.1 Zone Regulations		
The following regulations apply to all <i>buildings</i> :		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	4.0 m
b)	Notwithstanding Section 4.27, a <i>porch</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	

c)	Notwithstanding Section 4.27, for <i>corner lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps may encroach into the required depth.
d)	Notwithstanding Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .

8.**	Part of Lot 8 & 9, Concession 1, NDS	Parent Zone: GU
Map 12(6)	(Mattamy (Joshua Creek) Limited)	(2020-xxx)
8.**.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	4.0 m
b)	Notwithstanding Section 4.27, for corner lots or lots abutting the Park (P) zone or Natural Heritage System (NHS) zone, a porch shall have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 metres. Required depths shall be provided for a minimum of 40% of the porch. However, steps may encroach into the required depth.	
c)	Notwithstanding Section 4.27, a <i>porch</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	
d)	Notwithstanding Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .	
e)	Notwithstanding Table 7.6.2, the minimum <i>rear yard</i> for <i>single detached dwellings</i> with a <i>lot depth</i> of 27.5 m or less.	6.0 m

8.***	Part of Lot 8 & 9, Concession 1, NDS (Mattamy (Joshua Creek) Limited)	Parent Zone: S
Map 12(6)		(2020-xxx)
8.***.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three storeys in height and which may include a door.	4.0 m
b)	Notwithstanding Section 4.27, for corner lots or lots abutting the Natural Heritage System (NHS) zone, a porch shall have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 metres. Required depths shall be provided for a minimum of 40% of the porch. However, steps may encroach into the required depth.	
c)	Notwithstanding Section 4.27, a porch shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the building or insect screening.	
d)	Notwithstanding Section 5.4.1.2, a parking space in a private garage shall have an unobstructed area with a width of not less than 2.9 metres for a single car private garage and one step may encroach into the width of a parking space within a garage at the side of the parking space.	
e)	Notwithstanding the minimum rear setback yard in Section 7.7.2, the minimum rear yard setback for a single detached dwelling street access attached private garage	6.0 m

8.****	Part of Lot 8 & 9, Concession 1, NDS (Mattamy (Joshua Creek) Limited)	Parent Zone: I
Map 12(6)		(2020-xxx)
8.****.1 Additional Permitted Uses		
a)	Day Care	
8.****.2 Zone Provisions		
The following regulations apply:		
a)	Minimum Floor Space Index	0.2

