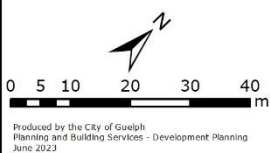
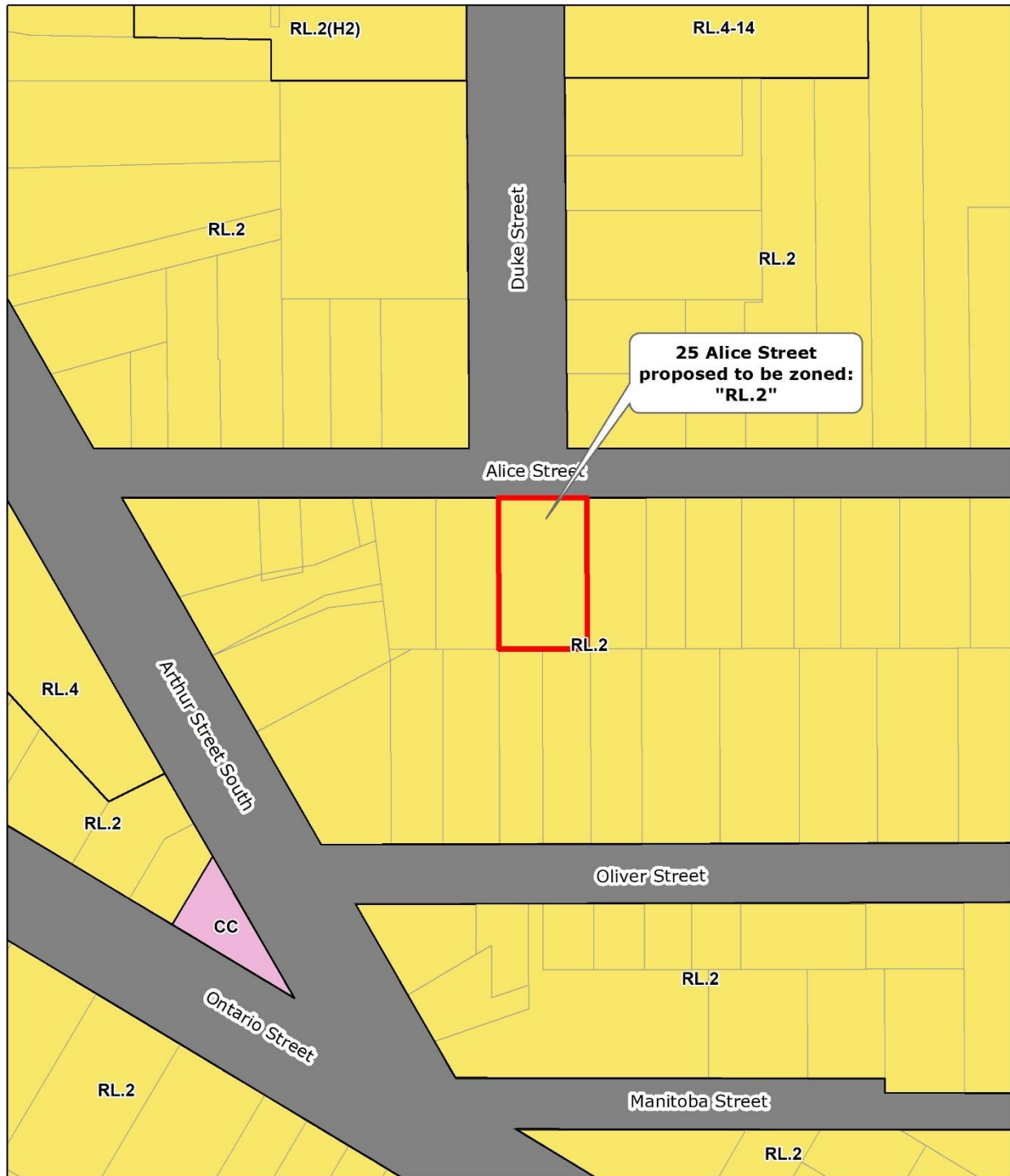


Attachment-6 Comprehensive Zoning By-law (2023)-20790



PROPOSED ZONING (2023)
25 Alice Street



Attachment-6 continued Zoning Regulations, Comprehensive Zoning By-law (2023)-20790

Part D: Land Use Zones, Low Density Residential 1 (RL.1) and Low Density Residential 2 (RL.2) Zones

- 6.3.2 Semi-detached dwellings
 - (a) Lot regulations

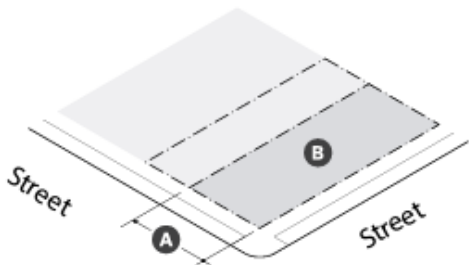
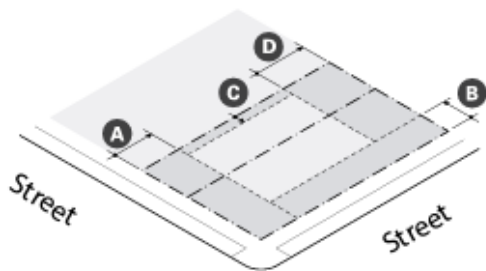


Table 6.6: RL.1 and RL.2 semi-detached dwelling lot regulations	
A Lot frontage (min)	7.5 m for each unit
B Lot area (min)	230 m² for each unit
Landscaped open space (min)	The front yard, except the driveway, residential shall be landscaped and no parking shall be permitted within this landscaped open space

Table 6.6: RL.1 and RL.2 semi-detached dwelling lot regulations	
Landscaped open space (min)	<p>Despite the definition of landscaped open space, a minimum setback of 0.5 m between the driveway, residential and the nearest lot line must be maintained as landscaped space in the form of natural vegetation, such as grass, flowers, trees and shrubbery</p> <p>Where driveways are joined, a 0.5 m setback is not required between the two driveways.</p>

Attachment-6 continued Zoning Regulations, Comprehensive Zoning By-law (2023)-20790

(b) Setback regulations



(c) Building regulations

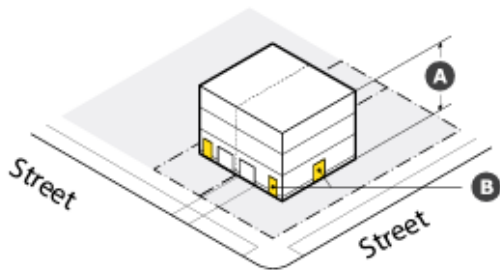


Table 6.7: RL.1 and RL.2 semi-detached dwelling setback regulations	
A Front yard (min)	6 m ⁽²⁾⁽³⁾⁽⁴⁾
B Exterior side yard (min)	4.5 m ⁽²⁾⁽⁴⁾⁽⁵⁾
C Interior side yard (min)	1.2 m 0 m is required along the common lot line of semi-detached dwellings
D Rear yard (min)	7.5 m or 20% of the lot depth, whichever is less ⁽³⁾

Table 6.8: RL.1 and RL.2 semi-detached dwelling building regulations	
A Building height (max)	3 storeys and in accordance with Section 4.14
B Principal entrance	A principal entrance shall be provided that faces the front lot line or exterior side lot line

Attachment-6 continued

Zoning Regulations, Comprehensive Zoning By-law (2023)-20790

(d) Garage regulations

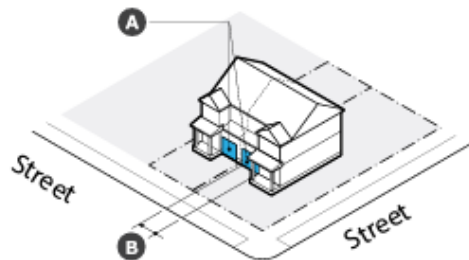


Table 6.9: RL.1 and RL.2 semi-detached dwelling garage regulations	
A Garage location	In accordance with Section 5.11.2
Garage width (max)	In accordance with Table 5.9
B Carport	Despite any required interior side yard, a carport shall be permitted with a 0.6 m setback to any interior side lot line

Attachment-6 continued

Zoning Regulations, Comprehensive Zoning By-law (2023)-20790

Additional regulations for Tables 6.2 to 6.9

1. For **lots** located within the Older Built-up Area Overlay, as shown on Schedule B-1:
 - a. The minimum **lot frontage** is the average **lot frontage** of the **lots** within the same city **block face**.
 - b. For **lots** with a **single detached dwelling** the minimum **lot frontage** is 9 m.
 - c. Nothing in this section shall require the minimum **lot frontage** to be greater than the minimum **lot frontage** established in Table 6.2 and 6.6.
2. For **lots** located within the Older Built-up Area Overlay, as shown on Schedule B-1:
 - a. The minimum **front yard** and/or **exterior side yard setback** is the average of the established **setbacks** of the immediately adjacent **lots**. Where there is only one immediately adjacent **lot** or where the average of the **setbacks** of the adjacent **lots** cannot be determined, the minimum **setback** shall be 6 m. Where the off-street parking space is located within a **garage** or **carport**, the **setback** for the **garage** or **carport** shall be a minimum of 6 m from the **street line**.
 - b. Where a road widening is required in accordance with Section 4.22, the calculation of the **front yard** or **exterior side yard** shall be as set out in 2 (a), provided that the required **front yard** or **exterior side yard** is not less than the new **street line** established by the required road widening.
3. Where **buildings** or **structures** are located on a **through lot**, the **setback** shall be a minimum of the average of the **setbacks** of the adjacent properties, or in the case of a **corner lot**, the minimum **setback** shall be the same as the nearest adjacent **main building**.
4. Where a transformer easement is located in the **front yard** or **exterior side yard** of a **lot**, portions of the **dwelling unit** shall be required to maintain a minimum separation of 3 metres between the transformer easement and any part of the **dwelling unit**.
5. A 6 metre **exterior side yard setback** is required on existing and proposed arterial and collector roads, as identified in the **City's** Official Plan in force and effect on the **effective date** of this **by-law**.