

Proposed Zoning By-law Amendment for Notes

| Table/Section | Note | Regulation | Comments |
|----------------------|-------------|---|--|
| 1.1.18 | N/A | Examples and illustrations are for the purpose of clarification and convenience, and do not form part of this By-law. | Include notes so that they are no longer part of the by-law, and can be changed for technical reasons when necessary |
| 2.1.14.1 | 1 | Where a buffer block and/or 0.3 m reserve is located between a designated right-of-way and a required yard/setback, the width of the buffer block and/or 0.3 m reserve shall be added to the minimum centreline setback requirement. | Add as a new regulation |
| 3.1.2.1 | 1 | Visitor parking spaces shall not be required for an apartment for which a building permit has been issued on or before May 29, 2009. | Add as a new regulation for CC1-CC4 zones |
| 3.1.2.1 | 2 | All required parking spaces must be accessible to all users participating in the shared parking arrangements and may not be reserved for a particular use or occupant. | Add as a new regulation for CC1-CC4 zones |
| 3.1.2.2 | 1 | Where permanent fixed seating is open-style bench or pew, each 0.5 m of bench or pew space is equal to one (1) seat for the purpose of calculating required parking. | Add as a new regulation |
| 3.1.2.2 | 4 | Manufacturing Facility (Multiple-Occupancy Mixed Use Building) a building(s) occupied by more than one (1) occupant located on one (1) lot, primarily used for manufacturing, warehouse/distribution and/or wholesaling facilities, but may contain other non-manufacturing, non-warehouse/distribution and/or non-wholesaling facilities. Where the non-manufacturing, non-warehouse/distribution and/or non-wholesaling facilities exceed 50% of the total gross floor area - non-residential of the site, separate parking will be required for all uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law. | Add as a new regulation |
| 3.1.2.2 | 5 | Warehouse/Distribution Facility, Wholesaling Facility (Multiple-Occupancy Building) a building(s) occupied by more than one (1) occupant located on one (1) lot, where the primary function of all occupants is warehousing, distribution or wholesaling. | Add as a new regulation |
| 3.1.2.2 | 6 | Where a single occupant office building includes a manufacturing, warehouse/distribution and/or wholesaling facility component and the GFA - non-residential of the manufacturing, warehouse/distribution and/or wholesaling facility component is greater than 10% of the total GFA - non-residential of the building, parking for the manufacturing, warehouse/distribution and/or wholesaling facility component shall be calculated in accordance with the applicable manufacturing, warehouse/distribution and/or wholesaling facility (single occupancy) regulations contained in Table 3.1.2.2 of this By-law. | Add as a new regulation |

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| 3.1.2.3 | 1 | Excludes resident physicians, dentists, drugless practitioners, health professionals, retirement buildings and long-term care buildings. | Add as a new regulation |
| 3.1.3.1 | 1 | Where only 1 accessible parking space is required, a Type A accessible parking space shall be provided. | Add as a new regulation |
| 3.1.3.1 | 2 | Where more than 1 accessible parking space is required: (2.1) if an even number of accessible parking spaces are required, an equal number of Type A and Type B accessible parking spaces must be provided; (2.2) if an odd number of accessible parking spaces are required, an equal number of Type A and Type B accessible parking spaces must be provided and the odd space may be a Type B accessible parking space | Add as a new regulation, slightly amend wording and include a reference to the appropriate illustration |
| 3.1.3.1 | 3 | Where a shared parking arrangement is used for the calculation of required visitor/non-residential parking, the required accessible parking space requirement will be calculated on either the visitor component or non-residential component. | Add as a new regulation |
| 4.1.2.2 | 1 | The maximum lot coverage in an applicable zone is inclusive of the combined total area used for all accessory buildings and structures, including a detached garage. | Add as a new regulation |
| 4.1.2.2 | 2 | In zones where the interior side yard is regulated by the number of storeys, the interior side yard to an accessory structure shall comply with the yard required for a one storey dwelling. | Add as a new regulation and include detached garages |
| 4.1.2.2 | 3 | In zones having a combined width of interior side yards regulation, accessory structures shall comply with the required interior side yard regulation and the combined width of interior side yards regulation. | Add as a new regulation and include detached garages |
| 4.1.12.1 | 1 | Only one attached garage or one detached garage shall be permitted per lot. | Add as a new regulation and include Note (2) from Table 4.1.12.1 |
| 4.1.12.1 | 2 | Line 1.0 shall not apply in RM4, RM7 to RM12 zones | See above |
| 4.1.12.1 | 3 | The maximum lot coverage in an applicable zone is inclusive of the combined total area used for a detached garage and all other accessory buildings and structures. | Reference the existing regulation |
| 4.1.12.1 | 4 | In zones where the interior side yard is regulated by the number of storeys, the interior side yard to a detached garage shall comply with the yard required for a one storey dwelling. | Reference the existing regulation |
| 4.1.12.1 | 5 | In zones having a combined width of interior side yards regulation, detached garages shall comply with the required interior side yard regulation and the combined width of interior side yards regulation. | Reference the existing regulation |
| 4.1.12.1 | 7 | On two adjoining lots in a Residential Zone, a detached garage with a joint party wall is | Add as a new regulation |

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| | | permitted. | |
| 4.2.1 | 7 | Where a lot abuts a lot with an existing front yard of 12.0 m or more, the minimum front yard shall be 12.0 m. | Add into the table |
| 4.2.1 | 8 | The setback to the garage face shall be the same as the front yard. | Add into the table |
| 4.2.1 | 9 | The setback to the garage face shall be the same as the exterior side yard. | Add into the table |
| 4.3.1 | 8 | A detached garage is not permitted in a rear yard. | Delete from by-law as an attached garage is required and only one garage is permitted |
| 4.4.1 | 2 | A maximum of 36 m ² of the floor area of the garage shall be excluded from the calculation of lot coverage where the garage is one storey with no habitable rooms above, located in a rear or interior side yard and is 15.0 m or more from the front lot line. | Delete from by-law as an attached garage is required and only one garage is permitted |
| 4.4.1 | 3 | On an interior lot, a maximum of 12 m ² of porch area shall be excluded from the calculation of lot coverage. | Add as a new regulation |
| 4.4.1 | 4 | On a corner lot a maximum of 20 m ² of porch area shall be excluded from the calculation of lot coverage | Add as a new regulation |
| 4.4.1 | 6 | On an interior lot, the front yard may be reduced to 6.0 m where a garage is located in a rear or interior side yard and is located 15.0 m or more from the front lot line. | Delete from by-law as an attached garage is required and only one garage is permitted |
| 4.4.1 | 7 | No part of any garage may be located closer to the front lot line than the main front entrance | Add into the table |
| 4.4.1 | 8 | Regulation is not applicable where the regulations of Line 8.2 have been applied. | Add into the table and amend Line 8.2 to remove reference to detached garage |
| 4.4.1 | 13 | Accessory buildings and structures shall not be located within the front and exterior side yards | Add into Section 4.1.2 and remove the front yard restriction as it is redundant |
| 4.4.1 | 14 | On an interior lot, maximum lot coverage shall be 45% where the projection of a garage beyond the main front entrance or the main entry feature, where provided, is less than or equal to 1.0 m and the projection of a garage beyond the main front entrance is less | Add as a new regulation |

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| | | than or equal to 2.5 m. | |
| 4.4.1 | 15 | The setback to the garage face shall be the same as the front yard. | Add into the table |
| 4.4.1 | 16 | The setback to the garage face shall be the same as the exterior side yard. | Add into the table |
| 4.7.1 | 1 | Common elements are permitted within a common element condominium corporation. | Delete from by-law as existing definition makes this redundant |
| 4.8.1 | 8 | The setback to the garage face shall be the same as the front yard. | Add into the table |
| 4.8.1 | 9 | The setback to the garage face shall be the same as the exterior side yard. | Add into the table |
| 4.8.1 | 10 | Where the rear yard is the attached side of a semi-detached, the interior side yard shall permit encroachments and projections, accessory structures and swimming pools in accordance with rear yard regulations. | Delete from by-law as regulation is not relevant |
| 4.9.1 | 1 | Common elements are permitted within a common element condominium corporation | Delete from by-law as existing definition makes this redundant |
| 4.10.1 | 2 | A wing wall and/or heating and/or air conditioning equipment shall not be located closer to a street line than a townhouse. | Add into the table |
| 4.10.1 | 3 | Provided that the platform with or without direct access to the ground shall have a 3.0 m setback to a lot line. | Add into the table |
| 4.12.1 | 1 | Common elements are permitted within a common element condominium corporation. | Delete from by-law as existing definition makes this redundant |
| 4.12.1 | 2 | Measured from the exterior of outside walls and the midpoint of interior walls. | Delete from by-law as existing definition makes this redundant |
| 4.13.1 | 8 | The setback to the garage face shall be the same as the front yard. | Add into the table |
| 4.14.1 | 1 | Measured to the highest ridge of a sloped roof. | Add into the table |
| 4.14.1 | 3 | Only applies to the RM7 zone if lands are used for a duplex or triplex | Add into the table |
| 4.14.1 | 4 | Where there are buildings with different heights on one lot, the average of the required setbacks shall be used. | Add into the table |
| 4.14.1 | 8 | Excludes private outdoor space. | Add into the table |
| 4.14.1 | 9 | The calculation of height shall be exclusive of structures for rooftop access, provided that the structure has a maximum height of 3.0 m; a maximum floor area of 20.0 m ² ; and it is set back a minimum of 3.0 m from the exterior edge of the building. | Add into the table |

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| 4.14A.1 | 1 | Common elements are permitted within a common element condominium corporation. | Delete from by-law as existing definition makes this redundant |
| 4.14A.1 | 2 | Measured from the exterior of outside walls and the midpoint of interior walls. | Delete from by-law as existing definition makes this redundant |
| 4.14A.1 | 9 | The calculation of height shall be exclusive of structures for rooftop access, provided that the structure has a maximum height of 3.0 m; a maximum floor area of 20.0 m ² ; and it is set back a minimum of 3.0 m from the exterior edge of the building. | Add into the table |
| 4.14A.1 | 10 | Measured to the highest ridge of a sloped roof. | Add into the table |
| 4.14A.1 | 11 | Excludes private outdoor space. | Add into the table |
| 4.14B.1 | 1 | Measured to the highest ridge of a sloped roof. | Add into the table |
| 4.14B.1 | 3 | Air conditioning equipment is permitted in the required front or exterior side yard, provided it is located on a balcony. | Add into the table |
| 4.14B.1 | 7 | Exclusive of landscaped area at grade. | Add into the table |
| 6.2.1 | 5 | The minimum yard/setback to a fuel dispensing island weather canopy shall be measured to the face of the canopy. | Add into Table 6.1.2.1 |
| 6.2.1 | 10 | Where a lot abuts a Residential Zone. | Add into the table |
| 7.2.1 | 4 | Additions which are constructed onto any building or structure legally existing on the date of passing of this By-law shall not be subject to the regulations of Lines 4.1 to 4.3 contained in Table 7.2.1 of this By-law. | Add as a new regulation |
| 8.2.1 | 7 | An interior side yard is not required where an interior side lot line abuts a railway right-of-way that includes a spur line. | Add as a new regulation |
| 8.2.1 | 8 | A rear yard is not required where a rear lot line abuts a railway right-of-way that includes a spur line. | Add as a new regulation |
| 8.2.1 | 10 | The minimum yard/setback to a fuel dispensing island weather canopy shall be measured to the face of the canopy. | Add into Table 8.1.10.1 |
| 9.2.1 | 2 | Not including a memorial stone or monument. | Add into the table |