

Zone Regulations – RS Residential Small Lot	Existing RS Zone Regulations	Proposed RS Exception Zone Regulations	Complies
4.2.1.xx.C.2.1 Residential	Detached Dwelling ⁽¹⁾⁽⁷⁾	Detached Dwelling ⁽¹⁾⁽⁷⁾	✓
4.2.1.xx.C.3.0 Minimum Lot Area			
4.2.1.xx.C.3.1 Interior Lot	Detached Dwelling: 285m ²	Detached Dwelling: 285m ²	✓ LOT 1 1048.63m ² ✓ LOT 2 2058.37m ² ✓ LOT 3 1797.31m ²
4.2.1.xx.C.4.0 Minimum Lot Frontage			
4.2.1.xx.C.4.1 Interior Lot	Detached Dwelling: 9.75 m	Detached Dwelling: 8.0 m	✓ LOT 1 20.04 m LOT 2 8.17 m ✓ LOT 3 28.18 m
4.2.1.xx.C.5.0 Maximum Lot Coverage	40%	40%	✓ LOT 1 1048.63m ² (13.59%) ✓ LOT 2 2058.37m ² (13.59%) ✓ LOT 3 1797.31m ² (13.87%)
4.2.1.xx.C.6.0 Minimum Front Yard			
4.2.1.xx.C.6.1 Interior Lot	Detached Dwelling: 3.5 m	Detached Dwelling: 3.5 m	✓ LOT 1 5.99 m ✓ LOT 2 6.00 m ✓ LOT 3 4.97 m
4.2.1.xx.C.6.3 Garage Face	Detached Dwelling: 5.8 m	Detached Dwelling: 5.8 m	✓ LOT 1 6.00 m ✓ LOT 2 6.00 m ✓ LOT 3 6.00 m
4.2.1.xx.C.7.0 Minimum Exterior Side Yard			
4.2.1.xx.C.7.1 Garage Face	Detached Dwelling: 5.8 m	Detached Dwelling: 5.8 m	✓
4.2.1.xx.C.8.0 Minimum Interior Side Yard			
4.2.1.xx.C.8.1 Interior Lot - Unattached Side	Detached Dwelling: 1.2 m on one side of the lot and 0.61 m on the other side of the lot	Detached Dwelling: 1.2 m on one side of the lot and 0.55 m on the other side of the lot	✓ LOT 1 1.83 m & 1.80 m ✓ LOT 2 1.80 m & 2.33 m ✓ LOT 3 1.83 m & 1.27 m
4.2.1.xx.C.9.0 Minimum Rear Yard			
4.2.1.xx.C.9.1 Interior Lot	Detached Dwelling: 7.0 m	Detached Dwelling: 4.1 m	LOT 1 5.15 m LOT 2 4.13 m ✓ LOT 3 10.38 m

4.2.1.xx.C.10.0 MAXIMUM HEIGHT – HIGHEST RIDEGE sloped roof	10.7 m	10.7 m	✓
4.2.1.xx.C.11.0 MAXIMUM HEIGHT: flat roof	7.5 m	12.5 m	LOT 1 11.91 m LOT 2 12.50 m LOT 3 11.96 m
4.2.1.xx.C.12.0 ATTACHED GARAGE, PARKING and DRIVEWAY			
4.2.1.xx.C.12.1 Attached Garage	Permitted ⁽³⁾	Permitted ⁽³⁾	✓
4.2.1.xx.C.12.2 Minimum parking spaces	⁽⁴⁾ ⁽⁵⁾	⁽⁴⁾ ⁽⁵⁾	✓
4.2.1.xx.C.12.3 Driveway Width	⁽⁴⁾	⁽⁴⁾	✓
4.2.1.xx.C.12.4 Minimum landscaped soft area in the yard containing the driveway	Detached Dwelling: 30% of the front yard or exterior side yard	Detached Dwelling: 30% of the front yard or exterior side yard	✓ LOT 1 55.07% ✓ LOT 2 54.15% ✓ LOT 3 54.60%
4.2.1.xx.C.13.0 Accessory Buildings and Structures	⁽⁶⁾	⁽⁶⁾	✓
4.2.1.xx.C.14.0 Maximum Dwelling Unit Depth	20.0 m	20.0 m	✓ LOT 1 18.52 m ✓ LOT 2 19.52 m ✓ LOT 3 18.80 m