

Section 139 – Low-rise Residential Development in All Neighbourhoods Within the Greenbelt

May 2020 Version	Revised Version	Notes
<p>Section 139 – Low-rise Residential Development in All Neighbourhoods within the Greenbelt</p> <p>The purpose of these regulations is to ensure that new development, whether through infill, redevelopment or an addition, fits into the context of the street on which it is to be located. The regulations herein apply to lands zoned R1 through R4 in urban residential neighbourhoods located within the Greenbelt, as noted in Area A of Schedule 342.</p> <p>Soft Landscaped Area Requirements for all Residential Neighbourhoods zoned R1-R4 within the Greenbelt, as per Schedule 342.</p> <p>(1) Minimum soft landscaped area, required in Table 139(1), must meet all of the following regulations:</p> <ul style="list-style-type: none"> (a) it is required at-grade in a front yard and in a corner side yard, (b) it must be aggregated, (c) it must abut the front lot line and the corner side lot line, as the case may be, (d) neither a driveway nor a walkway is permitted on any residential lot, regardless of lot width, unless the required minimum aggregated soft 	<p>Section 139 – Low-rise Residential Development in All Neighbourhoods within the Greenbelt</p> <p>The following provisions apply to the R1, R2, R3 and R4 zones within Area A on Schedule 342 (Inside the Greenbelt.)</p> <p>Front Yard and Corner Side Yard Landscaping</p> <p>(1) Minimum soft landscaped area, required in Table 139(1), must meet all of the following regulations:</p> <ul style="list-style-type: none"> (a) it is required at-grade in a front yard and, in the case of a corner side lot, in a corner side yard; (b) it must be aggregated; (c) it must abut the front lot line and the side lot line abutting the street, as the case may be; and (d) on a lot with a significant change in grade in the front yard or corner side yard, terracing and retaining walls necessary for the containment of soil for soft landscaping may count towards the required soft landscaped area. (e) Where the minimum required aggregated soft landscaped area of Table 139 (1) is provided and there remains land area in the front yard, or in the corner side yard as the case may be, remaining lands within these yards may contain a mix of 	<p>The introduction is shortened to better clarify where in the City this section applies.</p> <p>The wording of subsection (1) has changed but is materially the same in terms of what it requires – an aggregated and dedicated soft landscaped area in the front yard.</p> <p>Eliminated redundant language concerning driveways, walkways, decks, rooftop amenity areas etc. these are covered in other parts of the by-law.</p> <p>The terracing/significant change in grade provision is captured in (d) above in the revised version.</p>

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<p>landscaped area is provided in the front yard and in the corner side yard,</p> <p>(e) no deck or platform, pursuant to Table 65 (6) (a) and (b), is permitted in a front yard or corner side yard unless the required minimum aggregated soft landscaped area is provided in the front yard and in the corner side yard, and</p> <p>(f) in no case may the creation of a rooftop terrace or rooftop garden remove or decrease the minimum requirement of aggregated soft landscaped area required in the front yard and in the corner side yard.</p> <p>(g) On lots where there is a significant change in grade, terracing and retaining walls are permitted to create a stepped soft landscaping area, which must meet the provisions of Subsection 139 (1) and Table 139 (1).</p> <p>(h) Where the minimum required aggregated soft landscaped area of Table 139 (1) is provided and there remains land area in the front yard, or in the corner side yard as the case may be, lands within these yards may be developed with soft or hard landscaping such as a patio, but in no case may any hard landscaping be used for access or parking purposes.</p>	<p>soft and hard landscaping and projections permitted under Section 65.</p>	

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Table 139(1). Minimum Required Aggregated Soft Landscaping		Table 139(1). Minimum Required Aggregated Soft Landscaping		Slight change to the wording, but same intent and effect.
Front / Corner Side Yard Setback	Minimum Aggregated Soft Landscaped Area (% of the Front / Corner Side Yard Area)	Front / Corner Side Yard Setback	Minimum Aggregated Soft Landscaped Area (% of the Front / Corner Side Yard Area)	
Less than 1.5 m	No minimum, however, all lands within the front yard and within the corner side yard that are not occupied by permitted driveways, walkways and projections must consist of soft landscaping.	Less than 1.5 m	No minimum, but all lands within the front yard and within the corner side yard that are not occupied by permitted projections, driveways and walkways, must consist of soft landscaping.	
1.5 m – less than 3 m	20%	1.5 m – less than 3 m	20%	
3 m+	In the case of any lot with a lot width of less than 8.25 m, 30%; In the case of any lot with a width between 8.25 m but less than 12 m, 35%; and In the case of any lot with a width of 12 m or more, 40%	3 m+	In the case of any lot with a lot width of less than 8.25 m, 30%; In the case of any lot with a width between 8.25 m but less than 12 m, 35%; and In the case of any lot with a width of 12 m or more, 40%	
(1) No driveway is permitted unless the required minimum amount of aggregated soft landscaped area, indicated in Table 139 (1), is		REMOVE		Redundant.

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provided in the front yard and in the corner side yard.							
<p>(2) (a) A driveway is permitted to a maximum driveway width permitted in Table 139 (3) in the following cases:</p> <p>(i) in the case of a lot located in the Mature Neighbourhoods Overlay, where the Streetscape Character Analysis confirms that the dominant character along a street is firstly, that driveways exist per Character Groups B and C of Table 140 (11), and secondly, that the dominant character consists of single or shared driveways (Character Group B, Table 140 (11)), or of double-wide driveways (Character Group C, Table 140 (11)) pursuant to Subsection 139 (3), clause (b), and</p> <p>(ii) in the case of residential neighbourhoods located outside of the Mature Neighbourhoods Overlay but within the Greenbelt.</p>	<p>(2) (a) A driveway is subject to the following:</p> <p>(i) within the Mature Neighbourhoods Overlay a driveway is only permitted where in accordance with the confirmed Streetscape Character Analysis and Table 140B; and where permitted, the maximum width is as per Table 139(3);</p> <p>(ii) within Area A on Schedule 343, the maximum width is as per Table 139(3).</p>	Schedule 343 includes all of the Infill 2 area (inside the Greenbelt but EXCLUDING the Mature Neighbourhoods Overlay)					
<p>Table 139 (3) Driveway Regulations</p>	<p>Table 139(3) Driveway Regulations</p> <table><tr><td></td><td>Minimu m lot width or street</td><td>Maximu m width of a shared</td><td>Maximu m width of an individu al single</td><td>Maximu m width of a double- wide</td></tr></table>		Minimu m lot width or street	Maximu m width of a shared	Maximu m width of an individu al single	Maximu m width of a double- wide	
	Minimu m lot width or street	Maximu m width of a shared	Maximu m width of an individu al single	Maximu m width of a double- wide			

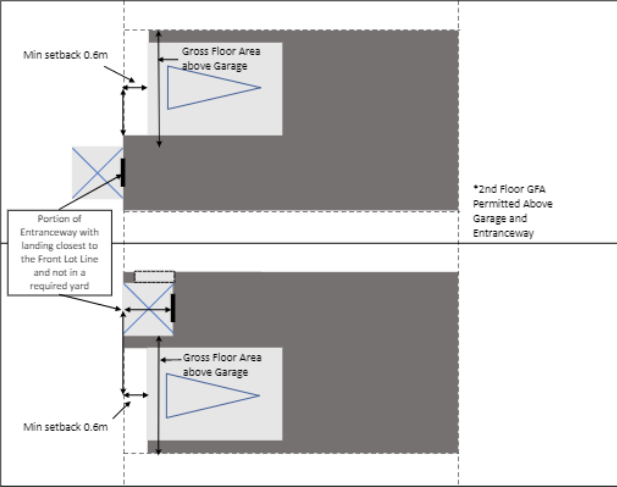
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	Minimum lot width or street frontage required	Maximum width of a shared driveway (m)	Maximum width of an individual single driveway (m)	Maximum width of a double-wide driveway (m)		frontage required	driveway (m)	driveway (m)	driveway (m)	
(i)	7 m or less	3	prohibited	prohibited	(i)	6m or less	3	No individual driveway is permitted.	No double-wide driveway is permitted.	
(ii)	greater than 7 m to less than 8.25 m	3	2.75	prohibited	(ii)	More than 6m to 7.5m	3	2.6	No double-wide driveway is permitted.	
(iii)	8.25 m to less than 15 m	3	3	prohibited	(iii)	More than 7.5m to less than 8.25 m	3	2.75	No double-wide driveway is permitted.	
(iv)	15 m to less than 18 m	3	3	5.5	(iv)	8.25m to less than 15m	3	3	No double-wide driveway is permitted.	
(v)	18 m+	3	3	6						

Private driveways are proposed to continue to be permitted on lots between 6m and 7m, subject to a revised maximum driveway width.

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	(v)	15m to less than 18 m	3	3	5.5	
	(vi)	18m or greater	3	3	6	
(b) Despite rows (iv) and (v) of Table 139 (3), in the case of a lot in the Mature Neighbourhoods Overlay, a double-wide driveway is prohibited unless it is the dominant character determined by the Streetscape Character Analysis, as noted in Subsection 140(11).	REMOVE					This is addressed in (a) above in the revised version.
(c) A driveway that leads to one or more parking spaces located outside of the front yard or corner side yard may be shared by two or more dwellings or dwelling units on the same lot or on abutting lots.	(b) A driveway over a mutual easement leading to one or more permitted parking spaces may be shared by two or more dwellings on abutting lots.					Allows shared parking configurations.
<p>(d) A minimum of 0.15 m of landscaped area is required between each driveway and the common lot line shared by attached semi-detached dwelling units, attached townhouse dwelling units or attached stacked townhouse units where individual driveways are permitted per Table 139 (3), equaling a total minimum 0.3 m wide landscaped area, whether the parcels on which the dwelling units are severed or not.</p> <p>(e) Where the landscaped area between side-by-side driveways consists of hard landscaping, it must not consist of asphalt, concrete, crushed stone or gravel, or similar non-hard landscaping material, and where the driveways are designed with</p>	<p>(c) Any driveway, other than a shared driveway, must be separated from any interior side lot line by a landscaped strip not less than 0.15m in width, and consisting of:</p> <p>(i) soft landscaping, or</p> <p>(ii) pavers or interlock brick in a pattern distinct from that of the driveway.</p>					Sets out separation requirements for abutting driveways. The wording has been simplified but still sets out the requirement for a 0.15 m wide strip from a property line (resulting in at least 0.3 m total between two driveways).

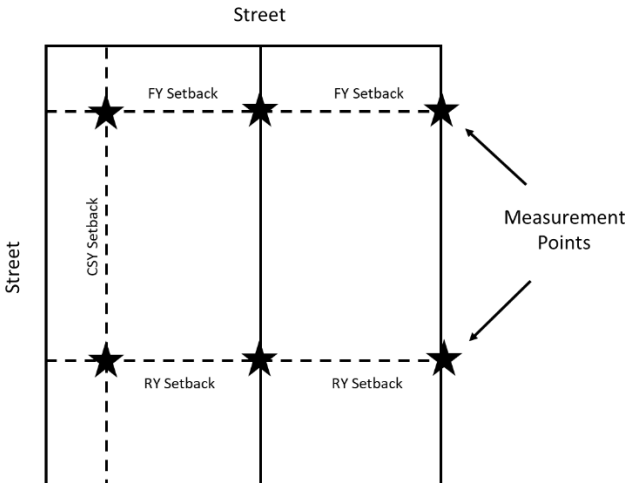
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<p>interlock brick pavers, should the landscaped area between the driveways be created using brick pavers, these must be of a different interlock pattern than those of the driveways.</p> <p>(f) The landscaped area required between side-by-side driveways must not be counted towards the minimum aggregated soft landscaped area requirement required in Subsection 139 (1).</p>		
<p>(g) A driveway loses its function as a vehicular access when it no longer provides access to a legal parking space, which is a parking space located outside of the front yard or corner side yard, and must be considered to be a non-authorized front yard parking space.</p> <p>(h) Further to (g) herein and to Subsection 107 (3), clause (a), paragraph (i), front yard parking is prohibited, and no person may park a vehicle in all or in part of a front yard, corner side yard or extension of a corner side yard into a rear yard.</p>	REMOVE.	Redundant; parking pads that do not lead to parking outside the front yard are front yard parking by definition.
<p>(i) Where a rear lane access is open and travelable, or where a shared driveway exists to rear yard parking, individual driveways providing access from the front lot line and front yard parking are prohibited, and no person may park a car in all or part of a front yard or corner side yard.</p>	<p>(d) Despite (a), where a rear lane access is open and travelable, or where a shared driveway exists to rear yard parking for each of the dwellings, individual driveways providing access from the front lot line and front yard parking are prohibited, and no person may park a car in any portion of the front yard or corner side yard.</p>	Addresses requirements where rear lanes are involved. The wording and intent is unchanged.

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(j) Except as permitted on a double-wide driveway, no side-by-side parking is permitted in any other type of driveway.	REMOVED.	"Side-by-side" parking is not permitted in a single wide driveway.
<p>Front-facing Garages and Carports</p> <p>(3) (a) Where permitted on a lot within Schedule 343, and on a lot within the Mature Neighbourhoods Overlay where the dominant streetscape character includes front-facing attached garages or carports, an attached front-facing garage or carport must be:</p> <p>(i) set back 0.6 m further than the principal entranceway, which may include that part of the landing that is no greater than 1.2 m in depth closer to the front lot line or corner side lot line than the location of the principal entranceway to which it provides immediate access, but where the landing is not a projection occurring in a front yard or corner side yard, and</p> <p>(ii) the landing referred to in (i) herein may be part of a porch.</p> <p>(b) In no case may an attached or detached garage or carport be located in a front yard or in a corner side yard.</p>	<p>Front-facing Garages and Carports</p> <p>(3) Any garage or carport facing the front lot line or side lot line abutting a street is subject to the following:</p> <p>(a) the entrance to the garage or carport must be set back at least 0.6m further from the applicable lot line than either</p> <p>(i) the front edge of a landing or porch giving access to the principal entrance, provided:</p> <p>(1) the landing or porch does not project into the required front yard or corner side yard, and</p> <p>(2) the garage or carport is not more than 0.6m closer to the front lot line or side lot line abutting a street than is the principal entrance to the dwelling; or</p> <p>(ii) the principal entrance.</p> <p>(b) Within the Mature Neighbourhoods Overlay, no such garage or carport is permitted except subject to the Streetscape Character Analysis and Table 140A</p>	<p>These rules address the minimum garage setback from front façade.</p>

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<p>Illustration of Minimum Required Attached Garage / Carport Setback</p>  <p>Min setback 0.6m</p> <p>Gross Floor Area above Garage</p> <p>*2nd Floor GFA Permitted Above Garage and Entranceway</p> <p>Portion of Entranceway with landing closest to the Front Lot Line and not in a required yard</p> <p>Min setback 0.6m</p>	No change.	No change
<p>Walkways</p> <p>(4) A walkway located in a front yard or corner side yard is permitted only:</p> <ul style="list-style-type: none"> (a) where it provides a path between a driveway and an entranceway to the principal dwelling, or (b) where it extends from the right-of-way back to the dwelling on a lot where an individual driveway is prohibited or not provided, or (c) where it extends from the right-of-way back to the dwelling on a lot with a minimum lot width of 10 m where there is an individual driveway, and (d) on a corner lot, where it extends back from the right-of-way to the dwelling unit 	<p>Walkways</p> <p>(4) A walkway located in a front yard or corner side yard is permitted subject to the following:</p> <ul style="list-style-type: none"> (a) Where it provides access between a right-of-way or driveway, and an entranceway to a dwelling or any other incidental or accessory use on the lot. (b) Where a walkway extends from the right-of-way, it must be separated from any driveway by at least 0.6m of soft landscaping. (c) The width of a walkway may not exceed: <ul style="list-style-type: none"> (i) In the case of a rooming house, retirement home, stacked dwelling or low-rise apartment dwelling, 1.8 m; 	Simplified. Maximum walkway widths are the same, as well as the prohibition of walkways from ROW where lot is <10 m wide and contains a driveway.

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<p>on that street frontage on which no driveway is developed.</p> <p>(e) In the case of a triplex dwelling, stacked dwelling, apartment dwelling, low-rise, rooming house or retirement home, a walkway is permitted to extend from the right-of-way back to an accessory building containing communal garbage bins, bicycle storage, or similar communal use.</p> <p>(f) Despite Subsection 139(5), clauses (b),(c), (d) and (e), no walkway is permitted unless the minimum required aggregated soft landscaped area is met, pursuant to Table 139 (1).</p> <p>(g) A walkway is permitted to go through the required minimum aggregated soft landscaped area.</p> <p>(h) A walkway must be separated from a driveway by a minimum area that is 0.6 m in width and runs the entire length of the walkway, with such separation consisting of soft landscaping only.</p> <p>(i) The minimum soft landscaping that is required between a walkway and a driveway under Subsection (6) (h) may be counted as part of the required minimum aggregated soft landscaped area required under Table 139 (1), provided the walkway goes through the minimum aggregated soft landscaped area required in the front yard and in the corner side yard.</p>	<p>(ii) In the case of any other residential use building, 1.2 m;</p> <p>(iii) Despite (i), a walkway giving access to a storage area for containerized waste may not exceed 2.2m in width.</p> <p>(d) A walkway may traverse an area required for soft landscaping per Table 139(1), and may be included in the calculated area.</p> <p>(e) A walkway may not extend to the right-of-way on a lot less than 10m in width where a driveway is provided.</p> <p>(f) A maximum of one walkway per yard is permitted to extend to the right-of-way in the case of a detached, semi-detached, long semi-detached or townhouse dwelling.</p>	

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<p>(j) The maximum walkway width applicable to detached, linked detached, semi-detached, long semi-detached, duplex, three unit and townhouse dwelling units is 1.2 m.</p> <p>(k) The maximum walkway width applicable to stacked dwellings, apartment dwellings, low-rise, rooming houses and retirement homes is 1. 8 m.</p> <p>(l) No person may park a motor vehicle on a walkway, or portion of a walkway.</p>		
<p>Existing Average Grade (5) Despite the definition of grade in Section 54, the definition of existing average grade will be used for development of a one to four storey residential dwelling other than in the case of a Planned Unit Development, on a lot zoned R1, R2, R3 or R4 located within Schedule 342, as follows:</p> <p>Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations:</p> <p>a. for an interior lot, at the intersection of interior side lot lines with the minimum required front yard and rear yard setbacks of the zone in which the lot is located, and</p> <p>b. for a corner lot, at the intersection of the interior side lot line with the minimum required front yard and rear yard setbacks of the zone in which the lot is located, and at the intersection of a corner side yard setback with the minimum required front</p>	<p>Existing Average Grade (5) Despite the definition of grade in Section 54, except in the case of a Planned Unit Development, the definition of existing average grade will be used for calculations referring to grade. Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations:</p> <p>(a) for an interior lot, at the intersection of interior side lot lines with the minimum required front yard and rear yard setbacks of the zone in which the lot is located, and</p> <p>(b) for a corner lot, at the intersection of the interior side lot line with the minimum required front yard and rear yard setbacks of the zone in which the lot is located, and at the intersection of a corner side yard setback with the minimum required front yard and rear yard setbacks of the zone in which the lot is located.</p>	<p>Minor change in wording but same intent and definition.</p>

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yard and rear yard setbacks of the zone in which the lot is located.		
<p><i>Illustration of How to Measure Existing Average Grade in the R1 to R4 Zones within the Greenbelt</i></p> 	No change.	No change

Section 140 – Low-rise Residential Development Within the Mature Neighbourhoods Overlay

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<p>Section 140 – Low-rise Residential Development within the Mature Neighbourhoods Overlay</p> <p>(OMB Order, File #PL120666, issued June 10, 2015) (By-law 2012-147)</p> <p>(1) The purpose of the Mature Neighbourhoods Overlay is to regulate the character of low-rise residential development in the R1 to R4 Zones in order to recognize and reflect the established character of the streetscapes within the area of the Overlay. The local streetscape character is the key consideration in determining how</p> <ul style="list-style-type: none"> a) a new dwelling on a new lot, b) a new dwelling on an existing lot, c) a conversion of a residential use building from one dwelling type to another permitted dwelling type that affects the incidental uses within the front or corner side yard, d) an addition to an existing residential use building that abuts the front yard or corner side yard, and e) the incidental use of lands within front, interior side and corner side yards on residential lots, will be permitted to develop, so that it complements and reinforces the established neighbourhood character as seen 	<p>Section 140 – Low-rise Residential Development within the Mature Neighbourhoods Overlay</p> <p>(1) This section applies to R1, R2, R3 and R4 zones within the Mature Neighbourhoods Overlay and prevails over any provisions to the contrary, except those specifically named under subsection (10).</p>	<p>Much of this subsection is preamble and is removed.</p> <p>The regulations that “continue to apply” are moved to the end of this section. This is to ensure that the pertinent regulations are available from the beginning of this section.</p>

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<p>along each street.</p> <p>This section takes precedence over any other provision in Parts 1 to 14 to the contrary, and over any provision in Part 15 to the contrary enacted prior to June 10, 2015, other than as noted herein.</p> <p>The regulations listed below continue to apply in addition to those regulations of the Mature Neighbourhoods Overlay:</p> <ul style="list-style-type: none"> (a) Part 4- Parking, Section 100, other than Subsection 100 (3), clause (b), paragraph (ii) which is superceded by this Section, (b) Section 105 (c) Section 106, other than Subsection 106 (1), clause (a) (d) Subsection 107 (1) and Table 107 (e) Section 108 (f) Section 110 (g) Section 111 (h) Section 112 (i) Section 113 (j) All of Part 5 – General Residential Provisions (k) All of Part 6 – Residential Zones, other than as specifically required in this Section, 		

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<p>and apply on a lot in the R1, R2, R3 and R4 Zones where a residential use building of four or fewer storeys is permitted within the Mature Neighbourhoods Overlay as shown on the Zoning Map.</p>		
<p>Definitions</p> <p>(2) For the purposes of Section 140, the following definitions apply:</p> <p>Attribute means a land use quality or feature, regarded as a characteristic of, and an inherent part of, the streetscape character, inclusive of the use, incidental use of lands, buildings and associated uses, and includes building and entrance orientation with respect to the street; treatment of yards abutting a street; the location and type of access to a site for pedestrians and vehicles; and the location of parking.</p> <p>Dominant means:</p> <p>In the case of patterns, the dominant pattern is the most frequently occurring pattern as set out in Section 140 for each of the attributes being documented in a Streetscape Character Analysis; and</p> <p>In the case of Character Groups, the dominant Character Group is the most frequently occurring Group as detailed in Section 140, inclusive of the various patterns that constitute it, for each of the attributes being documented in a Streetscape Character Analysis.</p> <p>Existing means: as of the date that a Streetscape Character Analysis is submitted</p>	<p>No change.</p>	<p>No change. All definitions specific to Section 140 remain as is.</p>

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<p>to the Department of Planning and Growth Management, in the case of determining the existence of a building, dwelling, driveway, walkway, attached garage or carport, parking space or principal entranceway on a lot and to the actual yard setbacks of that building or dwelling, and in the case of the existing average grade means, as of the date that a Streetscape Character Analysis has been approved by the Department of Planning and Growth Management;</p> <p>Immediately opposite means across the street and may be used in both the context of a lot located most directly across the street from the subject lot, or of a development located most directly across the street from the subject or proposed development;</p> <p>Pattern means a specific arrangement of each of the land use attributes.</p>		
<p>General Provisions</p> <p>(3) (a) The following provisions apply to any lot developed in the R1, R2, R3 and R4 Zones with, or to be developed with, a low-rise residential use building of four storeys or less.</p> <p>(b) For the purposes of this section, diplomatic missions are considered to be residential use buildings.</p> <p>(c) A Streetscape Character Analysis must be confirmed on a lot, within the Mature Neighbourhood Overlay, prior to any development application approval, including building permit approval of a residential land use, or prior to a change in the incidental use of lands that impacts an</p>	<p>(3) A Streetscape Character Analysis (SCA) must be confirmed prior to any application under the Planning Act, building permit application, or approval under the Private Approach By-law, whose approval would permit:</p> <p>(a) a new residential use building;</p> <p>(b) an addition to an existing residential use building, where the addition abuts the front yard or corner side yard;</p> <p>(c) a modification to an existing residential use building that includes:</p>	<p>Sets out when a SCA is required and when it is not required. The revised version is more concise but achieves the same intent.</p> <p>Original (3) (a) and (b) are not necessary as it is already noted at the beginning of this section that this applies to ALL R1-R4 within the Mature Neighbourhoods Overlay.</p>

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<p>attribute such that the attribute changes from being in one Character Group to being in another Group by virtue of the Character Group's requirement, as detailed in Tables 140 (8), 140 (11) and 140 (15). A Streetscape Character Analysis will also be required where approval of a Private Approach permit is required to establish a new, or relocate an existing, driveway that was not undertaken at the same time as development approval and building permit approval of the dwelling.</p> <p>(d) Despite clause (b), a Streetscape Character Analysis is not required:</p> <p>(i) If a lot is part of a Plan of Subdivision and faces a new public street on which there is no established residential streetscape character, for any building permit issued within five years of subdivision registration;</p> <p>(ii) If the area on which a dwelling is located fronts onto and has access from a private way within a Planned Unit Development;</p> <p>(iii) For an addition to an existing residential use building that does not abut the front yard or corner side yard;</p> <p>(iv) For a development where no driveway is proposed, and where the principal entranceway faces the street, and in such cases, the applicable zoning requirements are those of the</p>	<p>(i) the removal of a principal entranceway that faces the front lot line or side lot line abutting a street; or</p> <p>(ii) the addition or expansion of an attached garage or carport that faces the front lot line or side lot line abutting a street; or</p> <p>(d) the addition or expansion of a driveway or parking space in the front yard or corner side yard.</p> <p>(4) Despite (3), no Streetscape Character Analysis is required where the residential use building:</p> <p>(a) includes no driveway or attached garage or carport, and includes a principal entrance facing the front lot line or side lot line abutting a street;</p> <p>(b) is on a lot that is part of a Plan of Subdivision and faces a new public street on which there is no established residential streetscape character, for any building permit issued within five years of subdivision registration; or</p> <p>(c) fronts onto and has access from a private way within a Planned Unit Development.</p> <p>(5) A Streetscape Character Analysis ceases to be valid eighteen months after the date it is confirmed.</p>	

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<p>underlying subzone.</p> <p>(e) For the purposes of clause (b), development application approval includes any zoning by-law amendment, consent to sever, minor variance, site plan control, or building permit approval; and development application approval applies to all of the following:</p> <p>(i) a new dwelling on a new lot,</p> <p>(ii) a new dwelling on an existing lot,</p> <p>(iii) an addition to an existing residential use building that abuts the front yard or corner side yard, and</p> <p>(iv) the incidental use of lands within front, interior side and corner side yards, including the creation of a new, or extension to an existing, driveway, parking space or walkway, and the relocation of any existing principal entranceway.</p> <p>(f) A Streetscape Character Analysis, once approved, is valid for a period of eighteen months from the date of approval.</p>		
<p>Front and Corner Side Yard Setbacks</p> <p>(4) See Section XXX - Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt.</p>	REMOVE	This line is not necessary, as the new section for alternative yard setbacks will be applicable in any event.
<p>Zoning Provisions for Attributes that Define Streetscape Character</p>	<p>(6) The Streetscape Character Analysis must document the dominant pattern with respect</p>	<p>Sets out what the SCA is supposed to document.</p>

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<p>(5) (a) The regulations affecting the following attributes are based on the dominant character as identified through a Streetscape Character Analysis in accordance with clause (3) (b):</p> <ul style="list-style-type: none"> (i) location and size of all parking spaces, garages and carports; (ii) location and width of driveways; and (iii) orientation of principal entranceways. <p>(b) The dominant Character Group identified in a Streetscape Character Analysis establishes the requirements and creates the permissions for each of the attributes identified in clause (5) (a).</p> <p>(c) The Character Groups noted in the Columns of Tables 140 (8), 140 (11) and 140 (15) include specific restrictions or permissions that are required to be met in the case of any new development application approval specified in subsection 140 (3) clause (d)."</p>	<p>to:</p> <ul style="list-style-type: none"> (a) location and width of driveways; (b) location and size of all parking spaces, garages and carports; and, (c) orientation of principal entranceways. 	
<p>Provisions for Streetscape Character Analysis</p> <p>(6) (a) A Streetscape Character Analysis must record, for the attributes listed in subsection 140 (5) clause (a), the Character Groups as set out in Tables 140 (8), 140 (11) and 140 (15)".</p>	<p>REMOVE</p>	<p>Removed - redundant</p>

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<p>(7) In the case of the Mature Neighbourhoods Overlay, the incidental use of lands of the front yard and corner side yard may consist only of a pattern identified within the dominant Character Group as described in Tables 140 (8), 140 (11) and 140 (15), and as confirmed in a Streetscape Character Analysis.</p>		
<p>Garages, Carports and Parking</p> <p>(8) (a) Where parking is provided within the Mature Neighbourhoods Overlay, it must comply with the dominant character that has been confirmed by a Streetscape Character Analysis as being one of the dominant Character Groups noted in Table 140 (8), subject to the regulations of Table 140(8) that correspond to the affected Character Group, and to the provisions of subsections 140 (8) through (10) , and Column D of Table 140 (11).</p> <p>(b) Despite Subsection 139 (4), where the dominant character along a street in the Mature Neighbourhoods Overlay is the absence of attached front-facing garages or carports as confirmed by a Streetscape Character Analysis, no new attached front-facing garage or carport is permitted.</p> <p>(c) Further to (b), in lieu of an attached or integral front-facing garage or carport, a notched-out space may be created next to an interior side yard of at least 1.2 m wide, by cutting into the side of the first floor of the dwelling unit to provide for one surface parking space, part of which may be provided within the required interior side</p>	<p>(8) A driveway in the front or corner side yard is:</p> <p>(a) prohibited where access to a permitted or legally nonconforming parking space in the rear yard or interior side yard is able to be provided via a travelled rear lane;</p> <p>(b) where not prohibited under (a), is permitted or prohibited according to the dominant pattern of driveways, subject to Table 140A and Table 140B;</p> <p>(c) where permitted subject to 140B, is subject to 139(3); and</p> <p>(d) despite the dominant driveway pattern, where the number of lots in Character Group B and C combined outnumber those in Character Group A, the dominant pattern is deemed to be B (single-wide driveways.)</p> <p>(e) In the case of an apartment dwelling, low-rise, or a stacked dwelling, where a driveway is permitted, the maximum permitted width for a driveway that leads to:</p> <p>(i) less than 20 parking spaces: 3.6 m</p> <p>(ii) 20 or more parking spaces: 6 m.</p>	<p>Sets out the requirements for driveways, as well as garages and carports.</p> <p>The revised version permits double driveways, regardless of SCA results, where the property is within a R1 zone and is at least 15 metres in lot width.</p> <p>(8)(d) is to address situations where the majority of lots within a SCA contain driveways, but contains a mix of single and double-wide driveways, such that the total number of Character Group A (no driveway) lots outnumber the total number of Character Group B (single-wide) or C (double-wide) lots when counted separately. In such cases, Staff are of the position that it is reasonable to permit a single-wide driveway, recognizing that the presence of driveways is a dominant characteristic.</p>

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<p>yard setback.</p> <p>(d) The width of the parking space noted in (c) must not exceed the maximum driveway width permitted in Table 139 (3), and must have a minimum depth of 5.2 m, such that no part of the notched- out parking space is located in the front yard.</p> <p>(e) In no case may the width of the notched-out space of the dwelling unit exceed 1.8 m.</p> <p>(f) Storeys, above the notched-out parking space on the first floor, may cantilever outward subject to meeting the minimum yard setbacks applicable, provided no column, pillar, pier or post is used to support the cantilevered gross floor area above.</p> <p>(g) Further to paragraph (b), a notched-out parking space may be created on a corner lot next to the rear yard, subject to the regulations noted in (c) through (f) herein, with all necessary modifications.</p> <p>(9) Where permitted, the maximum width, of one or both doors of an attached garage, and the entrance of a carport is:</p> <p>(a) for a single attached garage or carport: 3 metres</p> <p>(b) for a double attached garage or carport: 6 metres</p>	<p>(f) Despite the dominant driveway pattern as per Table 140B, where the property is at least 15 m in lot width and within a R1 zone, a double driveway is permitted subject to Table 139(3).</p> <p>(9) An attached garage or carport facing the front lot line or side lot line abutting a street</p> <p>(a) is permitted or prohibited according to the dominant pattern of garages and carports, subject to Table 140A;</p> <p>(b) where permitted, the maximum width of the entrance to a garage or carport is</p> <p>(i) in the case of a single-wide garage or carport, 3m</p> <p>(ii) in the case of a double-wide garage or carport, 6m</p> <p>(c) Despite subsection (a), where a driveway is permitted, a parking space may be located partially under the principal building provided that:</p> <p>(i) the interior side yard setback of the building is at least 1.2 m,</p> <p>(ii) the building does not cantilever more than 1.8 m over the parking space,</p> <p>(iii) the cantilevered area above the parking space is not supported by a column, pillar, pier, or post.</p>	

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<p>(10) Despite subsection 140 (8), where the lot abuts a rear lane:</p> <p>(a) If the lane is open and travelled, neither provided nor required parking spaces may be located in a front yard, interior side yard, or corner side yard and parking must be accessed only by a driveway from the rear lane.</p> <p>(b) If the lane is untravellable, any provided or required parking may be:</p> <p style="padding-left: 40px;">(i) accessed by a driveway from the rear lane, subject to the lane or a section thereof being reinstated as a travelled lane; or</p> <p style="padding-left: 40px;">(ii) provided in accordance with subsection 140 (8).</p> <p>Driveways and Legal Front Yard Parking</p> <p>(11) All of the requirements of Section 139 (3) and Table 140 (11) apply.</p> <p>(12) (a) Only where driveways are the dominant character as confirmed through the Streetscape Character Analysis process to fall under either or both Character Groups B or C of Table 140 (11), is a driveway permitted, subject to the regulations of Sections 139 and 140.</p> <p>(b) Only where double-wide driveways are the dominant pattern as confirmed through the Streetscape Character Analysis process as falling under Character Group C of Table 140 (11), is a double-wide driveway permitted,</p>		

Original Recommended Zoning	Revised Version	Notes
<p>whether by expanding a single-wide driveway or by creating a double-wide driveway.</p> <p>(13) Except as permitted on a double-wide driveway, no side-by-side parking is permitted in any other type of driveway.</p> <p>(14) In the case of an apartment dwelling, low-rise, or a stacked dwelling, , the maximum permitted width for a driveway that leads to:</p> <p>(a) less than 20 parking spaces: 3.6 metres</p> <p>(b) 20 or more parking spaces: 6 metres.</p>		
<p>Walkways</p> <p>(15) The provisions of Subsection 139 (5) apply to walkways.</p>	REMOVE	This is redundant.
<p>Principal Entranceways</p> <p>(16) (a) A principal entranceway must be of a pattern that is listed within the Character Group in Table 140 (16) that has been confirmed as being the dominant Character Group through a Streetscape Character Analysis.</p> <p>(b) Where Table 140 (16) requires the main entranceway to face the street, the following applies:</p> <p>(i) In the case of detached dwellings, linked detached dwellings, and townhouse dwellings, clause (a) applies to each dwelling unit.</p>	<p>(10) A principal entrance facing the front lot line or side lot line abutting a street</p> <p>(a) is permitted;</p> <p>(b) may be required according to the dominant pattern of principal entrances, subject to Table 140C; and</p> <p>(c) Where required under Table 140C,</p> <p>(i) in the case of detached dwellings, linked detached dwellings, and townhouse dwellings, the principal entrance requirement applies to each</p>	<p>Sets out principal entranceway requirement, and specifies how it applies to each dwelling type.</p> <p>The intended effect is the same in both versions.</p>

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<p>(ii) In the case of long semi-detached dwellings, clause (a) applies only to the principal entranceway to the dwelling unit closest to the street.</p> <p>(iii) In the case of semi-detached dwellings, duplex dwellings three-unit dwellings and apartment dwellings, low-rise, at least one principal entranceway must face the front lot line.</p> <p>(iv) In the case of stacked dwellings, subsection (16), clause (b) applies to each attached pair of dwelling units.</p>	<p>dwelling unit.</p> <p>(ii) in the case of semi-detached, long semi-detached, duplex, three-unit, and low-rise apartment dwellings, at least one principal entrance must face the street.</p> <p>(iii) in the case of stacked dwellings, only one principal entrance for each vertical pair of dwelling units is subject to the requirement.</p>	
(17) The first floor of a dwelling or dwelling unit must contain at least 40 m2 of habitable floor space.	(11) The first floor of a dwelling or dwelling unit must contain at least 40 m2 of habitable floor space.	No change.
(18) Minimum Lot widths and amenity area requirements for detached dwellings created through severance of a corner lot in the R1 Zone are subject to the provisions of Part V, Section XXX - Corner Lot Provisions affecting Lot Widths and Amenity Space when Creating two Detached Dwellings Through Severance on a Corner Lot in the R1-Zone within the Greenbelt.	REMOVE	This has been relocated to a different section.
n/a	<p>(12) The regulations listed below continue to apply in addition to those regulations of the Mature Neighbourhoods Overlay:</p> <p>(a) Part 4- Parking, Section 100, other than Subsection 100 (3), clause (b), paragraph (ii) which is superceded by</p>	Moved from top of section.

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	<p>this Section,</p> <p>(b) Section 105</p> <p>(c) Section 106, other than Subsection 106 (1), clause (a)</p> <p>(d) Subsection 107 (1) and Table 107</p> <p>(e) Section 108</p> <p>(f) Section 110</p> <p>(g) Section 111</p> <p>(h) Section 112</p> <p>(i) Section 113</p> <p>(j) All of Part 5 – General Residential Provisions</p> <p>(k) All of Part 6 – Residential Zones, other than as specifically required in this Section,</p>	

Table 140A – Garages, Carports and Parking			No change.
Character Group	A	B	
Streetscape Character	No Garage or carport is attached to the front façade or corner façade of the dwelling	Garage or carport is attached to the front façade or corner façade	
Regulations	<p>No front-facing or corner-facing attached garage or carport is permitted, pursuant to Section 140 (8) (b).</p> <p>A garage or carport may be attached to the exterior wall of the dwelling that faces the interior side lot line, or may be attached to the rear face of the dwelling.</p> <p>parking may be in a surface side or rear parking space, or in a rear yard detached garage.</p> <p>A notched-out space may be created by cutting into the side of the first floor of the dwelling unit to provide for one surface parking space, pursuant Subsection 140 (8).</p>	<p>A front-facing or corner-facing attached garage or carport may be developed along part of the dwelling unit's front face or corner face, provided it is setback further than the principal entranceway of the dwelling, pursuant to Subsection 139 (4).</p> <p>(ii) A garage or carport may be attached to the exterior wall of the dwelling that faces the interior side lot line, or may be attached to the rear face of the dwelling ,or in a surface side or rear parking space, or rear yard garage.</p> <p>(iii) parking may be in a surface side or rear parking space, or in a rear yard detached garage.</p> <p>(iv) A notched-out space may be created by cutting into the side of the first floor of the dwelling unit to provide for one surface parking space pursuant to Subsection 140 (8).</p>	

Table 140B – Driveway Character Groups and Legal Front Yard Parking					No change.
Character Group	A	B	C	D	
Streetscape Character	No driveways	Individual / Shared Driveways	Double-wide driveway	Legal Front Yard Parking	
Regulation	No driveway is permitted	A single driveway or shared driveway is permitted	<p>A double-wide driveway is not permitted unless it is the dominant character, pursuant to Subsection 140 (12).</p> <p>A single driveway or shared driveway is permitted.</p>	<p>Front yard parking and corner side yard parking are prohibited.</p> <p>However, where front yard parking or corner side yard parking was created legally, either prior to 1965 or created through a zoning by-law amendment or minor variance and is the dominant pattern along the street, a new front yard parking space may be permitted.</p>	

Table 140C – Principal Entranceway Character Groups

No change.

Character Group	A	B
Streetscape Character	Principal Entranceway is located on the front façade of the dwelling unit and faces the street	Principal Entranceway is not located on the front façade of the dwelling unit and does not face the street
Regulation	<p>In the case of detached, linked detached, semi-detached and townhouse dwellings, all new development and additions must have the principal entranceway face the street on which the principal dwelling unit is, or units are, fronting upon.</p> <p>In the case of a long semi- detached, triplex, or stacked dwelling, an apartment dwelling, low-rise, rooming house or retirement home, all new development and additions must ensure that at least one principal entranceway face the street on which the principal dwelling is located.</p>	<p>New development and additions do not need to have the principal entranceway face the street on which the principal dwelling unit is fronting.</p> <p>In the case of a long semi-detached, triplex, or stacked dwelling, or an apartment dwelling, low rise, rooming house or retirement home, only one of the principal entranceways must face the street, with other principal entranceways not required to face the street on which the dwelling or dwellings units is located.</p>

Section XXX1: Alternative Yard Setbacks Affecting Low-Rise Residential Development in the R1 to R4 zones within the Greenbelt

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<p>Section XXX: Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt</p> <p>The following yard setbacks apply to any lot zoned R1, R2, R3 and R4 Zone located within Area A of Schedule 342.</p> <p>Front Yards and Corner Side Yard Setbacks</p> <p>(1) The minimum front yard setbacks and minimum corner side yard setbacks are as follows:</p> <ul style="list-style-type: none"> (a) in the case of an interior lot or through lot, the yard setback must align with the average of the abutting residential lots' corresponding yard setback abutting the street(s), (b) in the case of a corner lot and corner through lot, the yard setbacks must align with the abutting residential lots' actual yard setbacks abutting each street, and Section 135 applies, but in no case must the minimum front yard setback or corner side yard setback, as the case may be, exceed the minimum required in the Residential subzone in which the lot is located, and in no case may the setback or setbacks be reduced to less than 1.5 m; and (c) Where an abutting lot is developed with a non-residential land use or where an abutting lot is vacant, the provisions of (1) (a) or (b) apply based on the actual yard setbacks of the closest residential 	<p>Section XXX1: Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt</p> <p>The following yard setbacks apply to any lot zoned R1, R2, R3 and R4 Zone located within Area A of Schedule 342.</p> <p>Front Yards and Corner Side Yard Setbacks</p> <p>(1) The minimum front yard setbacks and minimum corner side yard setbacks are as follows:</p> <ul style="list-style-type: none"> (a) in the case of an interior lot or through lot, the yard setback must align with the average of the abutting lots' corresponding yard setback abutting the street(s), (b) in the case of a corner lot and corner through lot, the yard setbacks must align with the abutting lots' actual yard setbacks abutting each street, and Section 135 applies; (c) Where an abutting lot is vacant, the provisions of (1) (a) or (b) apply based on the actual yard setbacks of the closest residential building on the next adjacent lot, which must be no more than 30 m from the subject lot's closest side lot line. (d) Despite the foregoing, the minimum front and/or corner side yard setback need not exceed the minimum required 	<p>Sets out requirement for buildings to align with neighbours. Intent is unchanged.</p> <p>Removed requirement to skip a non-residential lot. If there is a non-residential lot in between residential lots with a different setback, the idea that we want to maintain a consistent "streetwall" would be at odds with skipping such a building in favour of the next in line. This would result in jogging of the building wall.</p>

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<p>building on the next adjacent lot, which must be no more than 30 m from the subject lot's closest side lot line.</p>	<p>in the Residential subzone in which the lot is located, and in no case may be less than 1.5 m.</p>	
<div data-bbox="163 264 684 979"> <p>Street</p> <p>Average of Abutting Yards</p> <p>Street</p> <p>Average of Abutting Yards</p> <p>Align with Abutting Yard</p> <p>Street</p> </div> <p>Illustration of Front and Corner Side Yard Setback Requirements affecting R1-R4 Zones within the Greenbelt</p>	<p>No change.</p>	<p>No change.</p>

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<p>Interior Side Yards on Interior, Through and Corner Lots</p> <p>The minimum interior side yard:</p> <p>(a) On an interior lot or through lot, where all the dwelling units are fronting on and facing the same street, the interior side yards are as prescribed in each subzone noted in the Part VI, Residential Subzone Tables.</p> <p>(b) On a corner lot where there is only one interior side yard required, the minimum setback for that yard must be:</p> <p>(i) the minimum interior side yard setback prescribed in the Residential subzone, or</p> <p>(ii) the larger of the two subzone-specific minimum interior side yard requirements prescribed in the Residential subzone, or</p> <p>(iii) where only a required minimum total interior side yard is prescribed, the minimum interior side yard setback must equal at least 50% of the required minimum total interior side yard setback.</p>	<p>No change.</p>	<p>No change</p>
<p>Rear Yards on Interior or through lots</p> <p>(3) Where a lot's rear lot line abuts an R1, R2, R3 or R4 zone, except in the case of a Planned Unit Development, the minimum</p>	<p>Rear Yards on Interior or through lots</p> <p>(3) Where the rear lot line of a lot abuts either an R1, R2, R3 or R4 zone, or abuts a lane that abuts an R1, R2, R3, or R4 zone on either side, except in the case of a Planned</p>	<p>Minor amendments to wording. Added an additional reference added to account for rear lanes within blocks.</p>

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<p>rear yard requirement is as follows:</p> <p>(a) the rear yard must comprise at least 25 percent of the lot area; and must comprise a percentage of the lot depth as noted in either (i) or (ii) below.</p> <p>(i) where the minimum front yard is 4.5 m or less, the minimum rear yard depth is determined by Table XXX1:</p> <table border="1" data-bbox="111 505 720 1336"> <tr> <th></th><th data-bbox="268 505 474 691">I Lot Depth</th><th data-bbox="485 505 711 691">II Minimum Rear Yard</th></tr> <tr> <td data-bbox="111 691 264 857">(i)</td><td data-bbox="268 691 474 857">23.5 metres or less</td><td data-bbox="485 691 711 857">25 per cent of the lot depth</td></tr> <tr> <td data-bbox="111 857 264 1170">(ii)</td><td data-bbox="268 857 474 1170">greater than 23.5 but not more than 25 metres</td><td data-bbox="485 857 711 1170">the lot depth minus 17.5 metres</td></tr> <tr> <td data-bbox="111 1170 264 1336">(iii)</td><td data-bbox="268 1170 474 1336">greater than 25 metres</td><td data-bbox="485 1170 711 1336">30 per cent of the lot depth</td></tr> </table>		I Lot Depth	II Minimum Rear Yard	(i)	23.5 metres or less	25 per cent of the lot depth	(ii)	greater than 23.5 but not more than 25 metres	the lot depth minus 17.5 metres	(iii)	greater than 25 metres	30 per cent of the lot depth	<p>Unit Development:</p> <p>(a) the rear yard must comprise at least 25 percent of the lot area; and the minimum rear yard setback is pursuant to Table XXX1 or XXX2 below.</p> <p>(i) where the minimum front yard is 4.5 m or less, the minimum rear yard depth is determined by Table XXX1:</p> <p>***NO CHANGE TO TABLE XXX1***</p>	<p>Setbacks shown are same as currently required under Infill 2.</p>
	I Lot Depth	II Minimum Rear Yard												
(i)	23.5 metres or less	25 per cent of the lot depth												
(ii)	greater than 23.5 but not more than 25 metres	the lot depth minus 17.5 metres												
(iii)	greater than 25 metres	30 per cent of the lot depth												

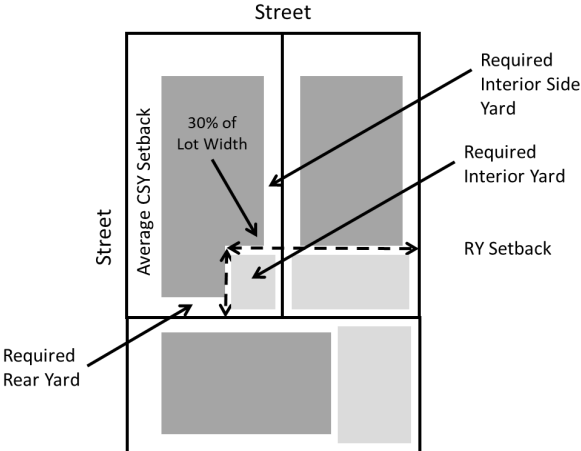
Original Recommended Zoning			Revised Version	Notes
(ii) where the minimum front yard is more than 4.5m, the minimum rear yard depth is determined by Table XXX2:			No change.	No change. Minimum Rear Yard is same as set out under Infill 2.
	I Lot Depth	II Minimum Rear Yard		
(i)	24 metres or less	25 per cent of the lot depth		
(ii)	greater than 24 but not more than 25 metres	the lot depth minus 18 metres		
(iii)	greater than 25 but not more than 32 metres	28 per cent of the lot depth		
(iv)	greater than 32 but not	the lot depth minus 23 metres		

	more than 33 metres			
(iv)	greater than 33 metres	30 percent of the lot depth		

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Rear Yards on Corner Lots (4) Detached Dwellings (a) In the case of a corner lot in the R1 Zone within Schedule 342 that is not severed, the minimum rear yard setback is that which is required in the Residential Subzone applicable to the lot, (b) in the case of a corner lot in the R1 Zone within Schedule 342 but excluding Area A of Schedule 344, despite the minimum required lot area in the R1A, AA, B, BB, C, CC, E, G, GG zones in Table 156A, where both water and wastewater municipal services are present, a minimum lot area of no less than 49 per cent of the required minimum lot area of the subzone may be applied if: (i) permission to sever the lot into two lots is granted by the Committee of Adjustment;	No change.	No change.

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<p>(ii) only one detached dwelling is built on each of the two severed lots; and</p> <p>(iii) each of the detached dwellings have their front wall and driveway facing frontage on different streets whether or not that frontage is the front lot line, and</p> <p>(c) where a corner lot is severed into two lots in accordance with (b), the following provisions also apply:</p> <p>(i) where the side lot line abutting a street becomes the front lot line,</p> <p>(ii) the minimum front yard setback is the same as the corner side yard setback of the subzone,</p> <p>(iii) the minimum front yard setback for the interior lot is the same as the corner side yard setback of the subzone,</p> <p>(iv) the minimum rear yard setback for the corner lot is the same as the required interior side yard setback of the subzone,</p> <p>(v) the corner lot must provide an at-grade amenity area equivalent to at least 5% of the minimum lot area required in the subzone, in addition to all required setbacks, that must be abutting the minimum required rear yard required under (iii).</p>		

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<p>(d) In the R2, R3 and R4 Zones, in the case of a corner lot where:</p> <p>(i) a detached dwelling, on a severed remnant corner lot or unsevered corner lot, must provide a minimum rear yard of 1.2 m and an Interior Yard area is also required, pursuant to (6) below, with all necessary modifications.</p> <p>(ii) a detached dwelling on the severed lot becomes an interior lot and is subject to the minimum rear yard setback required for an Interior or Through Lot under Subsection 139 (3).</p>	No change.	No change.
<p>(5) Dwellings Other than Detached Dwellings In the R2, R3 and R4 Zones, on a corner lot in the case of a dwelling other than a detached dwelling, where</p> <p>(a) all principal dwelling units front on and face the longer street lot line, the minimum required rear yard is 4 m, and</p> <p>(b) the principal dwelling units have principal entranceways fronting on and facing different streets, the minimum required rear yard is: 1.2 m, and an Interior Yard area is also required, pursuant to (6) below.</p>	No change.	No change.
<p>Interior Yard Area</p> <p>(6) Where dwellings containing multiple principal dwelling units are developed on a</p>	No change.	No change.

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<p>corner lot with the dwelling units fronting on and facing different streets, a minimum interior yard area is required, whether the lot is to be severed or not, that abuts the rear yard and interior side yard, by extending a parallel line from the minimum required rear yard setback affecting the abutting lot, across the longest shared common lot line into the affected site for a distance equal to 30% of the affected lot's actual width, as noted in the Illustration below.</p> <p>(7) Despite the requirements for minimum interior side yards and rear yards on a corner lot where dwelling units face different streets, only one interior yard is required.</p>		
<p>Illustration of the Minimum Interior Yard Required on Corner Lots for Dwellings containing Multiple Principal Dwelling Units that Face Different Streets</p> 	No change.	No change.

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<p>Through Lots on Large Sites</p> <p>(8) In the case of a through lot with a depth of 60 metres or greater:</p> <p>(a) Subsection 135 applies with respect to the actual rear lot line; and</p> <p>(b) the provisions of (3) (a) (i) and (ii) above apply to each half of the lot with respect to a hypothetical lot line bisecting the through lot at 50 %of the lot depth.</p>	<p>No change.</p>	<p>No change.</p>

Section XXX2: Long Semi-Detached Dwellings

Original Recommended Zoning	Revised Version	Notes
<p>Section XXX- Long Semi-detached Dwellings</p> <p>(1) A long semi-detached dwelling is permitted in any R2, R3 and R4 zone where a semi-detached dwelling is permitted.</p> <p>(2) The minimum lot width and the minimum lot area, noted in the Residential Subzone Tables of Part VI, apply to the whole of the long semi-detached dwelling including both dwelling units.</p> <p>(3) Where a long semi-detached dwelling is severed, the lands on which a long semi-detached dwelling is located are considered one lot for zoning purposes, however Subsection (4) must be complied with.</p> <p>(4) Where a long semi-detached dwelling is severed in a flag lot configuration, the minimum lot width of the pole portion is 3 m measured from the original lot's interior side lot line.</p>	<p>Section XXX- Long Semi-detached Dwellings</p> <p>(1) A long semi-detached dwelling is permitted on any interior lot in an R2, R3 and R4 zone where a semi-detached dwelling is permitted.</p> <p>(2) The minimum lot width and the minimum lot area for a long semi-detached dwelling apply to the whole of the long semi-detached dwelling including both dwelling units, and</p> <p>(a) are as provided in Table 158A, 160A, or 162A, or</p> <p>(b) where not listed in Table 158A, 160A, or 162A, the minimum lot width and minimum lot area for a long semi-detached dwelling are the same as required for a detached dwelling.</p> <p>(3) Where a long semi-detached dwelling is severed, the lands on which a long semi-detached dwelling is located are considered one lot for zoning purposes, however Subsection (4) must be complied with.</p> <p>(4) Where a long semi-detached dwelling is severed in a flag lot configuration, the minimum lot width of the pole portion is 3 m measured from the original lot's interior side lot line.</p>	<p>Changed slightly to account for cases where standards are not listed in an applicable subzone in Part VI. In those cases, the standards are proposed to be the same as the standards set out for a detached dwelling, consistent with the requirements set out by Infill 2.</p>

Definition Changes

Original Recommended Zoning	Revised Version	Notes
<p>Revised term: Semi-Detached Dwelling (to include long semis as subset)</p> <p>Semi-detached Dwelling means a residential use building containing two attached principal dwelling units that are divided vertically, with each unit having lot frontage except where located within a planned unit development, and in the case of a long semi-detached dwelling where the dwelling units are attached and arranged one behind the other, and that may be developed in a flag lot configuration; and “long semi” has the same meaning as long semi-detached dwelling.”</p> <p>New Term: Facade</p> <p>Façade means all surface wall planes of a building that are mostly parallel to the affected lot lines and between the outermost building walls, excluding a permitted projection, an attached garage or carport, and “front façade” means all surface wall planes mostly parallel to and visible from the front lot line abutting the street and between the outermost building side walls except a permitted projection or an attached garage or carport, and “corner side façade” and “rear façade” have corresponding meanings.”</p> <p>Revised Front Wall:</p> <p>“Front wall means that part of the exterior front-facing façade of a residential use building that is not a permitted projection or an attached garage or carport, that is located closest to the front lot line. (mur avant)”</p>	<p>No change, except “façade” is modified as below:</p> <p>New Term: Façade</p> <p>Façade means all exterior wall surfaces facing a lot line that abuts a public street, and includes any doors, garage doors or windows set into such walls, as well as any articulation between such walls.</p>	<p>No change, EXCEPT that the definition of façade has been modified.</p>

Original Recommended Zoning	Revised Version	Notes
<p>New Term: Front Yard Parking</p> <p>Front yard parking means a parking space located between the building and any street lot line, that is located in the front yard or corner side yard, and that may be accessed by an undersized driveway but the front yard parking space itself is not a driveway.”</p> <p>Soft and Hard Landscaping: “a. soft landscaping consisting principally of organic materials and vegetative in-ground plantings such as trees, shrubs, hedges, ornamental flowers and grasses, and may also include some accessory ground cover, such as riverwash stone, mulch or similar pervious material located in and around plantings, and in the case of any residential or non-residential lots developed with uses other than outdoor recreational uses, excludes non-organic surfaces including artificial grass; and “softly-landscaped area” has the corresponding meaning; “b. hard landscaping consisting of non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding driveways, and any area used for parking, and including such features as a walkway, patio, deck or in-ground pool; and”</p> <p>Revise the term “Landscaped Buffer” to add in reference to incidental uses of land, as follows:</p> <p>Landscaped buffer means a landscaped area located inside and along the perimeter of a lot intended to screen or separate land uses or incidental uses of land, either from one another or from a public street, and soft</p>		

Original Recommended Zoning	Revised Version	Notes
landscaped buffer, and buffer strip have corresponding meanings. (zone tampon paysagée)”		
<p>Walkway means a defined surface on a lot that provides pedestrian access to a building’s entranceway that:</p> <ol style="list-style-type: none"> 1. Runs the depth of the yard in which it is located, from the right-of-way back to the building’s entranceway, or 2. Is a path providing pedestrian access from a driveway , a parking lot, or from a coach house to a building’s entranceway, or 3. in the case of dwellings other than detached, linked detached, semi-detached, long semi-detached and duplex dwellings, is a path leading to a communal accessory building containing garbage bins or used for communal storage such as a bike room or similar accessory use.” 	REMOVE	Staff have determined that a walkway does not need to be formally defined.

Section 55 (Accessory Uses, Buildings and Structures) – additional provisions

Original Recommended Zoning		Revised Version	Notes
I Zoning Mechanism	II R1, R2, R3, R4, R5, V1, V2 and V3 Zones (By-law 2010-123)		No change. Ensures that landings for above-ground pools are limited in size to that necessary to serve their function.
(6) Maximum Size and Height of a Landing to an Above- Ground Pool	In the R1-R4 Zones in Area A of Schedule 342, as tall as needed to access the pool but only for a maximum area of 2.3 m ² .”		

Original Recommended Zoning				Revised Version				Notes
Rooftop Projections (NEW Table 55(8)):				Rooftop Projections (NEW Table 55(8)):				Carries over the “alternative accessory structure” and “alternative permitted projections above the height limit” rules introduced by Infill 2, currently contained within the R1-R4 zones.
I Zoning Mechanism	II R1, R2, R3, R4, R5, V1, V2 and V3 Zones (By-law 2010- 123)	III AG, EP, ME, MR, RC, RG, RH, RI, RM, RR and RU Zones (By- law 2010- 123)	IV All Other Zones	I Zoning Mechanism	II R1, R2, R3, R4, R5, V1, V2 and V3 Zones (By-law 2010- 123)	III AG, EP, ME, MR, RC, RG, RH, RI, RM, RR and RU Zones (By- law 2010- 123)	IV All Other Zones	
(8) Rooftop landscaped areas, gardens and terraces	In the case of a dwelling of four storeys or less, and any part of an apartment, mid-rise and apartment, high-rise that is four storeys or less: (a) Where located on the roof of the uppermost storey: minimum 1.5 m from any exterior wall of the building. (b) Where a roof-top terrace			(8) Rooftop landscaped areas, gardens and terraces	In the case of a dwelling of four storeys or less, and any part of an apartment, mid-rise and apartment, high-rise that is four storeys or less: (a) Where located on the roof of the uppermost storey: minimum 1.5 m from any exterior wall of the building. (e) Where a roof-top terrace is not located on the roof			

Original Recommended Zoning			Revised Version			Notes
		<p>is not located on the roof of the uppermost storey, and not exceeding an area equivalent to 25 per cent of the gross floor area of the storey it is adjacent to and most equal to in height, no setback is required.</p> <p>(c) Where such roof-top terrace is adjacent to a rear yard and within 1.5 m of an exterior side wall or interior side lot line, a 1.5 m high opaque screen is to be provided facing the interior side yard or interior side lot line.</p> <p>(d) A roof-top access associated with a detached, linked detached, semi-detached, long semi-detached, three unit and townhouse dwelling must:</p> <p>(i) be setback a distance equal to its height from the exterior front wall and exterior rear wall,</p> <p>(ii) not exceed a total area of 10.5 m²,</p>			<p>of the uppermost storey, and not exceeding an area equivalent to 25 per cent of the gross floor area of the storey it is adjacent to and most equal to in height, no setback is required.</p> <p>(c) Where such roof-top terrace is adjacent to a rear yard and within 1.5 m of an exterior side wall or interior side lot line, a 1.5 m high opaque screen is to be provided facing the interior side yard or interior side lot line.</p> <p>(d) A roof-top access associated with a detached, linked detached, semi-detached, long semi-detached, three unit and townhouse dwelling must:</p> <p>(i) be setback a distance equal to its height from the exterior front wall and exterior rear wall,</p> <p>(ii) not exceed a total area of 10.5 m²,</p>	

Original Recommended Zoning			Revised Version			Notes
		<p>(iii) not have eaves that project more than 0.6 m beyond the exterior walls of the access, and not exceed 3 m in height.</p> <p>(e) Where an elevator is proposed to provide access to a rooftop terrace in a detached, linked detached, semi-detached, long semi-detached, three unit or townhouse dwelling unit, the maximum area needed for the rooftop access may be larger than required under (d) (ii) to allow for the proper functioning of the elevator including the minimum landing area necessary to provide proper egress between the elevator and the rooftop terrace, but in no case may the landing area be wider than the elevator door nor deeper than 1.5 m.</p>			<p>(iii) not have eaves that project more than 0.6 m beyond the exterior walls of the access, and not exceed 3 m in height.</p> <p>(e) Where an elevator is proposed to provide access to a rooftop terrace in a detached, linked detached, semi-detached, long semi-detached, three unit or townhouse dwelling unit, the maximum area needed for the rooftop access may be larger than required under (d) (ii) to allow for the proper functioning of the elevator including the minimum landing area necessary to provide proper egress between the elevator and the rooftop terrace, and an elevator landing may be sized as necessary to provide reasonable access to a provided elevator, with a clear interior area of 1.5m².</p>	

Section 64 – Permitted Projections above the Height Limit

Original Recommended Zoning	Revised Version	Notes
<p>Bold wording indicates additions from this By-law.</p> <p>Except in the case of buildings or structures located within the area shown on Schedules 11 to 88 (Central Area Height Schedules), the maximum height limits do not apply to the structures listed below or to any other similar structures that may require a height in excess of maximum height limits in order to serve their intended purpose, unless otherwise specified in the by-law and provided these structures are erected only to such height or area as is necessary to accomplish the purpose they are to serve and that is necessary to operate effectively and safely: (By-law 2013-224) (By-law 2015-342)</p> <ul style="list-style-type: none"> • barn, silo, or other farm-related buildings or structures • bridge • chimney or smokestack • clock tower, church spire, steeple or belfry • construction equipment during the construction process • mechanical and service equipment penthouse, elevator or stairway penthouses (By-law 2014-94) • flag pole • communication transmission and distribution towers forming part or all of a utility installation (By-law 2013-224) • landscaped areas, roof-top gardens and terraces and associated safety guards and access structures, pursuant to Table 55, Row (8) • ornamental dome, skylight, cupola or parapet • solar panels (By-law 2019-410) 	No change.	No change.

<ul style="list-style-type: none"> • utility poles • water tower <p>Despite the above, in the R1, R2, R3, and R4 zones located within Schedule 342, a parapet may project no more than 0.3 m above the maximum building height.</p>		
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Section 65 – Permitted Projections into Required Yards

Original Recommended Zoning	Revised Version	Notes
<p>EXISTING Subsection (1) (same as exists in the current Zoning By-law)</p> <p>Despite any other provision to the contrary, the following features and other similar features are permitted to project from a principal building or a building containing a coach house into a required yard, in accordance with Table 65. Where no yard setback is specified, the provisions of Table 65 do not apply.</p>	<p>(1) Despite any other provision to the contrary, the following features and other similar features are permitted to project from a principal building or a building containing a coach house into a required or provided yard, whichever yard is lesser, in accordance with Table 65. Where no yard setback is specified, the provisions of Table 65 do not apply.</p>	<p>The revised wording is intended to address projections for existing homes built prior to the Infill By-laws. This allows such buildings the same permitted projections as would be permitted for new construction (for example, allowing the owner of an existing home to construct a deck off their existing rear wall, even where its rear yard setback is less than presently required under the provisions set out under Infill 2).</p>
<p>NEW Subsection (2):</p> <p>(2) an at-grade projection must not project into the minimum aggregated soft landscaped area required in the front yard and in the corner side yard pursuant to Section 139, on lots zoned R1, R2, R3 and R4 within Area A of Schedule 342</p>	<p>No change.</p>	<p>No change.</p>
<p>Rows (5) and (6) of Table 65 (maximum projections for fire escapes and balcony/deck projections respectively)</p>	<p>Rows (5) and (6) of Table 65 (maximum projections for fire escapes and balcony/deck projections respectively)</p>	<p>Wording is unchanged for fire escapes/stairways and slightly simplified for decks and balconies.</p> <p>It is proposed to permit some projection (maximum 1.2 m) for balconies on lots less</p>

Original Recommended Zoning		Revised Version		Notes
I Feature	II Maximum Size and Extent of Projection for Residential Use Buildings	I Feature	II Maximum Size and Extent of Projection for Residential Use Buildings	than 30.5 metres in depth. This would allow for a balcony that is very limited in terms of its projection and size (without incorporating space in the permitted envelope to balcony space). Additional screening is provided to provide reasonable privacy and overlook constraints where a balcony is in proximity to a side lot line.
(5) Fire escapes, open stairways, stoop, landing, steps and ramps	<p>(a) Wheelchair ramps - no limit</p> <p>(b) Other features:</p> <p>i) where at or below the floor level of the first floor:</p> <p>1. in the case of the interior side yard or rear yard: no limit, and</p> <p>2. in the case of the front yard or corner side yard: no closer than 0.6m to a lot line, and</p> <p>(b) Other features:</p> <p>ii) other cases:</p> <p>1. In the case of any yard: 1.5 m, but not closer than 1 m to a lot line; “except that, switchback stairs and landings may project 2.2 m into the rear yard where these are intended to provide a means of egress for dwelling units located on the second and higher storeys.”</p>	<p>(5) Fire escapes, open stairways, stoop, landing, steps and ramps</p> <p>(a) Wheelchair ramps - no limit</p> <p>(b) Other features:</p> <p>i) where at or below the floor level of the first floor:</p> <p>1. in the case of the interior side yard or rear yard: no limit, and</p> <p>2. in the case of the front yard or corner side yard: no closer than 0.6m to a lot line, and</p> <p>(b) Other features:</p> <p>ii) other cases:</p> <p>1. In the case of any yard: 1.5 m, but not closer than 1 m to a lot line; “except that, switchback stairs and landings may project 2.2 m into the rear yard where these are intended to provide a means of egress for dwelling units located on the second and higher storeys.”</p>		

Original Recommended Zoning		Revised Version		Notes
6) Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings	<p>a) uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade:</p> <p>(i) in the interior side yard and rear yard: no limit</p> <p>(ii) in the front yard and corner side yard – the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line; and (By-law 2008-462) (By-law 2014-278)</p> <p>(b) In the R1, R2, R3 and R4 Zones within Area A of Schedule 342:</p> <p>(i) 6) (a) applies, and</p> <p>(ii) uncovered, unenclosed features such as decks or platforms where the walking surface is higher than 0.6 m but at or</p>	6) Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings	<p>a) uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade:</p> <p>(i) in the interior side yard and rear yard: no limit</p> <p>(ii) in the front yard and corner side yard – the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line; and (By-law 2008-462) (By-law 2014-278)</p> <p>(b) In the R1, R2, R3 and R4 Zones within Area A of Schedule 342:</p> <p>(i) 6) (a) applies, and</p> <p>(ii) On a lot with a depth of 30.5m or less, where the rear lot line abuts an R1, R2, R3 or R4 zone, the maximum projection into the rear yard is:</p> <p>(1) 2 m at or below the first floor and;</p>	

Original Recommended Zoning		Revised Version	Notes
	<p><i>below the floor level of the first floor:</i></p> <p><i>(1) in the interior side yard and rear yard: 2 m, but no closer than 1 m from any lot line</i></p> <p><i>(2) in the front and corner side yard: 2 m, but no closer than 1 m from any property line and,</i></p> <p><i>(iii) uncovered, unenclosed features such as decks or platforms where the walking surface is higher than the floor level of the first floor:</i></p> <p><i>(1) all yards: 0 m</i></p>	<p>(2) 1.2 m above the first floor.</p> <p>(iii) In all other cases, the maximum projection is 2 m.</p> <p>(iv) Where a deck or balcony occurs above the first floor and is within 1.5 metres of an exterior side wall or interior side lot line of a residential-zoned lot, a 1.5 metre high opaque screen is to be provided facing the interior side lot line.</p> <p>(d) In all other cases: 2 metres, but no closer than 1 metre from any lot line.</p>	

Original Recommended Zoning		Revised Version	Notes
	<p><i>(c) a balcony must not project into the rear yard of a lot with a lot depth of 30.5 m or less in the R1, R2, R3 and R4 Zone within Area A of Schedule 342.</i></p> <p>all other cases - 2 metres, but no closer than 1 metre from any lot line."</p>		

Section 107 – Aisle and Driveway Provisions

Original Recommended Zoning		Revised Version	Notes
New clause 107(3)(b)(iii)	(iii) For the purposes of clause 3 (b) (ii), the front yard and corner side yard are deemed to include any abutting triangle of land formed by extending and intersecting the front lot line and the corner side lot line.	(iii) For the purposes of clause 3 (b) (ii), the front yard and corner side yard are deemed to include any corner sight triangle as required and defined under Section 57.	Minor change for clarity. Otherwise, ensures the same features are included for the purpose of calculating maximum driveway widths where such is subject to Section 107.

Section 131 – Planned Unit Development

Original Recommended Zoning		Revised Version	Notes
Revised clause 131(1)(c)	(1) (c) the entire planned unit development complies with all applicable Sections of the By-law, the provisions set out in this Section and Table 131, however, development parcels within the planned unit development, whether severed or not, that have vehicular access off of the private way only, need not comply with the	No change.	No change.

dwelling type specific provisions indicated in Part 6 other than maximum permitted building height.”								
<table><tr><td>I</td><td>II</td></tr><tr><td>Zoning Mechanism</td><td>Provisions</td></tr><tr><td>(6) Landscaping and Parking</td><td><p>(b) In no case may any dwelling unit or oversize dwelling unit located within a Planned Unit Development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage, or carport. Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping, and where a driveway is provided, a walkway extending from the private way back to the principal entranceway is prohibited. A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2 m is permitted.</p><p>(c) Despite (a) and (b), where a development parcel containing a dwelling unit or oversize dwelling unit, located within a Planned Unit Development in an R1, R2, R3 or R4 Zone within Schedule 342 has frontage on a public street, whether severed or not, the area between the dwelling unit or oversize dwelling unit and the street lot line is subject to the requirements of Sections 139 and 140.</p></td></tr></table>		I	II	Zoning Mechanism	Provisions	(6) Landscaping and Parking	<p>(b) In no case may any dwelling unit or oversize dwelling unit located within a Planned Unit Development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage, or carport. Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping, and where a driveway is provided, a walkway extending from the private way back to the principal entranceway is prohibited. A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2 m is permitted.</p> <p>(c) Despite (a) and (b), where a development parcel containing a dwelling unit or oversize dwelling unit, located within a Planned Unit Development in an R1, R2, R3 or R4 Zone within Schedule 342 has frontage on a public street, whether severed or not, the area between the dwelling unit or oversize dwelling unit and the street lot line is subject to the requirements of Sections 139 and 140.</p>	<p>No change.</p> <p>(b) restricts walkways for units within a Planned Unit Development in a similar manner to other lots subject to these changes.</p> <p>(c) clarifies that units within Planned Unit Developments that front onto a public street are still subject to Sections 139 and 140.</p>
I	II							
Zoning Mechanism	Provisions							
(6) Landscaping and Parking	<p>(b) In no case may any dwelling unit or oversize dwelling unit located within a Planned Unit Development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage, or carport. Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping, and where a driveway is provided, a walkway extending from the private way back to the principal entranceway is prohibited. A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2 m is permitted.</p> <p>(c) Despite (a) and (b), where a development parcel containing a dwelling unit or oversize dwelling unit, located within a Planned Unit Development in an R1, R2, R3 or R4 Zone within Schedule 342 has frontage on a public street, whether severed or not, the area between the dwelling unit or oversize dwelling unit and the street lot line is subject to the requirements of Sections 139 and 140.</p>							

Section 9: Transition Provisions

Original Recommended Zoning	Revised Version	Notes
<p>New transition clause</p> <p>1. Amend Section 9 to add a new subsection (10) to create Transition provisions to apply to all lands zoned R1, R2, R3 and R4 on Schedule 342, as follows:</p> <p>“(10) Transition provisions for low-rise residential development affected by By-law 2020-XXX</p> <p>(a) No provisions of amending by-law 2020-XXX act to prevent the issuance of a building permit for a development located in Area A of Schedule 342 of Zoning By-law 2008-250 for which a completed application for Site Plan Control, Committee of Adjustment approval, Zoning Amendment or Building Permit was received or a decision was rendered by the Ontario Local Planning Appeal Tribunal Board by the City on or after June 1, 2017 and before the date of the passing of this by-law and such applications may be processed under the provisions in place prior to this amendment.</p> <p>(b) This subsection is repealed one year after the passing of this by-law.</p>	<p>1. (iii)Amend Section 9 to add a new subsection (10) to create Transition provisions to apply to all lands zoned R1, R2, R3 and R4 on Schedule 342, as follows:</p> <p>“(10) Transition provisions for low-rise residential development affected by By-law 2020-XXX</p> <p>(a) No provisions of amending by-law 2020-XXX act to prevent the issuance of a building permit for a development located in Area A of Schedule 342 of Zoning By-law 2008-250 for which a completed application for Site Plan Control, Committee of Adjustment approval, Zoning Amendment or Building Permit was received or a decision was rendered by the Ontario Local Planning Appeal Tribunal Board by the City on or after June 1, 2017 and before the date of the passing of this by-law and such applications may be processed under the provisions in place prior to this amendment.</p> <p>(b) This subsection is repealed one year after the passing of this by-law.</p>	<p>Allows development presently going through an application process (and started that process no more than 3 years prior) to be subject to the rules currently in force, rather than the rules of this amendment.</p> <p>A transition clause was originally proposed in the motion associated with the original amendment that went to the May 14th Planning Committee meeting.</p>