

Minor Zoning By-law Amendment

The minor amendments to the Zoning By-law are identified below:

Parts 1 & 2 – Semi-Detached Dwelling

By-law 2008-250

1. To permit a minimum lot area of 316.8 m² for the entire semi-detached building lot whereas the By-law requires a minimum lot area of 330 m² (Section 160, Table 160A)
2. To permit a maximum building height of 11m whereas the By-law requires a maximum building height of 10 m (Section 160, Table 160A)
3. To permit a minimum rear yard setback of 4.88 m whereas the By-law requires that the rear yard setback be 1.2 m plus the projection of the 7.5 m abutting rear yard 30% into the subject rear yard (Section 144)(5)(6))
4. To permit a minimum exterior side yard setback of 1.85 m, whereas the By-law requires that the exterior side yard setback be 3.0 m (Section 160, Table 160A)
5. To permit a minimum interior side yard setback of 0.61 m, whereas the By-law requires a minimum side yard setback of 1.2 m for semi-detached dwellings (Section 160, Table 160A)
6. To permit canopies and awnings to project a maximum of 2.66 m (front yard), and 2.76 m (rear yard) and to be 0.0 m from the exterior side property line, whereas the By-law requires a maximum projection of half the depth of the applicable yard (0.92 m - Front) and no closer than 0.6 m to the property line (Section 65)
7. To permit fire escapes open stairs to project 1.13 m into the exterior side yard and be 0.15 m from the property line, whereas the By-law requires a maximum projection of 1.5 m in most cases and 2.2 m for switchbacks but no closer than 0.6 m for first floor or below to property line and no closer than 1.0 m in all other cases to property line (Section 65, Table 65)
8. To permit covered/uncovered porches and deck to project 2.66 m into the front yard and be 0.34 m to the property line in the front yard and 0.15 m to the property line in the exterior side yard, whereas the By-law requires a maximum projection of 2 m and no closer than 1.0 m to the property line (Section 65, Table 65)
9. To permit a front yard soft landscaping area of 21.5%, whereas front landscaping area requirement is 35% (Section 139(1))
10. To permit a monitor window that extends beyond the top of the roof to 12.3 m above grade, whereas the maximum building height is 10 m (Section 160, Table 160A)
11. To permit a parking space width of 2.4 m, whereas the required width of a parking space is 2.6 m (Section 106(1))

By-law 2026-050

1. To permit a minimum rear yard setback of 4.88 m with an area of 18.2 m² whereas the By-law requires a minimum setback of 1.2 m with an area equivalent of 30% of the lot width multiplied by the required rear yard which necessitates a rear yard area of 22.5 m² (Section 801, Table 801A)

2. To permit a minimum rear soft landscape area of 10.9 m whereas the By-law requires a minimum rear soft landscaped area of 35 m² (Section 802(12))
3. To permit canopies and awnings to project a maximum of 2.66 m (front yard), and 2.76 m (rear yard) and to be 0.0 m from the exterior side property line, whereas the By-law requires a maximum projection of half the depth of the applicable yard (0.92 m - Front) and no closer than 0.6 m to the property line (Section 204)
4. To permit fire escapes open stairs to project 1.13 m into the exterior side yard and be 0.15 m from the property line, whereas the By-law requires a maximum projection of 1.5 m in most cases and 2.2 m for switchbacks but no closer than 0.6 m for first floor or below to property line and no closer than 1.0 m in all other cases to property line (Section 204)
5. To permit covered/uncovered porches and deck to project 2.66 m into the front yard and be 0.34 m to the property line in the front yard and 0.15 m to the property line in the exterior side yard, whereas the By-law requires a maximum projection of 2 m and no closer than 1.0 m to the property line (Section 204)
6. To permit a minimum exterior side yard setback of 1.85 m, whereas the By-law requires that the exterior side yard setback be 3.0 m (Section 801, Table 801A)
7. To permit a parking space width of 2.4 m, whereas the required width of a parking space is 2.6 m (Section 605(1)(a))
8. To permit a front yard soft landscaping area of 21.5%, whereas front landscaping area requirement is 35% (Section 802(10))
9. To permit a monitor window that extends beyond the top of the roof to 12.3 m above grade, whereas the maximum building height is 11 m (Section 801, Table 801A)

Part 3 – Existing 2-Storey Dwelling (Retained Parcel)

By-law 2008-250

1. To permit a minimum lot area of 174.3 m² whereas the By-law requires a minimum lot area of 270 m² (Section 160, Table 160A)
2. To permit a minimum lot width of 6.78 m, whereas the By-law requires a minimum lot width of 9.0 m (Section 160, Table 160A)
2. To permit an interior side yard setback of 0.27 m on one side with a total interior side yard setback of 1.49 m, whereas the By-law requires a minimum side yard setback of 0.6 m and a total setback of 1.8 m (Section 160, Table 160A)
3. To permit a rear yard setback of 3.83 m whereas the By-law requires a minimum setback of 7.20 m (Section 144(3)(a)(ii)(iii))
4. To permit a rear yard area of 18.30% whereas the By-law requires a minimum rear yard area of 25% (Section 144(3)(a))
5. To permit a porch to be 0.61 m to an interior property line, whereas the By-law requires a porch be no closer than 1.0 m to a property line (Section 65, Table 65)

By-law 2026-050

1. To permit a minimum lot width of 6.78 m, whereas the By-law requires a minimum lot width of 7.5 m (Section 801, Table 801B)

2. To permit an interior side yard setback of 0.27 m on one side with a total interior side yard setback of 1.49 m, whereas the By-law requires a minimum side yard setback of 0.6 m and a total setback of 1.8 m (Section 801, Table 801B)
3. To permit a rear yard setback of 3.83 m where the By-law requires a minimum setback of 6.00 m (Section 801(7)(d))
4. To permit a minimum rear soft landscape area of 30.8 m whereas the By-law requires a minimum rear soft landscaped area of 35 m² (Section 802(12))
5. To permit a porch to be 0.61 m to an interior property line, whereas the By-law requires a porch be no closer than 1.0 m to a property line (Section 204)