

TOWN OF CALEDON  
PLANNING  
RECEIVED  
August 6, 2024

## **Zoning Matrix**

Humberking (1) Developments Limited & Humberking (IV) Developments Limited

Town File No. PRE 2023-0080 and PRE 2023-0081

July 23, 2024

June 24, 2024

Refer To File: 792-020 & 792-021

The following represents the Zoning Matrix required to accompany the Proposed Draft Plans of Subdivision 21T-22001 and 21T-22002 & ZBLA Applications RZ2022-002 and RZ 2022-0003:

<b>Zoning By-Law Matrix</b> <b>Proposed Draft Plans of Subdivision</b> <b>Town Files: 21T-22001, 21T-22002 and RZ 2022-0002, RZ 2022-0003</b>		
<b>Zone Standard (Multiple Residential) (Parent RMD)</b>	<b>Requirement (Parent RMD)</b>	<b>Proposed (RMD-XX)</b>
New Definitions	N/A	<p><b>Amenity Area</b> For the purposes of this zone, means an indoor and/or outdoor recreational area provided for the communal use of the residents including rooftop amenity areas, green roofs and rooftop gardens and inclusive of landscaped areas.</p> <p><b>Amenity Space</b> For the purposes of this zone, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include landscaped areas, patios, porches, privacy areas, balconies, terraces, decks and similar areas.</p> <p><b>Building Height</b> In the case of a gable, gambrel or hip roof, building height shall be calculated using the vertical distance between the established grade at the front of such building to the median level between the eaves and the ridge of the roof</p> <p><b>Dwelling, Back-to-Back Townhouse</b> For the purpose of this zone, Back-to-Back means a building divided vertically both above and below grade into two or more residential dwelling units. Each such unit must have an independent entrance directly from outside the building and must share at least one side wall and one rear wall with adjacent dwelling units.</p>

	<p><b>Dwelling, Rear-Lane</b> For the purposes of this zone, means a dwelling with a driveway access to a private or public street or Lane adjacent to the rear lot line.</p> <p><b>Dwelling, Stacked Townhouse</b> For the purposes of this zone, means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;</p> <p><b>Essential Infrastructure</b> means physical structures that are necessary for development and includes sewage and water pipes, stormwater management systems, including outlets and headwalls, power/communications/ telecommunications transmission and distribution systems, public roads, and transportation corridors</p> <p><b>Established Grade</b> For the purposes of this zone, Finished Grade, with reference to a building, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such building.</p> <p><b>High Occupancy Vehicle Facility</b> For the purposes of this zone, means land used to support and service a public transit facility, including for dispatching, storing, servicing, hiring, loading or unloading buses, taxis, rideshare vehicles, limousine vehicles or similar fleet vehicles, but not tow trucks, tractors, trailers, or tractor-trailers.</p> <p><b>Lane</b> For the purposes of this zone, means a thoroughfare not intended for general traffic circulation that provides means of vehicular access to the rear of a lot where the lot also fronts or flanks onto a street, or where a lot fronts onto public or private open space. The lane may be maintained by a condominium corporation as a private road condominium or by a government authority.</p>
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		<p><b>Lot Depth</b> For the purposes of this zone, means the shortest horizontal distance between the front lot line and the rear lot line.</p> <p><b>Lot Frontage</b> In the case of a corner lot, the lot frontage shall be calculated as if the front and exterior side lot lines were extended to their point of intersection.</p> <p><b>Lot Line, Front</b> For the purposes of this zone, where a lot contains a Rear-Lane dwelling, the Front Lot Line shall be the lot line opposite to the lot line traversed by a driveway.</p> <p><b>Multiplex</b> means a residential building with two, three, or four units – also called a duplex, triplex, or fourplex, as defined by the Zoning By-Law. In order to qualify as a duplex, triplex, or fourplex, at least one dwelling unit must be entirely or partially above another. A dwelling unit within a multiplex is not a principal dwelling that can contain an Additional Residential Unit.</p> <p><b>Non-Market Housing</b> means housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven.</p> <p><b>Porch</b> For the purposes of this zone, Porch shall mean a roofed exterior platform attached to a building with or without foundation and/or basement with at least one (1) side open including any guards or railings, as required.</p>
<p><b>PERMITTED USES</b></p>	<ul style="list-style-type: none"> <li>- Bed and Breakfast Est.</li> <li>- Day Care, Private Home</li> <li>- Dwelling, Detached</li> <li>- Dwelling, Semi-Detached</li> <li>- Dwelling, Townhouse</li> <li>- Home Occupation</li> </ul>	<p><b><u>In Addition to Parent RM:</u></b></p> <ul style="list-style-type: none"> <li>- Accessory Uses</li> <li>- Amusement Arcade</li> <li>- Animal Hospital</li> <li>- Apartment, Accessory</li> <li>- Art Gallery</li> </ul>



# GSAI

Glen Schnarr & Associates Inc.

		<ul style="list-style-type: none"><li>- Artist Studio and Gallery</li><li>- Automotive Store</li><li>- Bakery</li><li>- Bed and Breakfast Establishments</li><li>- Building, Apartment</li><li>- Building, Apartment, Senior Citizens</li><li>- Building, Mixed Use</li><li>- Business Office</li><li>- Clinic</li><li>- Conference Centre</li><li>- Convenience Store</li><li>- Cultural Centre</li><li>- Day Care, Private Home</li><li>- Day Nursery</li><li>- Department Store</li><li>- Dry Cleaning or Laundry Outlet</li><li>- Dwelling, Back-to-Back Townhouse</li><li>- Dwelling, Detached</li><li>- Dwelling, Detached, Rear-Lane</li><li>- Dwelling, Semi-Detached</li><li>- Dwelling, Semi-Detached, Rear-Lane</li><li>- Dwelling, Stacked Townhouse</li><li>- Dwelling, Townhouse</li><li>- Dwelling, Townhouse, Rear-Lane</li><li>- Environmental Management</li><li>- Farmers Market</li><li>- Financial Institution</li><li>- Fitness Centre</li><li>- Forest Management</li><li>- Funeral Home</li><li>- Furniture Showroom</li><li>- Grocery Store</li><li>- High occupancy vehicle facility</li><li>- Home Improvement Centre</li><li>- Home Occupation</li><li>- Hotel</li><li>- Laboratory, Medical</li><li>- Laundromat</li><li>- Live-Work Unit</li><li>- Long-Term Care Facility</li><li>- Medical Centre</li><li>- Merchandise Service Shop</li></ul>
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		<ul style="list-style-type: none"> <li>- Mixed Use Building</li> <li>- Motor vehicle rental establishment</li> <li>- Multiplex</li> <li>- Municipal Drain</li> <li>- Museum</li> <li>- Non-Market Housing</li> <li>- Outdoor Seasonal Garden Centre, Accessory</li> <li>- Outdoor Display or Sales Area, Accessory</li> <li>- Patio, Outdoor</li> <li>- Parks</li> <li>- Parking Area, Commercial</li> <li>- Parking Garage</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Place of Assembly</li> <li>- Place of Entertainment</li> <li>- Place of Worship</li> <li>- Post-Secondary Education Facility</li> <li>- Printing and Processing Service Shop</li> <li>- Private Club</li> <li>- Public Transit Depot</li> <li>- Public Use</li> <li>- Recreation, Non-Intensive</li> <li>- Research Establishment</li> <li>- Restaurant</li> <li>- Retail Store</li> <li>- Retail Store, Accessory</li> <li>- Sales, Service and Repair Shop</li> <li>- Schools</li> <li>- Seniors Retirement Facility</li> <li>- Shopping Centre</li> <li>- Stormwater Management Pond</li> <li>- Supermarket</li> <li>- Training Facility</li> <li>- Veterinary Hospital</li> <li>- Video Outlet/Rental Store</li> <li>- Wellness Centre</li> </ul>
REGULATIONS	From Table 6.2, Footnote (12) RMD Zone – Minimum or maximum standards as the context requires, shall	<p><b>2.0 REGULATIONS</b></p> <p><b><i>Access Regulations</i></b></p> <p>Notwithstanding Section 4.3.1, a <i>rear-lane dwelling</i></p>



	<p>be in accordance with the following:</p> <p>(i) For a detached dwelling – R1 Zone Standards,</p> <p>(ii) For a semi detached dwelling – R2 Zone Standards</p> <p>(iii) For a townhouse dwelling – RT Zone Standards</p> <p>(iv) For all accessory buildings and structures – R1 Zone Standards</p>	<p>and associated accessory structures may be erected on a <i>lot</i> without frontage and access to a public or private <i>street</i>, provided driveway access to the rear lot line is available from a public or private <i>street</i> or <i>Lane</i>.</p> <p>For the purposes of this <i>zone</i>, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p><b>Accessory Building Location:</b> For the purpose of this <i>zone</i>, any <i>accessory building</i>, not including a detached <i>garage</i> shall be located a minimum of 0.6m from any <i>lot line</i>.</p> <p><b>Additional Residential Units</b> Notwithstanding the lands identified on Schedule H of Comprehensive Zoning By-law 2006-50, the provisions of section 4.4 – Additional Residential Units Overlay Zone shall apply to the lands shown on Schedule “A” of this By-law.</p> <p><b>Air Conditioners and Heat Pumps</b> Air Conditioners and Heat Pumps are permitted in all <i>yards</i> provided where an Air Conditioner or Heat Pump is located in a <i>Front Yard</i> or <i>Exterior Side Yard</i>, it shall be screened from public view or located on a balcony.</p> <p><b>Detached or Dual Garage</b> For the purpose of this <i>zone</i>, a detached or <i>dual garage</i> with <i>driveway</i> access to a <i>lane</i> shall:</p> <ul style="list-style-type: none"> <li>a) Comply with the minimum <i>yard</i> requirements of the <i>lot</i>, except in the case of a <i>dual garage</i>, or portion thereof, no minimum <i>side yard</i> requirement shall apply where a dual garage is divided vertically into 2 separate private garages on a <i>lot line</i>.</li> <li>b) Not be subject to Section 4.2.2</li> <li>c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>.</li> </ul>
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		<p><b>Model Homes</b> Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this <i>zone</i>:</p> <ul style="list-style-type: none"><li>d) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.</li><li>e) Any number of temporary sales <i>structures</i> may be located on lands which are the subject of a draft approved plan of subdivision subject to Subsections 4.24.5 a), b), and c).</li></ul> <p><b>Private, Garage</b> The minimum dimensions of a double car garage accommodating 2 <i>parking spaces</i> shall be 5.5m in width and 5.5m in length.</p> <p><b>Residential Parking Requirements</b> Notwithstanding Section 5.2.2, no visitor <i>parking spaces</i> are required for back-to-back dwellings having frontage on a public <i>street</i>.</p> <p><b>Sight Triangles</b> Notwithstanding Section 4.38.2 (<i>Sight Triangles</i>) no sight triangle shall be required where a curved or triangular area of land abutting a corner lot has been incorporated into the public right-of-way. No minimum <i>yard</i> or <i>setback</i> is required from a lot line abutting such curved or triangular area of land.</p> <p><b>Size of Parking Spaces</b> For the purpose of this <i>zone</i>, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.5m.</p> <p><b>Planting Strips</b> A <i>driveway</i>, <i>walkway</i> or retaining wall may extend through a planting strip at any location.</p> <p><b>Use Restriction</b> Where a <i>dwelling</i> has been legally constructed, the</p>
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		<p><i>dwelling</i> shall not be used for any purpose other than a domicile, a <i>day care, private home, home occupation</i>, and related accessory use as permitted by the Zoning By-law. All other uses are prohibited.</p> <p><b>3.0 ZONE STANDARDS</b></p> <p><b>3.1 ZONE STANDARDS For a Dwelling, Detached and Dwelling, and Detached, Rear-Lane</b></p> <p><b>Lot Area</b> (minimum) N/A</p> <p><b>Lot Frontage</b> (minimum)</p> <p style="padding-left: 20px;"><i>Dwelling, Detached:</i> 9m</p> <p style="padding-left: 20px;"><i>Dwelling, Detached, Rear-Lane:</i> 7.8m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): nil</p> <p><b>Front Yard</b> (minimum)</p> <p style="padding-left: 20px;">Front wall of attached <i>private garage:</i> 5.5m</p> <p style="padding-left: 20px;">Front wall of <i>main building:</i> 2.5m</p> <p><b>Exterior Side Yard</b> (minimum):</p> <p style="padding-left: 20px;">To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.5m</p> <p style="padding-left: 20px;">To a <i>main building:</i> 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (minimum)</p> <p style="padding-left: 20px;">To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.5m</p> <p style="padding-left: 20px;">To a <i>main building:</i> 1.2m</p> <p><b>Rear Yard</b> (minimum)</p> <p style="padding-left: 20px;">For <i>lots</i> with a <i>lot depth</i> of 22m or greater: 6.0m</p> <p style="padding-left: 20px;">For <i>lots</i> with a <i>lot depth</i> less than 22m: 4.7m</p> <p style="padding-left: 20px;">To the side wall of a <i>private garage:</i> 0.6m</p> <p style="padding-left: 20px;">For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Lane:</i> nil</p> <p style="padding-left: 20px;">For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street:</i></p> <p style="padding-left: 40px;">To an attached <i>private garage:</i> 5.5m</p> <p style="padding-left: 40px;">To a <i>main building:</i> 2.5m</p> <p><b>Interior Side Yard</b> (minimum):</p> <p style="padding-left: 20px;">One side: 0.6m</p> <p style="padding-left: 20px;">Other side: 1.2m</p>
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		<p>Abutting a non-residential land use: 1.2m</p> <table border="0"> <tr> <td><b>Building Height</b> (maximum)</td> <td>14m</td> </tr> <tr> <td><b>Landscape Area</b> (minimum)</td> <td>N/A</td> </tr> </table> <p><b>3.2 PERMITTED ENCROACHMENTS for Dwelling, Detached and Dwelling, and Detached, Rear-Lane</b></p> <p>f) A <i>main building</i> projection may encroach a maximum of 3.5m into the required <i>rear yard</i> up to a maximum width of 60% of the <i>lot frontage</i></p> <p>g) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</p> <p>h) Covered or uncovered <i>Porch or Balcony, Canopy or Portico</i>, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum setback of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>i) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard</i> or <i>exterior side yard</i> provided a setback of 0.5m is maintained to the <i>front and exterior side lot line</i>.</p> <p>j) A <i>deck</i> in the rear yard may encroach up to 1.2 m from the <i>rear lot line</i>.</p> <p>k) a required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard, , exterior side yard and/or front yard</i>;</p> <p>l) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a</p>	<b>Building Height</b> (maximum)	14m	<b>Landscape Area</b> (minimum)	N/A
<b>Building Height</b> (maximum)	14m					
<b>Landscape Area</b> (minimum)	N/A					



		<p>minimum setback of 0.6m is maintained to the <i>lot line</i>.</p> <p>m) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum setback of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p> <p>n) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained to a <i>lot line</i>.</p> <p>o) Eaves may encroach a maximum of 0.6m from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i>.</p> <p>p) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p><b>3.3 ZONE STANDARDS For a Dwelling, Semi-Detached, Dwelling, Semi-Detached, Rear-Lane, and Dwelling, Semi-Detached, Back-to-Back :</b></p> <table data-bbox="755 1486 1339 1890"> <tr> <td><b>Lot Area</b> (minimum)</td> <td>N/A</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td></td> </tr> <tr> <td>    <i>Interior Lot:</i></td> <td>5m</td> </tr> <tr> <td>    <i>Corner Lot:</i></td> <td>6.5m</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (minimum)</td> <td></td> </tr> <tr> <td>    Front wall of attached <i>private garage</i>:</td> <td>5.5m</td> </tr> <tr> <td>    Front wall of <i>main building</i>:</td> <td>2.5m</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td> <td>5.5m</td> </tr> </table>	<b>Lot Area</b> (minimum)	N/A	<b>Lot Frontage</b> (minimum)		<i>Interior Lot:</i>	5m	<i>Corner Lot:</i>	6.5m	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum)		Front wall of attached <i>private garage</i> :	5.5m	Front wall of <i>main building</i> :	2.5m	<b>Exterior Side Yard</b> (minimum):		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m
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		<p>To a <i>main building</i>: 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (minimum)</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</p> <p>To a <i>main building</i>: 1.2m</p> <p><b>Rear Yard</b> (minimum)</p> <p>Dwelling, Semi-Detached, Back-to-Back nil</p> <p>To a <i>main building</i>: 6.0m</p> <p>To the side wall of a <i>private garage</i>: 0.6m</p> <p>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i>: nil</p> <p>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i>:</p> <p>To an attached <i>private garage</i>: 5.5m</p> <p>To a <i>main building</i>: 2.5m</p> <p><b>Interior Side Yard</b> (minimum):</p> <p>To a <i>main building</i>: 0.9m</p> <p>Between attached <i>dwelling units</i>: nil</p> <p>Abutting a non-residential land use: 1.2m</p> <p><b>Building Height</b> (maximum) 14m</p> <p><b>Landscape Area</b> (minimum) N/A</p> <p><b>Parking</b> (minimum) no parking requirement for lands / uses inside of the MTSA boundary</p> <p><b>3.4 PERMITTED ENCROACHMENTS for Dwelling, Semi-Detached, Dwelling, Semi-Detached, Rear-Lane, and Dwelling, Semi-Detached, Back-to-Back:</b></p> <p>q) A <i>main building</i> projection may encroach a maximum of 3.5m into the required <i>rear yard</i> up to a maximum width of 60% of the <i>lot frontage</i></p> <p>r) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</p> <p>s) Covered or uncovered <i>Porch or Balcony, Canopy or Portico</i>, may encroach a maximum</p>
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		<p>of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum setback of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>t) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard</i> or <i>exterior side yard</i> provided a setback of 0.5m is maintained to the <i>front</i> and <i>exterior side lot line</i>.</p> <p>u) A <i>deck</i> in the rear yard may encroach up to 1.2 m from the <i>rear lot line</i>.</p> <p>v) a required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard</i>, , <i>exterior side yard</i> and/or <i>front yard</i>;</p> <p>w) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum setback of 0.6m is maintained to the <i>lot line</i>.</p> <p>x) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum setback of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p> <p>y) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained to a <i>lot line</i>.</p> <p>z) Eaves may encroach a maximum of 0.6m from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i>.</p>
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		<p>aa) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p><b>3.5 ZONE STANDARDS For a Dwelling, Townhouse</b></p> <p><b>Lot Area</b> (minimum) N/A</p> <p><b>Lot Frontage</b> (minimum)</p> <p style="padding-left: 20px;"><i>Interior Lot:</i> 4.0m</p> <p style="padding-left: 20px;"><i>End Lot or Corner Lot:</i> 5.5m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): nil</p> <p><b>Front Yard</b> (minimum)</p> <p style="padding-left: 20px;">Front wall of attached <i>private garage</i>: 5.5m</p> <p style="padding-left: 20px;">Front wall of <i>main building</i>: 2.5m</p> <p><b>Exterior Side Yard</b> (minimum):</p> <p style="padding-left: 20px;">To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</p> <p style="padding-left: 20px;">To a <i>main building</i>: 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (minimum)</p> <p style="padding-left: 20px;">To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</p> <p style="padding-left: 20px;">To a <i>main building</i>: 1.2m</p> <p><b>Rear Yard</b> (minimum)</p> <p style="padding-left: 20px;">To a <i>main building</i>: 5.0m</p> <p style="padding-left: 20px;">To the side wall of a <i>private garage</i>: 0.6m</p> <p><b>Interior Side Yard</b> (minimum):</p> <p style="padding-left: 20px;">To a <i>main building</i>: 1.5m</p> <p style="padding-left: 20px;">Between attached <i>dwelling units</i>: nil</p> <p style="padding-left: 20px;">Abutting a non-residential land use: 1.2m</p> <p><b>Building Height</b> (maximum) 14m</p> <p><b>Landscape Area</b> (minimum) N/A</p> <p><b>Driveway Width</b> (minimum) 2.75m</p> <p><b>Parking</b> (minimum) no parking requirement for lands / uses inside of the MTSA boundary</p>
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		<p><b>3.6 PERMITTED ENCROACHMENTS for Dwelling, Townhouse:</b></p> <ul style="list-style-type: none"><li>a) A one-storey <i>main building</i> projection may encroach a maximum of 2.0m into the required <i>rear yard</i> up to a maximum width of 50% of the <i>lot frontage</i>.</li><li>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</li><li>c) Covered or uncovered <i>Porch or Balcony, Canopy or Portico</i>, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum setback of 0.6m is maintained to an <i>interior side yard lot line</i>.</li><li>d) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard or exterior side yard</i> provided a setback of 0.5m is maintained to the <i>front and exterior side lot line</i>.</li><li>e) A <i>deck</i> in the rear yard may encroach up to 1.2 m from the <i>rear lot line</i>.</li><li>f) a required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard, , exterior side yard and/or front yard</i>;</li><li>g) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum setback of 0.6m is maintained to the <i>lot line</i>.</li><li>h) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum setback of 0.6 m is</li></ul>
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		<p>maintained to an <i>interior side yard lot line</i>.</p> <p>i) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained to a <i>lot line</i>.</p> <p>j) Eaves may encroach a maximum of 0.6m from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i>.</p> <p>k) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p><b>3.7 ZONE STANDARDS For a Dwelling, Townhouse, Rear-Lane:</b></p> <table data-bbox="755 1150 1393 1890"> <tr> <td><b>Lot Area</b> (minimum)</td> <td>N/A</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td></td> </tr> <tr> <td>    <i>Interior Lot:</i></td> <td>4.0m</td> </tr> <tr> <td>    <i>End Lot or Corner Lot:</i></td> <td>5.5m</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (minimum):</td> <td>2m</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum):</td> <td>2m</td> </tr> <tr> <td><b>Exterior Side Yard abutting a Lane</b> (minimum):</td> <td>1.2m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum)</td> <td></td> </tr> <tr> <td>    For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>:</td> <td>0.5m</td> </tr> <tr> <td>    For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i>:</td> <td></td> </tr> <tr> <td>        To an attached <i>private garage</i>:</td> <td>5.5m</td> </tr> <tr> <td>        To a <i>main building</i>:</td> <td>2.5m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>1.5m</td> </tr> <tr> <td>    Between attached <i>dwelling units</i>:</td> <td>nil</td> </tr> <tr> <td>    Between attached <i>private garages</i>:</td> <td>nil</td> </tr> <tr> <td>    Abutting a non-residential land use:</td> <td>1.2m</td> </tr> </table>	<b>Lot Area</b> (minimum)	N/A	<b>Lot Frontage</b> (minimum)		<i>Interior Lot:</i>	4.0m	<i>End Lot or Corner Lot:</i>	5.5m	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum):	2m	<b>Exterior Side Yard</b> (minimum):	2m	<b>Exterior Side Yard abutting a Lane</b> (minimum):	1.2m	<b>Rear Yard</b> (minimum)		For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i> :	0.5m	For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i> :		To an attached <i>private garage</i> :	5.5m	To a <i>main building</i> :	2.5m	<b>Interior Side Yard</b> (minimum):		To a <i>main building</i> :	1.5m	Between attached <i>dwelling units</i> :	nil	Between attached <i>private garages</i> :	nil	Abutting a non-residential land use:	1.2m
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Between attached <i>private garages</i> :	nil																																							
Abutting a non-residential land use:	1.2m																																							





		<p><b>Building Height</b> (maximum) 14m  <b>Landscape Area</b> (minimum) N/A  <b>Driveway Width</b> (minimum) 2.75m  <b>Parking Requirements</b> (minimum):  1.0 <i>parking space</i> per <i>dwelling unit</i>  (no parking requirement for lands /  uses inside of the MTSA boundary)  <b>Amenity Space</b> (minimum):  3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>3.8 PERMITTED ENCROACHMENTS for Dwelling, Townhouse, Rear Lane</b></p> <p>a) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</p> <p>b) Covered or uncovered <i>Porch or Balcony</i>, Canopy or Portico, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard</i> or <i>exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front and exterior side lot line</i>.</p> <p>d) A <i>deck</i> in the <i>rear yard</i> may encroach up to 1.2 m from the <i>rear lot line</i>.</p> <p>e) a required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard</i>, , <i>exterior side yard</i> and/or <i>front yard</i>;</p> <p>f) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</p>
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		<p>g) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p> <p>h) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained to a <i>lot line</i>.</p> <p>i) Eaves may encroach a maximum of 0.6m from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i>.</p> <p>j) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p><b>3.9 ZONE STANDARDS For a Dwelling, Back-to-Back Townhouse:</b></p> <table data-bbox="760 1360 1339 1890"> <tr> <td><b>Lot Area</b> (minimum)</td> <td>N/A</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td></td> </tr> <tr> <td>    <i>Interior Lot:</i></td> <td>5.5m</td> </tr> <tr> <td>    <i>End Lot or Corner Lot:</i></td> <td>6.7m</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (minimum)</td> <td></td> </tr> <tr> <td>    Front wall of attached <i>private garage</i>:</td> <td>5.5m</td> </tr> <tr> <td>    Front wall of <i>main building</i>:</td> <td>2.5m</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum):</td> <td>2.0m</td> </tr> <tr> <td><b>Exterior Side Yard abutting a Lane</b> (minimum)</td> <td></td> </tr> <tr> <td>    To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td> <td>5.5m</td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>1.2m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td></td> </tr> </table>	<b>Lot Area</b> (minimum)	N/A	<b>Lot Frontage</b> (minimum)		<i>Interior Lot:</i>	5.5m	<i>End Lot or Corner Lot:</i>	6.7m	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum)		Front wall of attached <i>private garage</i> :	5.5m	Front wall of <i>main building</i> :	2.5m	<b>Exterior Side Yard</b> (minimum):	2.0m	<b>Exterior Side Yard abutting a Lane</b> (minimum)		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	1.2m	<b>Rear Yard</b> (minimum)	nil	<b>Interior Side Yard</b> (minimum):	
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<b>Interior Side Yard</b> (minimum):																																



		<p>To a <i>main building</i>: 1.5m          Between attached <i>dwelling units</i>: nil          Abutting a non-residential land use: 1.2m  <b>Building Height</b> (maximum) 14m  <b>Landscape Area</b> (minimum) N/A  <b>Driveway Width</b> (minimum) 2.75m  <b>Parking Requirements</b> (minimum):              1.0 <i>parking space</i> per <i>dwelling unit</i>              (<i>no parking requirement for lands / uses inside of the MTSA boundary</i>)  <b>Contiguous Dwelling Units</b> (maximum): 16  <b>Dimensions of a Contiguous Structure</b>          (maximum):              8 <i>dwelling units</i> wide by              2 <i>dwelling units</i> deep  <b>Amenity Space</b> (minimum):              3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>3.10 PERMITTED ENCROACHMENTS for Dwelling, Back-to-Back Townhouse</b></p> <p>a) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front</i> or <i>exterior side</i>;</p> <p>b) Covered or uncovered <i>Porch</i> or <i>Balcony</i>, Canopy or Portico, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard</i> or <i>exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front</i> and <i>exterior side lot line</i>.</p> <p>d) a required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into an <i>exterior side yard</i> or <i>front yard</i>;</p>
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		<p>e) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</p> <p>f) Fireplaces may encroach a maximum 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p> <p>g) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained to a <i>lot line</i>.</p> <p>h) Eaves may encroach a maximum of 0.6m from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i>.</p> <p>i) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p>j) For units without a <i>private garage</i>, an enclosed garbage structure is permitted in <i>front yard</i> to the depth of the allowable <i>porch</i> encroachment.</p> <p><b>3.11 ZONE STANDARDS For a Dwelling, Stacked Townhouse, and Multiplex:</b></p> <table data-bbox="755 1690 1339 1892"> <tr> <td><b>Lot Area</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (minimum)</td> <td>2.5m</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum):</td> <td>2.4m</td> </tr> </table>	<b>Lot Area</b> (minimum)	nil	<b>Lot Frontage</b> (minimum)	nil	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum)	2.5m	<b>Exterior Side Yard</b> (minimum):	2.4m
<b>Lot Area</b> (minimum)	nil													
<b>Lot Frontage</b> (minimum)	nil													
<b>Building Area</b> (maximum):	N/A													
<b>Backyard Amenity Area</b> (minimum):	nil													
<b>Front Yard</b> (minimum)	2.5m													
<b>Exterior Side Yard</b> (minimum):	2.4m													



		<p><b>Rear Yard</b> (minimum): 2.4m but 0.5m is permitted to a <i>Lane</i></p> <p><b>Interior Side Yard</b> (minimum): 1.5m</p> <p><b>Building Height</b> (maximum) Greater of 20 m or 5 storeys</p> <p><b>Landscaped Area (minimum)</b> <i>nil</i></p> <p><b>Parking Requirements</b> (minimum):</p> <p>Residents: 1 <i>parking space per dwelling unit, inclusive of on-street parking</i></p> <p>Visitors: 0.10 <i>parking space per dwelling, stacked townhouse unit, inclusive of on street parking (no parking requirement for lands/ uses inside of the M TSA boundary)</i></p> <p><b>Amenity Space</b> (minimum): 2m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>3.12 PERMITTED ENCROACHMENTS for Dwelling, Stacked Townhouse</b></p> <p>a) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</p> <p>b) Covered or uncovered <i>Porch or Balcony, Canopy or Portico</i>, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard or exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front and exterior side lot line</i>.</p> <p>d) A <i>deck</i> in the <i>rear yard</i> may encroach up to 1.2 m from the <i>rear lot line</i>.</p>
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		<ul style="list-style-type: none"><li>e) a required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard</i>, , <i>exterior side yard</i> and/or <i>front yard</i>;</li><li>f) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</li><li>g) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>.</li><li>h) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained to a <i>lot line</i>.</li><li>i) Eaves may encroach a maximum of 0.6m from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i>.</li><li>j) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5m into a required <i>parking space</i> in a <i>private garage</i>.</li><li>k) the minimum <i>setback</i> from front wall of a <i>building</i> to a <i>public or private street, sidewalk, walkway or parking space</i> not located in a <i>driveway</i> is 3.0 m;</li><li>l) the minimum <i>setback</i> from a <i>porch</i>, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a <i>public or private street, sidewalk, walkway or parking space</i> is 1.0 m;</li></ul>
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		<ul style="list-style-type: none"><li>m) the minimum <i>setback</i> from the vehicular door of a <i>private garage</i> to a <i>public</i> or <i>private street, sidewalk, walkway</i> or <i>parking space</i> not located in a <i>driveway</i> is 5.5 m;</li><li>n) despite paragraph above, the minimum <i>setback</i> from the vehicular door of a <i>private garage</i>, where the garage is accessed at the rear of the <i>dwelling</i> by a <i>public</i> or <i>private street</i>, is 0.5m;</li><li>o) the minimum <i>setback</i> from the side wall of any <i>building</i> to a <i>walkway</i> is 1.5 m;</li><li>p) the minimum <i>setback</i> from the side wall of any <i>building</i> to any other <i>building</i> on the same block, a <i>public</i> or <i>private street, sidewalk</i> or <i>parking space</i> is 3.0 m;</li><li>q) despite paragraphs above, there is no minimum <i>setback</i> between attached units;</li><li>r) the minimum <i>setback</i> from a front or rear wall of any <i>building</i> to any other <i>building</i> on the same <i>lot</i> is 9.0 m;</li><li>s) the minimum <i>setback</i> of any <i>building</i> to any <i>lot line</i> where the adjacent use is the <i>interior side yard</i> for any <i>detached</i> or <i>semi-detached</i> built form is 9.0 m;</li><li>t) the minimum <i>setback</i> of any <i>building</i> to any <i>lot line</i> where the adjacent use is the <i>rear yard</i> for any <i>detached</i> or <i>semi-detached</i> built form is 4.5 m;</li><li>u) the maximum encroachment for eaves, sills, fireplaces, cornices, parapets, pilasters, shadow boxes or other similar ornamental architecture features is 0.6 m extending from a <i>main building wall</i>, a bay, box or bow window, a covered or uncovered <i>porch</i> or <i>balcony</i> into a required <i>yard</i>.</li></ul>
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		<p><b>Interior Side Yard</b> (minimum):</p> <p>To a <i>main building</i>: 1.5m</p> <p>Between attached <i>Live-Work units</i>: nil</p> <p>Abutting another land use: 1.5m</p> <p><b>Building Height</b> (maximum) 17m</p> <p><b>Landscape Area</b> (minimum) nil</p> <p><b>Parking Requirements</b> (minimum):</p> <p>1 <i>parking space per dwelling unit; and</i></p> <p>1 <i>parking space per non-residential unit</i>  <i>(no parking requirement for</i>  <i>lands/uses inside of the</i>  <i>MTSA boundary)</i></p> <p><b>Amenity Space</b> (minimum):</p> <p>3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>Non-Residential Floor Area, Gross Leasable</b>  (minimum):</p> <p>50m<sup>2</sup> per Live-Work Unit</p> <p><b>3.15 PERMITTED ENCROACHMENTS for a <i>Live Work Unit</i>:</b></p> <p>a) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</p> <p>b) Covered or uncovered <i>Porch or Balcony</i>, Canopy or Portico, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum setback of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck may encroach a maximum of 2.0m into a required <i>front yard or exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front and exterior side lot line</i>.</p> <p>d) A <i>deck</i> in the <i>rear yard</i> may encroach up to 1.2 m from the <i>rear lot line</i>.</p>
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		<p>e) a required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard</i>, <i>exterior side yard</i> and/or <i>front yard</i>;</p> <p>f) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum setback of 0.6m is maintained to the <i>lot line</i>.</p> <p>g) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p> <p>h) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained to a <i>lot line</i>.</p> <p>i) Eaves may encroach a maximum of 0.6m from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i>.</p> <p>j) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p><b>3.16 ZONE STANDARDS For a <i>Shopping Centre</i> or <i>non-residential use</i> not otherwise regulated in this zone:</b></p> <table data-bbox="755 1690 1339 1890"> <tr> <td><b>Lot Area</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td>3m</td> </tr> <tr> <td><b>Setback to a Street Line</b> (minimum):</td> <td>3m</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum)</td> <td>3m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum):</td> <td>3m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td>3m</td> </tr> </table>	<b>Lot Area</b> (minimum)	nil	<b>Lot Frontage</b> (minimum)	3m	<b>Setback to a Street Line</b> (minimum):	3m	<b>Exterior Side Yard</b> (minimum)	3m	<b>Rear Yard</b> (minimum):	3m	<b>Interior Side Yard</b> (minimum):	3m
<b>Lot Area</b> (minimum)	nil													
<b>Lot Frontage</b> (minimum)	3m													
<b>Setback to a Street Line</b> (minimum):	3m													
<b>Exterior Side Yard</b> (minimum)	3m													
<b>Rear Yard</b> (minimum):	3m													
<b>Interior Side Yard</b> (minimum):	3m													



# GSAI

Glen Schnarr & Associates Inc.

		<p><b>Setback to a Sight Triangle (minimum)</b> nil</p> <p><b>Building Height (maximum)</b> Greater of 18m or 6 storeys excluding rooftop mechanical rooms and equipment</p> <p><b>Landscaped Open Space (minimum):</b> 10%</p> <p><b>Planting Strip (minimum):</b> nil</p> <p><b>Entrance Width (maximum):</b> N/A</p> <p><b>Parking Requirements (minimum):</b> 1 parking space per 23m<sup>2</sup> of net floor area or portion thereof (no parking requirement for lands/uses inside of the MTSA boundary)</p> <p>An <i>Outdoor Seasonal Garden Centre, Accessory or Outdoor Display or Sales Area, Accessory</i> may encroach up to 10% within a required parking area.</p> <p>No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</p> <p>A <i>loading space</i> shall not be closer than 6m to a <i>street line</i> or 12m to a residential land use and shall be screened from street lines.</p> <p><b>4.0 COMMUNITY CENTRE, EMERGENCY SERVICES, HOSPITAL, LIBRARY, PLACE OF WORSHIP, SCHOOL USES, PUBLIC TRANSIT DEPOT, HIGH OCCUPANCY VEHICLE FACILITY</b></p> <p>Where a <i>lot</i> is used for a <i>Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, School, or Public Transit Depot or High Occupancy Vehicle Facility</i>, the provisions for <i>Building, Mixed Use</i> of this By-Law shall apply.</p> <p><b>5.0 PARK / OPEN SPACE USES</b></p> <p>Where a <i>lot</i> is used for a <i>Park</i> purposes, the provisions of <b>Section 12 (Open Space Zone)</b> shall apply.</p>
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Prepared by GSAI