

# Attachment-4 Existing Zoning



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Planning and Building Services - Development Planning  
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## Existing Zoning 120 Huron Street

## Attachment-4 continued

### Existing Zoning Regulations

- 5.4.3.1.53      **R.4A-53**  
120 & 122 Huron Street  
As shown on Defined Area Map Number 46 of Schedule "A" of this *By-law*.
- 5.4.3.1.53.1      **Permitted Uses**  
In accordance with the *Uses* permitted by Section 5.4.1.1 of *By-law* Number (1995)-14864, as amended.
- 5.4.3.1.53.2      **Regulations**  
In accordance with Section 4 and Section 5.4.2 of the *By-law*, with the following exceptions:
- 5.4.3.1.53.2.1      **Minimum Exterior Side Yard**  
Despite Section 4.24 and Table 5.4.2, Row 6, the minimum *Exterior Side Yard* on Alice Street shall be 2.0 metres.
- 5.4.3.1.53.2.2      **Off-Street Parking**  
Despite 4.13 and Table 5.4.2 Row 14, parking shall be permitted to be located a minimum of 0.6 metres from the *Exterior Side Lot Line* (Alice Street) and 0 metres from the rear and interior side lot lines.
- 5.4.3.1.53.2.3      **Common Amenity Area**
- 5.4.3.1.53.2.3.1      Despite Section 5.4.2.4 and Table 5.4.2, Row 12, the minimum *Common Amenity Area* shall be 1470 square metres.
- 5.4.3.1.53.2.3.2      Despite Section 5.4.2.4 and Table 5.4.2, *Common Amenity Area* shall be permitted in the Front Yard.
- 5.4.3.1.53.2.4      **Buffer Strip**  
Despite Table 5.4.2, Row 15, a *Buffer Strip* will not be required along the *Interior Side Lot Line*.
- 5.4.3.1.53.2.5      **Angular Plane**  
Despite Section 4.16.2, the *Angular Plane from the Street* shall be 66 degrees from Alice Street.