

Proposed Zoning Regulations

Zone Regulations	Existing R3-75 Zone Regulations	Existing D Zone Regulations	Proposed RM2-42 Zone Regulations
Permitted Uses	Detached dwelling	A building or structure legally existing on the date of the passing of Zoning By-law 0225-2007 and the existing legal use of such building or structure	Detached dwelling in compliance with R5 zone regulations; Semi-detached dwelling
Minimum Lot Area	550 m ² (5,920 ft ²) for interior lot; 720 m ² (7,750 ft ²) for corner lot	N/A	200 m ² (2,152 ft ²)
Minimum Lot Frontage	15.0 m (49.2 ft.) for interior lot; 19.5 m (64.0 ft.) for corner lot	N/A	6.8 m (22.3 ft.) for interior lot; 9.8 m (32.2 ft.) for corner lot
Maximum Lot Coverage	35%	N/A	45%
Minimum Front Yard	7.5 m (24.6 ft.) for interior lot; 6.0 m (19.7 ft.) for corner lot; Garage face setback shall be the same as the front yard	N/A	4.5 m (14.8 ft.); Garage face setback of 6.0 m (19.7 ft.)
Minimum Exterior Side Yard	6.0 m (19.7 ft.); Garage face setback shall be same as the exterior side yard	N/A	4.5 m (14.8 ft.); Garage face setback of 6.0 m (19.7 ft.)
Minimum Interior Side Yard	1.2 m (3.9 ft.) + 0.61 m (2.0 ft.) for each additional storey or portion thereof above one storey for interior lot; 1.2 m (3.9 ft.) + 0.61 m (2.0 ft.) for each additional storey above one storey for corner lot	N/A	0.0 m (0.0 ft.) for attached side; 1.2 m (3.9 ft.) for unattached side; 1.2 m (3.9 ft.) for attached garage – unattached side
Minimum Rear Yard	7.5 m (24.6 ft.) for interior lot; 3.0 m (9.8 ft.) for corner lot	N/A	7.5 m (24.6 ft.)
Maximum Height	9.5 m to peak of sloped roof;	N/A	9.5 m to peak of sloped roof;

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	7.5 m for flat roof		7.5 m for flat roof
Maximum Height of Eaves	6.4 m (21.0 ft.)		6.4 m (21.0 ft.)
Maximum Dwelling Unit Depth	20 m (65.6 ft.)		20 m (65.6 ft.)
Attached Garage	Permitted	N/A	Required
Minimum Parking Spaces	2 spaces	N/A	2 spaces
Maximum Driveway Width	Width of garage door opening(s) plus 2.0 m (6.6 ft.) up to a maximum of 6.0 m (19.7 ft.); if no garage door maximum width of 6.0 m (19.7 ft.)	N/A	5.2 m (17.1 ft.)
Accessory Buildings and Structures	Permitted in accordance with Subsection 4.1.2.	N/A	Permitted in accordance with Subsection 4.1.2.