

APPENDIX B : REQUESTED ZONING PROVISIONS

Zone Standards for Semi-Detached Dwellings	Existing R2 Zone Standards	Proposed R2 Zone Standards
Min. Lot Area	762 m ² (8,202.1 ft ²)	550 m ² (5,920.15 ft ²)
Min. Lot Frontage	22.86 m (75 ft)	20.0 m (65.62 ft)
Min. Front Yard Setback	7.62 m (25 ft)	5.0 m (16.40 ft)
Min. Rear Yard Setback	7.62 m (25 ft)	6.0 m (19.7 ft)
Minimum Interior Side Yard Setback	1.2 m (4 ft) (one storey) 1.8 m (6 ft)	1.2 m (4 ft), 0 m
Side Yard Abutting a Street	-	3.0 m (9.84 ft)
Max. Lot Coverage	40%	45%
Unenclosed porches	18" (1.5 ft) into any required yard	1.3 m (4.27 ft) into minimum required front yard or side yard abutting a street

Zone Standards for Single Detached Dwelling	Existing R1 Zone Standards	Proposed R1 Zone Standards
Min. Lot Area	613 m ² (6,600 ft ²)	600 m ² (6,458.35 ft ²)
Min. Lot Frontage	18.28 m (60 ft)	13.5 m (44.3 ft)
Max. Building Depth	16.8 m (55.12 ft)	17.9 m (58.73 ft)
Max. Building Height	9.8 m (32.15 ft)	10.2 m (33.46 ft)