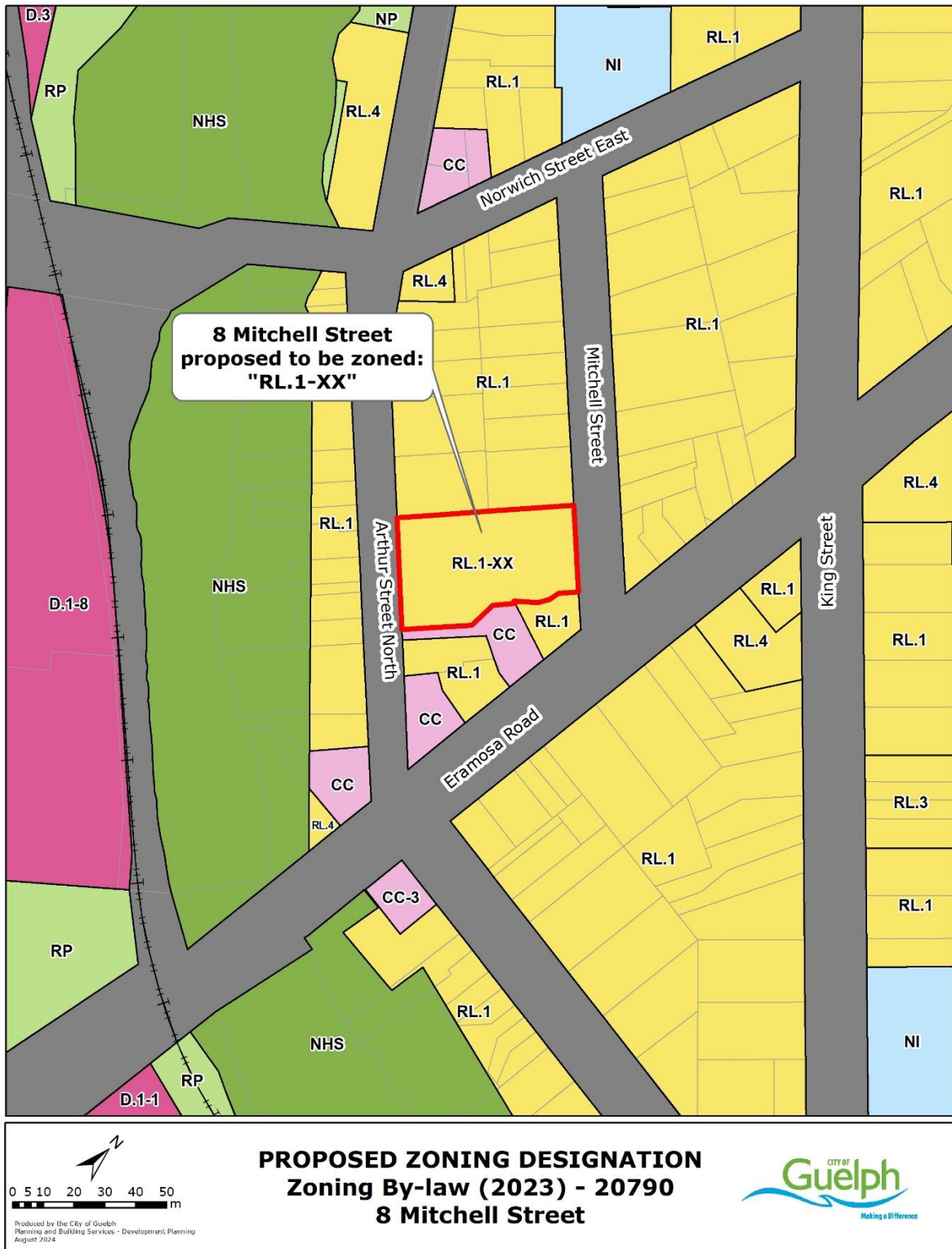


Attachment-5 Proposed Zoning

Figure 1: 2023 Comprehensive Zoning By-law



Proposed Zoning: “Specialized Low Density Residential” – RL.1-XX

In accordance with Section 4 (General Provisions), Section 6 of Zoning By-law (2023)-20790, as amended, with the following site-specific regulations and exceptions:

Provisions

For the lands zoned RL.1-XX, in addition to the other applicable provisions of the RL.1 zone, the following provisions shall apply:

- The front lot line shall be Arthur Street;
- That all residential exterior parking spaces have minimum dimensions of 2.5 metres in width by 5.5 metres in length;
- That all residential interior parking spaces (within a garage or carport) have minimum dimensions of 3 metres in width by 6 metres in length;
- That attached garages must have a minimum floor area of 20 square metres;
- That a minimum of 1 parking space per dwelling unit be provided for semi-detached dwellings and additional residential dwelling units;
- Attached garages shall not project beyond the main front wall of the 1st storey containing habitable floor space oriented towards the front lot line abutting a street line. Where a roofed porch is provided, the attached garage may be located ahead of the front wall, to a maximum projection of 2 metres;
- The maximum driveway width for a semi-detached dwelling shall be 60% of the lot frontage or 5 metres, whichever is less;
- Where a transformer easement is located in the front 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;
- That a maximum of two additional residential dwelling units (ARDUs) be permitted on a lot, one within the same building as the primary dwelling unit and one located in a separate building on the same lot or two additional residential dwelling units within the primary dwelling unit;
- That the following provisions apply to ARDUs within a primary dwelling unit:
 - The ARDU shall each not exceed 45% of the residential floor area of the building. Notwithstanding, an ARDU may occupy the entirety of the basement.
 - Interior access is required between floor levels and between the ARDU and the primary dwelling unit.