

Section 5A

New Residential Zones

No person shall, within any Residential New One (RN1), Residential New Two (RN2), Residential New Three (RN3), Residential New Four (RN4), Residential New Five (RN5) Zone, use any land, or erect, alter or use any building or structure, except in accordance with the following:

5A.1 Permitted Uses, Buildings and Structures

Uses, Buildings and Structures	RN1	RN2	RN3	RN4	RN5
Single Detached Dwelling	✓	✓	✓		
Semi-Detached Dwelling			✓	✓	
Duplex Dwelling				✓	
Street Townhouse Dwelling				✓	
Townhouse Dwelling				✓	
Back-to-Back Townhouse Dwelling				✓	
Stacked Townhouse Dwelling				✓	
Apartment Building					✓
Accessory Uses, Buildings and Structures	✓	✓	✓	✓	✓
Bed and Breakfast Establishment	✓(2)	✓(2)	✓(2)	✓(2)	
Group Home	✓(1)	✓(1)	✓(1)	✓(1)	
Home Occupation	✓(3)	✓(3)	✓(3)	✓(3)	
Private Home Daycare	✓	✓	✓	✓	
Park	✓	✓	✓	✓	✓

(2011-116-ZO) (2013-112-ZO)

5A.1.1 Qualifying Notes to Permitted Uses

- (1) No group home shall be located within 800 m of another group home.
- (2)
 - i) Bed and breakfast establishments are permitted only in single detached dwellings.
 - ii) The owner of a bed and breakfast establishment must establish to the satisfaction of the Town the adequacy of water and wastewater services.
 - iii) Every bed and breakfast establishment must provide a minimum of 37 m² of outdoor amenity space, which may consist of landscaped area, patio, verandah, porch, pool, or any combination thereof.
- (3) Home occupations are subject to the regulations in Section 3.27.
(2011-115-ZO)

5A.2 Regulations

ZONE	Minimum Lot Area	Minimum Lot Frontage	Front Yard	Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Maximum Building Height	Rear Yard
RN1 (4)	370 m ²	12 m	Max - 7.5 m Min - 4.5 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	7 m
RN2 (4)	300 m ²	11 m	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	7 m
RN3 Detached Dwelling (4)	235 m ²	9 m	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	7 m
RN3 Semi-Detached Dwelling (4)	195 m ²	7.5 m	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13) (semi-detached 0 m along common wall)		10 m	7 m
RN4 Semi-Detached Dwelling (4)	195 m ²	7.5 m	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13) (semi-detached 0 m along common wall)		10 m	7 m
RN4 Back to Back Townhouse Dwelling (4)	80 m ² per dwelling unit	6 m per dwelling unit	Max - 7 m Min - 3 m (1)(5)	Max - 6 m Min - 3 m (1)(5)	0 m	3 m	10 m	n/a
RN4 Stacked Townhouse Dwellings (4)	145 m ² per dwelling unit	6 m per dwelling unit	Max - 7.5 m Min 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	0 m	3 m	12 m	6 m
RN4 Street Townhouse Dwelling (4)	153 m ² per dwelling unit (8)	6 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3) (street townhouse 0 m along common wall)		10 m	7 m
RN4 Townhouse Dwelling (4)	153 m ² per dwelling unit (8)	6 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	0 m	3 m	10 m	7 m
RN5 Apartments (4)(9)(10)(12)(15)	0.3 ha	20 m	6 m	6 m	6 m		20 m	6 m

(2011-116-ZO) (2011-152-ZO) (2013-112-ZO) (2016-0144-ZO)

5A.2.1 Qualifying Notes to Regulations

- (1) The vehicular access door of any garage, attached or detached, shall have a minimum setback of 6 m from the front lot line or exterior side lot line.
- (2) Where an attached garage abuts a side driveway on the adjacent lot that provides access to a rear garage, the side yard for the attached garage shall be a minimum of 0.6 m for the garage portion. The remaining habitable portions of the dwelling shall be set back a minimum of 1.2 m.
- (3) Where the rear lot line of a lot abuts a street and vehicular access is taken from that street, the following shall apply:
 - i) Minimum Side Yard for a detached garage

(interior side)	0 m
(other side)	2.7 m
 - ii) Minimum Rear Yard for a detached garage 1.5 m
- (4) All accessory buildings other than a detached private garage shall maintain a maximum lot coverage of 5% of the lot area. **(2011-152-ZO)**
- (5) Notwithstanding any other provision of this By-law, an unenclosed porch may protrude into a front or exterior side yard provided that it is located a minimum of 1.5 m from the lot line. **(2011-116-ZO)**
- (6) NOT IN USE (2016-144-ZO)
- (7) NOT IN USE (2016-144-ZO)
- (8) Minimum density shall be 30 units per net ha.
- (9) Maximum density shall be 65 units per ha.
- (10) Minimum indoor amenity area in RN5 Zones with 18 dwelling units or more shall be 2 m² per dwelling unit.
- (11) NOT IN USE **(2013-112-ZO)**
- (12) Maximum lot coverage is 35% and minimum landscaped area is 35%. **(2011-116-ZO)**
- (13) Where the Town has entered into a subdivision agreement pursuant to the *Planning Act*, which provides for the location of municipal services in a manner which would permit the reduction of the minimum side yard beyond that set out in this By-law, and which also provides for the construction and maintenance of grading and drainage services to facilitate such side yard reduction, the following minimum side yards shall apply:

- i) The minimum required side yard shall be 1.5m on one side and 0.6m on the attached garage side of the dwelling. **(2016-144-ZO)**
 - ii) The minimum required side yard of 1.5 m allowed in (i) above may be reduced to 1.2 m if:
 - a) there are no doors in any wall adjacent to the side lot line;
or
 - b) any door in any wall adjacent to the side lot line is recessed into the wall and no stairs project beyond the main wall into the minimum required side yard.
- (13) NOT IN USE **(2013-112-ZO)**
- (14) All buildings with a height of 10 m or greater shall be built within the Angular Plane as defined by this By-law. **(2011-116-ZO)**

5A.3 Exceptions

5A.3.1 Exceptions to the RN1 Zone

5A.3.1.1 RN1(1) Millard Street and Sandaled Road, Schedule 47 (2010-044-ZO)

1. Regulations

- i) Minimum setback of Accessory Buildings and Structures to Rear Lot line as Identified on Schedule 2 of 2010-044-ZO 4.5 m
- ii) Maximum Building Height for Lots as Identified on Schedule 2 of 2010-044-ZO 6.5 m

5A.3.1.2 RN1(2) west side of Regional Road 30, east of Sunnyridge Avenue, Schedule 57 (2010-107-ZO) (2012-022-ZO) (2013-012-ZO) (2014-009-ZO)

1. Regulations

- i) Maximum Length of a Single Detached Dwelling on a Lot with a Lot Depth of 33.5 m or greater 19 m

5A.3.1.3 RN1(3) east side of Joseph Todd Road, north of the Whitchurch-Stouffville/Markham Townline, Schedule 56 (2011-164-ZO) (2012-097-ZO)

1. Regulations

- i) Maximum Encroachment of a porch into the Front Yard 2.4 m
- ii) Maximum Front Yard Setback n/a
- iii) Maximum Length of a Single Detached Dwelling on a Lot with a Lot Depth of 33.5 m or greater 19 m

5A.3.2 Exceptions to the RN2 Zone

5A.3.2.1 RN2(1) east side of Glad Park Avenue, approximately 40 m north of Millard Street, Schedule 47 (2013-073-ZO)

1. Regulations

- i) Minimum Exterior Side Yard 1.2 m

5A.3.2.2 RN2(2) East of Baker Hill Boulevard, north of Millard Street, Draft Plan of Subdivision 19T(W)-13.001, Schedule 47 (2014-096-ZO) (2017-044-ZO)

1. Regulations

- i) Minimum Exterior Side Yard 2.4 m
- ii) Notwithstanding Section 5A.2.1.(5), an unenclosed porch may intrude into a front yard or exterior side yard provided that it is

located a minimum of 1.5 m from the front lot line and a minimum of 0.9 m from the exterior side lot line

5A.3.2.3 RN2(3) 12785 Ninth Line, Draft Plan of Subdivision 19T(W)-17.002, Schedule 48 **(2018-116-ZO)**

1. Permitted Uses

- i) Single Detached Dwelling

2. Regulations

- i) Maximum Building Height 11.00 metres
- ii) Minimum Rear Yard 6.0 metres

3. Qualifying Notes to Regulations

- (1) Notwithstanding Section 3.22, bay and boxed windows are permitted a maximum projection of 1 metre over a maximum width of 4 metres into any required yard.
- (2) For the purpose of this By-law, the bay and boxed windows are defined as a multi-sided structure that projects outwards from an exterior wall of a building, which may have a foundation and/or include a door (sliding or swinging) and/or may or may not have windows on either side of the structure's projections.
- (3) Notwithstanding Section 3.22, the permitted yard encroachment for balconies in any rear yard shall be 3 metres.
- (4) Notwithstanding Section 3.24.6.2 i) b), the required minimum soft landscaped area shall be 20% in the front and/or exterior side yard, whereby soft landscaped area includes any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.

5A.3.2.4 RN2(4) 12785 Ninth Line, Draft Plan of Subdivision 19T(W) – 17.002, Schedule 48 **(2018-116-ZO)**

1. Permitted Uses

- i) Single Detached Dwelling

2. Regulations

- i) Maximum Building Height 11.0 metres

- ii) Minimum Rear Yard 6.0 metres
- iii) Minimum Exterior Side Yard 2.0 metres

3. Qualifying Notes to Regulations

- (1) Notwithstanding Section 5A.2.1 (5), an unenclosed porch may project into a front yard or exterior side yard provided that it is located a minimum of 1.5 metres from the front lot line and a minimum of 0.9 metres from the exterior side lot line.
- (2) Notwithstanding Section 3.22, bay and boxed windows are permitted a maximum project 1 metre over a maximum width of 4 metres into any required yard.
- (3) For the purposes of this By-law, the bay and boxed windows are defined as: a multi-sided structure that projects outwards from an exterior wall of a building, which may have a foundation and/or include a door (sliding or swinging) and/or may or may not have windows on either side of the structure's projections.
- (4) Notwithstanding section 3.22, the permitted yard encroachment for balconies in any rear yard shall be 3 metres.
- (5) Notwithstanding Section 3.24.6.2 i) b), the required minimum soft landscaped area shall be 20% in the front and/or exterior side yard, whereby soft landscaped area includes any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.

5A.3.3 Exceptions to the RN3 Zone

5A.3.3.1 RN3(1) east of Ninth Line, north of Hoover Park Drive, Schedule 56 and 56a **(2010-153-ZO)**

1. Regulations

- i) For lots with a frontage between 11 m and 12.2 m, a minimum of 45% and a maximum of 65% of the lots across the block face shall include two car garages.

5A.3.3.2 RN3(2) west side of Regional Road 30, east of Sunnyridge Avenue, Schedule 57 **(2010-107-ZO) (2012-022-ZO)**

RN3(2) west side of Ninth Line, north of Millard Street, Draft Plan of Subdivision 19T(W)-11.005a, Schedule 47 **(2012-089-ZO) (2014-110-ZO)**

1. Regulations

- i) Minimum frontage - semi-detached dwelling 7.5 m

- ii) Minimum lot area - semi-detached dwelling 195 m²

5A.3.3.3 RN3(3) Lands in the vicinity of Baker Hill Boulevard, Draft Plan of Subdivision 19T(W)-11.004, Schedule 47 **(2014-094-ZO)(2017-044-ZO)**

1. Regulations

Lands in this zone are within a “Class 4 Area” as defined in the Ontario Ministry of the Environment Publication NPC-300 Environmental Noise Guideline.

5A.3.3.4 RN3(4) Lands along Baker Hill Boulevard, Draft Plan of Subdivision 19T(W)-11.004 Schedule 47 **(2014-094-ZO)(2017-044-ZO)**

1. Regulations

- i) Lots on northwest and southeast corners of roundabout
Maximum Building Length 18.5 m
- ii) Lots on northeast and southwest corners of roundabout
Maximum Building Length 3.3 m
Minimum Rear Yard 0.6 m

5A.3.3.5 RN3(5) Forsyth Reg. Plan of Subdivision 65M-4459, Schedule 48 **(2016-066-ZO)**

Lots 13, 14, 17, 19, 23, 26, 42, 43, 44, 111 & 115 are subject to Special Regulation i).

Lots 116, 118, 119, 120, 122, 123, 124 & 125 are subject to Special Regulations i) and ii).

1. Special Regulations

- i) Maximum Building Length 20 m
- ii) For lots on the north side of Greenwood Road above Trumpet and Flute Streets
Minimum Rear Yard Setback 6.5 m

RN3(5) 11732 Tenth Line, Draft Plan of Subdivision 19T(W) – 17.001, Schedule 57 **(2018-108-ZO)**

1. Permitted Uses

The only use permitted shall be Single Detached Dwellings

2. Regulations

- i) Maximum Number of Dwelling Units 317 units
- ii) Minimum Lot Frontage 11.0 metres

iii)	Maximum Building Height	11.0 metres
iv)	Minimum Rear Yard	6.0 metres
v)	Maximum Building Length for Corner Lots Adjacent to Roundabouts	19.5 metres
vi)	Minimum Rear Yard for Corner Lots Adjacent to Roundabouts	0.6 metres

Qualifying Notes to Regulations

- (1) Notwithstanding Section 3.24.6.2 i), the required minimum soft landscaped area shall be 20% in the front yard and/or exterior side yard, whereby soft landscaped area includes any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.
- (2) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required yard is 1.0 metre over a maximum width shall be 4.0 metres
- (3) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any front, rear and exterior side yards shall be 3.0 metres.
- (4) For the purpose of this by-law, a Window Bay is defined as a multi-sided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

5A.3.3.6 RN3(6) 11731 Tenth Line, Draft Plan of Subdivision 19T(W)-17.001, Schedule 57(2020-100-ZO)

1. Permitted Uses

The only use permitted shall be Single Detached Dwellings.

2. Regulations

i)	Maximum Number of Dwelling Units	319 units
ii)	Minimum Lot Frontage	11.0 metres
iii)	Maximum Building Height	11.0 metres
iv)	Minimum Rear Yard	6.0 metres
v)	Maximum Building Length for Corner Lots Adjacent to Roundabouts	19.5 metres
vi)	Minimum Rear Yard for Corner Lots Adjacent to Roundabouts	0.6 metres

Qualifying Note to Regulations

- (1) Notwithstanding Section 3.24.6.2 i), the required minimum soft landscaped area shall be 20% in the front and/or exterior side yard, whereby soft landscaped area includes any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.
- (2) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required yard 1.0 metre over a maximum width shall be 4.0 metres.
- (3) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any front, rear and exterior side yards shall be 3.0 metres.
- (4) For the purpose of this By-Law, a Window Bay is defined as a multi-sided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

5A.3.3.7 RN3(7-X) and RN3(7-Y) 11731 Tenth Line, Draft Plan of Subdivision 19T(W)-20.002, Schedule 57 Lands zoned RN3(7-X) are subject to: 1. Permitted Uses; 2. Regulations (i) to (iv); and Qualifying Notes (1) to (6). Lands zoned RN3(7-Y) are subject to: 1. Permitted Uses; 2. Regulations (ii) and (iii); and Qualifying Notes (1) to (4). **(2021-048-ZO)**

1. Permitted Uses

The only use permitted shall be Single Detached Dwellings.

2. Regulations

i)	Minimum Lot Frontage	11.0 metres
ii)	Maximum Building Height	11.0 metres
iii)	Minimum Rear Yard	6.0 metres
iv)	Minimum Rear Yard for Corner Lots Adjacent to Roundabouts	0.6 metres

Qualifying Notes to Regulations

- (1) Notwithstanding Section 3.24.6.2 i) a), the required minimum soft landscaped area shall be 20% in the front and/or exterior side yard, whereby soft landscaped area includes any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.
- (2) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required yard 1.0 metre over a

maximum width shall be 4.0 metres.

- (3) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any front, rear and exterior side yards shall be 3.0 metres.
- (4) For the purpose of this By-Law, a Window Bay is defined as a multi-sided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.
- (5) For Lot 3012 identified with an “*” on Schedule 2, the front lot line shall be deemed to be York Durham Line, the exterior side lot line shall be deemed to be the southern property line on the south side of Lot 3012 bordering Kester Farm Court.
- (6) For Lot 3012, the vehicular access door of any garage, attached or detached, shall have a minimum setback of 6m from the exterior side lot line and the main garage wall shall be setback 3m from the front lot line.

5A.3.4 Exceptions to the RN4 Zone

5A.3.4.1 RN4(1) Millard Street and Sandale Road, Schedule 47 **(2010-044-ZO)**

1. Regulations

- i) Minimum frontage - street townhouse dwelling 5.5 m
- ii) The minimum unobstructed dimension of a parking space within a garage width 3 m length 5.5 m

5A.3.4.2 RN4(2) west side of Ninth Line, north of Millard, Schedule 47 **(2011-079-ZO) (2012-083-ZO)**

1. Regulations

- i) Minimum Exterior Side Yard (eastern side) 1.6 m
- ii) Minimum Exterior Side Yard (western side) 2 m
- iii) Maximum Encroachment for an unenclosed porch into the eastern Exterior Side Yard 1.65 m from the main building

5A.3.4.3 RN4(3) east side of Baker Hill Boulevard, north of Main Street, Schedule 47 **(2012-077-ZO) (2013-130-ZO) (2014-111-ZO)**

1. Permitted Uses

The only use permitted on the subject lands shall be Townhouse Dwellings.

2. Regulations

For the purposes of this zone, the front lot line is determined as follows:

- For dwelling units facing west – Baker Hill Boulevard
 - For dwelling units facing east – Street "B" Plan of Subdivision 19T(W)-11.002
- | | | |
|-------|--|---|
| i) | Maximum Number of Dwelling Units | 78 |
| ii) | Minimum Lot Area per Dwelling Unit | 115 m ² |
| iii) | Minimum Width of Dwelling Unit | 5.5 m |
| iv) | Minimum Front Yard | 3 m |
| v) | Minimum Exterior Side Yard | 3 m |
| vi) | Minimum Rear Yard | 6 m |
| vii) | Minimum Distance Between Buildings (where no common wall exists) | 2.5 m |
| viii) | Maximum Height | 12 m |
| ix) | Maximum Length of Paved Laneway | 255 m |
| x) | Minimum Width of Laneway Right-of-Way | 8.5 m |
| xi) | Minimum Width of Paved Laneway (travelled surface) | 6.5 m |
| xii) | Minimum Parking Requirements | 2 spaces per unit
exclusive of visitor parking |
| xiii) | Required Visitors' Parking | minimum 0.4 spaces per unit |
| xiv) | Encroachment of stairs and porches not exceeding one storey in height into the Minimum Front Yard | 1 metre from property line |
| xv) | Maximum encroachment for an elevated open deck situated above a parking pad into the Minimum Rear Yard | 6 m |

5A.3.4.4 RN4(4) east side of Baker Hill Boulevard, north of Main Street, Schedule 47
(2012-077-ZO) (2013-130-ZO) (2014-111-ZO)

1. Permitted Uses

The only use permitted on the subject lands shall be Townhouse Dwellings.

2. Regulations

For the purposes of this zone, the front lot line is determined as follows:

- For dwelling units facing west – Baker Hill Boulevard
 - For dwelling units facing south – Street "C" Plan of Subdivision 19T(W)-11.002
 - For dwelling units facing north – northern property line
- | | |
|--|---|
| i) Maximum Number of Dwelling Units | 55 |
| ii) Minimum Lot Area per Dwelling Unit | 115 m ² |
| iii) Minimum Width of Dwelling Unit | 5.5 m |
| iv) Minimum Front Yard | 2 m |
| v) Minimum Interior Side Yard | 1.25 m or 0 m
along
common wall |
| vi) Minimum Side Yard | 3 m |
| vii) Minimum Rear Yard | 6 m |
| viii) Minimum Distance Between Buildings
(where no common wall exists) | 2.5 m |
| ix) Maximum Height | 12 m |
| x) Minimum Width of Laneway Right-of-Way | 8.5 m |
| xi) Minimum Width of Paved Laneway
(travelled surface) | 6.5 m |
| xii) Minimum Parking Requirements | 2 spaces per
unit exclusive
of visitor
parking |
| xiii) Required Visitors' Parking | minimum 0.4
spaces per
unit |
| xiv) Encroachment of stairs and porches not
exceeding one storey in height into the
Minimum Front Yard | 1 m from
property line |
| xv) Maximum encroachment for an elevated
open deck situated above a parking pad | 6 m |

into the Minimum Rear Yard

5A.3.4.5 RN4(5) east side of Baker Hill Boulevard, north of Main Street, Schedule 47
(2012-077-ZO) (2013-130-ZO) (2014-056-ZO) (2014-111-ZO)

1. Permitted Uses

The only use permitted on the subject lands shall be:

- i) Townhouse Dwelling
- ii) Street Townhouse Dwelling
- iii) Back-to-Back Townhouse Dwelling

2. Regulations

For the purposes of this zone

- i) Maximum Number of Dwelling Units 118
- ii) Minimum Width of Dwelling Unit 6 m
- iii) Minimum Front Yard 3 m (or 6 m to front of garage)
- iv) Maximum Height 12 m
- v) Encroachment for stairs Into Minimum Front Yard 1.5 m from property line

For Townhouse Dwellings and Street Townhouse Dwellings

- The front lot line shall be the western property line
- i) Minimum Lot Area per Dwelling Unit 153 m²
- ii) Minimum Interior Side Yard 1.25 m or 0 m along common wall
- iii) Minimum Exterior Side Yard and any Interior Side Yard adjacent to a Park or Open Space Block 2 m
- iv) Minimum Rear Yard 7 m
- v) Minimum Parking Requirements
 - For Townhouse Dwelling 3 spaces per unit
 - For Street Townhouse Dwelling 2 spaces per unit

For Back-to-Back Townhouse Dwellings

- i) Minimum Lot Area per Dwelling Unit 80 m²
- ii) Minimum Distance Between Buildings 3 m

- | | | |
|------|------------------------------|-------------------|
| iii) | Minimum Rear Yard | 0 m |
| iv) | Minimum Parking Requirements | 2 spaces per unit |

5A.3.4.6 RN4(6) east side of Baker Hill Boulevard, north of Main Street, Schedule 47
(2013-130-ZO) (2014-111-ZO)

1. Permitted Uses

The only use permitted on the subject lands shall be Townhouse Dwellings.

2. Regulations

For the purposes of this zone, the front lot line is determined as follows:

- Block 22 and 23 of Draft Plan of Subdivision 19T(W)-11.002

- | | | |
|-------|---|--|
| i) | Maximum Number of Dwelling Units | 20 |
| ii) | Minimum Lot Area per Dwelling Unit | 115 m ² |
| iii) | Minimum Width of Dwelling Unit | 5.5 m |
| iv) | Minimum Front Yard | 2 m |
| v) | Minimum Interior Side Yard | 1.25 m or 0 m along common wall |
| vi) | Minimum Side Yard | 3 m |
| vii) | Minimum Rear Yard | 6 m |
| viii) | Minimum Distance Between Buildings (where no common wall exists) | 2.5 m |
| ix) | Maximum Height | 12 m |
| x) | Minimum Width of Laneway Right-of-Way | 8.5 m |
| xi) | Minimum Width of Paved Laneway (travelled surface) | 6.5 m |
| xii) | Minimum Parking Requirements | 2 spaces per unit exclusive of visitor parking |
| xiii) | Required Visitors' Parking | minimum 0.4 spaces per unit |
| xiv) | Encroachment of stairs and porches not exceeding one storey in height into the Minimum Front Yard | 1.5 m from property line |
| xv) | Maximum encroachment for an elevated | 6 m |

open deck situated above a parking pad
into the Minimum Rear Yard

5A.3.4.7 RN4(7) southwest corner of Ninth Line and John Davis Gate, Schedule 47
(2013-073-ZO)

1. Permitted Uses

- i) Stacked Back-to-Back Townhouse Dwelling
- ii) Back-to-Back Townhouse Dwelling

2. Regulations

i) Maximum Number of Dwelling Units	134
ii) Minimum Stacked Back-to-Back Dwelling Width (at grade level)	3 m
iii) Minimum Stacked Back-to-Back Dwelling Width (on 2 nd and upper floors)	6 m
iv) Minimum Back-to-Back Dwelling Width	6 m
v) Minimum Yard Adjacent to Ninth Line	4.5 m
vi) Minimum Yard Adjacent to John Davis Gate	3 m
vii) Minimum Yard Adjacent to Glad Park Ave	3 m
viii) Minimum Interior Side Yard	0 m
ix) Minimum Separation Between Buildings	3 m
x) Minimum Landscape Area Adjacent to RN2 Zone	6 m
xi) Minimum Landscape Area Adjacent to RN2(1) Zone	2.4 m
xii) Minimum Number of Parking Spaces (freehold site)	2 spaces per unit
xiii) Minimum Number of Visitor Parking Spaces	0.25 spaces per unit
xiv) Minimum Width of Laneway Right-of-Way	8.5 m
xv) Minimum Width of Paved Laneway (travelled surface)	6.5 m
xvi) Maximum Height	11 m (Note 1)

Note 1: For the purposes of this By-law, maximum height shall not include any mechanical room and stairwell accessing the rooftop amenity area.

5A.3.4.8 RN4(8) East of Baker Hill Boulevard North of Millard Street, Draft Plan of Subdivision 19T(W)-13.001, Schedule 47 **(2014-096-ZO) (2017-044-ZO)**

1. Regulations

- i) Minimum Rear Yard on a Corner Lot 6.5 m
- ii) Section 5A.2.1(8) regarding minimum density shall not apply to the subject lands

5A.3.4.9 RN4(9) West of Baker Hill Boulevard, North of Millard Street, Schedule 47 **(2016-105-ZO)(2018-046-ZO)**

1. Permitted Uses

- i) Stacked, Back to Back Townhouses
- ii) Apartments

2. Regulations

- i) Maximum number of dwelling units 135 units per hectare
- ii) Maximum number of units in a building, notwithstanding the definition of Stacked, Back to Back Townhouse Dwelling 24 units
- iii) Minimum lot frontage 75 metres on Baker Hill Boulevard
- iv) Minimum width of paved laneway 6.4 metres
- v) Minimum front yard 1.15 metres
- vi) Maximum front yard N/A
- vii) Minimum interior side yard 1.15 metres
- viii) Minimum rear yard 1.15 metres
- ix) Maximum building height 14 metres
- x) Minimum separation distance between buildings 4 metres
- xi) Minimum parking requirement 1.25 spaces per dwelling unit (exclusive of visitor parking)

- | | | |
|-------|-------------------------------------|-------------------------------------|
| xii) | Minimum visitor parking requirement | 0.25 spaces
per dwelling
unit |
| xiii) | Minimum bicycle parking requirement | 60 spaces |

3. Special Regulations

- i) Encroachments within the minimum yards are not permitted
- ii) Provisions requiring a minimum lot area per dwelling unit shall not apply
- iii) For the purpose of calculating height, average grade shall be measured from the average elevations of the ground surface above the parking garage at each wall of a building.
- iv) Required bicycle parking spaces:
 - a) Shall contain or be directly adjacent to a parking rack or bracket that is securely anchored to the ground, wall or heavy base such as concrete, designed for the locking of bicycles;
 - b) Shall not be located within a dwelling unit, on a balcony or within a storage locker not specifically designed for bicycle storage.

5A.3.4.10 RN4(10) 11742 Tenth Line, Block 88 on Draft Plan of Subdivision 19T (W) – 16.002, Schedule 56C **(2018-147-ZO)(2020-059-ZO)**

1. Permitted Uses

The only permitted uses on the subject lands shall be Street Townhouse Dwellings

2. Regulations

- i) For the purposes of this zone, the front lot line is determined as follows:
 - For the dwelling units backing onto the northern boundary of the block:
 - The private laneway immediately to the south
 - For dwelling units fronting on east boundary of the block
 - Tenth Line
 - For dwelling units fronting the south boundary of the block:
 - Busato Drive; and
 - For dwelling units fronting the west boundary of the block:

o Lageer Drive

ii)	Maximum Number of Dwelling Units	77 units
iii)	Minimum Width of Street Townhouse Dwelling Unit	5.5 metres
iv)	Minimum Lot Area per Street Townhouse Dwelling Unit	115 metres ²
v)	Maximum Height	12 metres
vi)	Minimum Front Yard	2.5 metres(1)
vii)	Minimum Rear Yard	5.5 metres
viii)	Minimum Exterior Side Yard	1.5 metres(1)
ix)	Minimum Width of Paved Laneway (travelled surface)	6.5 metres
x)	Minimum Width of Laneway Right-of-Way	8.5 metres
xi)	Maximum Extension of an Elevated Open Deck Situated Above a Parking Pad from the Main Rear Wall of a Street Townhouse Dwelling Unit, but in no case shall any building element extend beyond the property line containing the building.	6.0 metres
xii)	Minimum Separation Between Buildings	3.0 metres

Notes to Regulations

(1) Notwithstanding any other provision in this By-law, an unenclosed porch and stairs may protrude into a front or exterior side yard provided that they are located a minimum of 1 metre from the lot line.

5A.3.4.11 RN4(11) 11731 Tenth Line, Draft Plan of subdivision 19W – 17.001, Schedule 57 **(2018-108-ZO) (2020-100-ZO)**

1. Permitted Uses

The only use permitted shall be Street Townhouse Dwellings.

2. Regulations

i)	Maximum Number of Dwelling Units	150 Units
ii)	Minimum Lot Frontage	6.0 Metres per dwelling unit
iii)	Maximum Building Height	13.0 metres
iv)	Minimum Rear Yard	6.0 Metres

3. Qualifying Notes to Regulations

- (1) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required yard 1.0 metre over a maximum width shall be 4.0 metres.
- (2) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any front, rear and exterior side yards shall be 3.0 metres.
- (3) For the purpose of this By-Law, a Window Bay is defined as a multi-sided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

5A. 3.4.12 RN4(12) 11731 Tenth Line, Draft Plan of Subdivision 19T(W)-17.001, Schedule 57 **(2018-108-ZO) (2020-100-ZO)**

1. Permitted Uses

The only use permitted shall be Street Townhouse Dwellings.

2. Regulations

- i) For the purposes of this zone, the front lot line is determined as follows:
 - The dwelling units fronting Tenth Line.
- ii) Maximum Number of Dwelling Units 28 units
- iii) Minimum Lot Frontage 6.0 metres per dwelling unit
- iv) Maximum Building Height 13.0 metres
- v) Minimum Rear Yard 4.0 metres
- vi) Minimum Parking Spaces for Street Townhouse Dwellings 2.0 spaces per unit

3. Qualifying Notes to Regulations

- (1) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required yard 1.0 metre over a maximum width shall be 4.0 metres.
- (2) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any front, rear and exterior side yards shall be 3.0 metres.

- (3) For the purpose of this By-Law, a Window Bay is defined as a multi-sided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

5A. 3.4.13 RN4(13) 11731 Tenth Line, Draft Plan of Subdivision 19T (W) – 17.001, Schedule 57 **(2018-108-ZO) (2020-100-ZO)**

1. Permitted Uses

The only use permitted shall be “Mixed-Use Street Townhouses.” For the purposes of this zone, a “Mixed-Use Street Townhouse means a dwelling unit where the ground floor is used for commercial purposes and where the residential and commercial uses may share common hallways, stairways and rooms for mechanical systems on the ground floor”.

For the purposes of this By-Law the following uses are permitted only on the ground floor and within the Mixed-Use Street Townhouse dwelling with direct frontage on Tenth Line:

- i) Convenience Stores;
- ii) Private Home Day Care;
- iii) Home Occupation;
- iv) Office;
- v) Personal Service Establishment;
- vi) Retail Store; and
- vii) Studio.

2. Regulations

- i) For the purposes of this zone, the front lot line is determined as follows:

- The dwelling units fronting Tenth Line.

- ii) Maximum Number of Dwelling Units 8 units
- iii) Minimum Lot Area 153 m² per dwelling unit
- iv) Minimum Lot Frontage 7.6 metres per

	dwelling unit
v) Maximum Building Height	13.0 metres
vi) Minimum Rear Yard	6.0 metres
vii) Maximum Extension of an Elevated Open Deck Situated Above a Parking Pad from the Main Rear Wall of a Street Townhouse Dwelling Unit, but in no case shall any building element extend beyond the property line containing the building.	2.0 metres
vii) Minimum Parking Spaces for Mixed-Use Street Townhouses	2.0 spaces per dwelling unit

3. Qualifying Notes to Regulations

- (1) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required yard 1.0 metre over a maximum width shall be 4.0 metres.
- (2) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any front, rear and exterior side yards shall be 3.0 metres.
- (3) For the purpose of this By-Law, a Window Bay is defined as a multi-sided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

5A.3.4.14 RN4(14) East of Tenth Line, south of Main Street Draft Plan of Subdivision 19T(W) 17.004, Schedule 57 **(2018-107-ZO)**

1. Permitted Uses

- (i) Street Townhouse Dwelling

2. Qualifying Notes to Permitted Uses

For the purpose of this zone, the property will be considered as a single lot and the front lot line will be Main Street.

3. Regulations

i) Maximum Number of Dwelling Units	52
ii) Minimum Lot Area per Dwelling Unit	110 m ²
iii) Minimum Width of Dwelling unit	5.49 m
iv) Minimum Front Yard Setback	1.9 m
v) Minimum Exterior Side Yard Setback	0.7 m
vi) Minimum Interior Side Yard Setback	1.5 m
vii) Minimum Rear Yard Setback	6.0 m
viii) Minimum Distance Between Buildings (where no common wall exists)	2.4 m
ix) Maximum Height	13 m
x) Minimum Width of Laneway Right-of-Way	6.4 m
xi) Minimum Width of Paved Laneway (travelled surface)	6.0 m
xii) Minimum Parking Requirements	2 spaces per unit exclusive of visitor parking
xiii) Required Visitor's Parking	0.25 spaces per unit
xiv) Maximum Projection of Stairs into the Front and Exterior Side Yard	0.3 m from property line
xv) Maximum Projection of Balconies into the Front, Rear and Exterior Side Yard	2.5 m into the required yard
xvi) Maximum Projection of Porches and Balconies into the Front, Exterior Side and Interior Side Yard	0.4 m from the property line

xvii) Section 3.24.6.2 Maximum Driveway Width of By-law 2010-001-ZO shall not apply.

5A.3.4.15 NOT IN USE

5A.3.4.16 RN4(16) 11731 Tenth Line, Draft Plan of Subdivision 19T(W)-20.002, Schedule 57 **(2021-048-ZO)**

1. Permitted Uses

Notwithstanding the permitted uses in the concurrent RN3(7-X) Zone, Street Townhouse Dwellings shall be permitted.

2. Regulations

- | | |
|-----------------------------|------------------------------------|
| i) Minimum Lot Frontage | 6.0 metres
per dwelling
unit |
| ii) Maximum Building Height | 13.0 metres |
| iii) Minimum Rear Yard | 6.0 metres |

3. Qualifying Notes To Permitted Uses

- (1) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required yard 1.0 metre over a maximum width shall be 4.0 metres.
- (2) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any front, rear and exterior side yards shall be 3.0 metres.
- (3) For the purpose of this By-Law, a Window Bay is defined as a multi-sided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

5A.3.5 Exceptions to the RN5 Zone **(2016-105-ZO)**

5A.3.5.1 RN5(1)(h-28) west side of West Lawn Crescent, Draft Plan of Subdivision 19T(W)-11.005, Schedule 47 **(2014-105-ZO)**

1. Regulations

- | | |
|-----------------------------------|------|
| i) Maximum Building Height | 18 m |
| ii) Maximum No. of Dwelling Units | 44 |

5A.3.5.2 RN5(2) West of Baker Hill Boulevard, North of Millard Street, Schedule 47
(2016-105-ZO)(2018-046-ZO)

1. Permitted Uses

- i) Apartments

2. Regulations

- | | |
|--|--------------------------|
| i) Maximum number of dwelling units | 135 units per
hectare |
| ii) Maximum building height | 25 metres |
| iii) Minimum bicycle parking requirement | 60 spaces |

3. Special Regulations

- i) All buildings with a height of 10 m or greater shall be built within the angular plane as defined by this By-law.
- ii) For the purpose of calculating height, average grade shall be measured from the average elevations of the ground surface above the parking garage at each wall of a building.
- iii) Required bicycle parking spaces:
- a) Shall contain or be directly adjacent to a parking rack or bracket that is securely anchored to the ground, wall or heavy base such as concrete, designed for the locking of bicycles;
- b) Shall not be located within a dwelling unit, on a balcony or within a storage locker not specifically designed for bicycle storage.

5A.3.5.3 RN5(3) 11750 and 11782 Ninth Line, Schedule 55 **(2018-026-ZO)**

1. Permitted Uses

- i) Apartments
- ii) Townhouse dwellings
- iii) Accessory Uses, Buildings and Structures

2. Regulations

- | | |
|--------------------------------|-------------|
| i) Minimum Front Yard | 2.0 metres |
| ii) Minimum Interior Side Yard | 5.5 Metres |
| iii) Maximum Building Height | 27.5 Metres |

iv) Maximum Lot Coverage

41%

3. Special Regulations

- i) Notwithstanding Section 5A.2.1(9) the maximum net density shall be 120 units per hectare. For the purpose of this provision, the calculation of maximum density, units per hectare shall include the number of dwelling units and the lot area in hectares shall include the lot area and any lands conveyed to the TRCA from the lands identified as the subject lands on Schedule 1 to this by-law;
- ii) Notwithstanding row 1 in the table in Section 3.22, sills, belt courses, cornices, eaves, gutters, chimneys, pilasters, canopies or similar non-structural architectural features may project into the required front yard 1.0 metres in addition to permitted encroachments in rows 2 to 7 inclusive;
- iii) Notwithstanding rows 4 and 10 in the table in Section 3.22, front entrance stairs or access ramps may project into the required front yard to the front lot line;
- iv) In addition to the encroachments permitted in section 3.22, planters shall be permitted to encroach into the required front yard or interior side yard to the lot line.