

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	✓	✓	✓	✓	
Triplex Dwelling	✓	✓	✓	✓	
Fourplex Dwelling	✓	✓	✓	✓	
Street Townhouse Dwelling	✓ (5)	✓ (5)	✓ (5)	✓	
Townhouse Dwelling				✓	
Back-to-Back Townhouse Dwelling				✓	
Stacked Townhouse Dwelling				✓	
Apartment Building					✓
Accessory Residential Unit	✓(4)	✓(4)	✓(4)	✓(4)	
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) (2026-030-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)
- (4) Additional Residential Units are subject to the regulations in Section 3.28.
- (5) Street Townhouse Dwellings are limited to a maximum of three units
(2026-030-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 Detached Dwelling (4)(15)	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
RN1 Semi-Detached Dwelling (4)(15)	315 m ² per dwelling unit	10.5 m per dwelling unit	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) (0 m along common wall)		10 m	7 m
RN1 Duplex and Triplex (4)(17)	370 m ²	12 m	Max - 7.5 m Min - 4.5 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN2 Detached Dwelling (4)(15)	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
RN2 Semi-Detached Dwelling (4)(15)	285 m ² per dwelling unit	9.5 m per dwelling unit	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) (0 m along common wall)		10 m	7 m
RN2 Duplex and Triplex (4)(17)	300 m ²	11 m	Max - 7.5 m Min - 3 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN3 Detached Dwelling (4)(15)	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)(15)	195 m ² per dwelling unit	7.5 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)(13) (0 m along common wall)		10 m	7 m
RN3 Duplex & Triplex Dwelling (4)(17)	235 m ²	9 m	Max - 7.5 m Min - 3 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN1 – RN3 Street Townhouse Dwelling (4)(15)(16)	150 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)	1.2 m (2)(3) (0 m along common wall)		10 m	7 m
RN1 – RN4 Fourplex (4)(17)	555 m ²	15 m	Max - 7.5 m Min - 4.5 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN4 Semi-Detached Dwelling (4)(15)	195 m ² per dwelling unit	7.5 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)(13) (0 m along common wall)		10 m	7 m
RN4 Back to Back Townhouse Dwelling (4) (15)	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

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
RN4 Stacked Townhouse Dwellings (4)(15)	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)(15)	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) (0 m along common wall)		10 m	7 m
RN4 Townhouse Dwellings (4)(15)	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)(14)	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)(2025-046-ZO)(2026-030-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)**
- (15) See Section 3.28 for granted regulations when including Accessory Dwelling Unit **(2026-030-ZO)**.
- (16) Street Townhouse Dwellings are limited to a maximum of three units **(2026-030-ZO)**.
- (17) For a Duplex, Triplex, or Fourplex dwelling, where the existing legally established front yard setback of a building on one or both of the existing abutting lots is lower than the minimum required front yard setback, the minimum required front yard may be reduced to **(2026-030-ZO)**:
 - i) The average of the yards abutting the same street on either side of the lot;
 - ii) Where the property only abuts one lot containing a building, the front yard may be reduced to the setback of the existing building on that abutting lot; and
 - iii) Despite clauses (18) i) and ii), the depth of the front yard must be at least 4.5 m

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 m ² |

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

		319 units
i)	Maximum Number of Dwelling 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

	11.0 metres
i) Minimum Lot Frontage	
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.3.3.8 RN3(8) 5481 and 5551 Bethesda Road, Draft Plan of Subdivision 19T(W)22.001, Schedule 47

1. Permitted Uses

The only use permitted shall be Single Detached Dwellings.

2. Regulations

- i) Maximum Building Height 11.0 metres
- ii) Minimum Rear Yard 6.0 metres

3. Qualifying Note to Regulations

- (1) Notwithstanding Section 3.24.6.2 i), the maximum driveway width within the property boundary shall be equal to the garage width plus 3m, provided that a minimum soft landscaped area of 20% in the front and/or exterior side yard is provided, whereby soft landscaped area include any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.
- (2) For the purpose of this By-law, a Window Bay is defined as a multisided 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.
- (3) Notwithstanding Section 5A.2.1.13, a door in any wall adjacent to the side lot line and a 0.6 metre stair encroachment shall be permitted within an interior or exterior side yard that is at least 1.2 metres wide.

5A.3.3.9 RN3(9) 268, 276, 284, and 296 Cam Fella Boulevard, Schedule 49 **(2024-061-ZO)**

1. Permitted Uses

- i) Single Detached Dwelling

2. Regulations

- i) Minimum Lot Area 330 square metres
- ii) Minimum Lot Frontage 14.5 metres (1)
- iii) Front Yard Setback Minimum 5.5 metres
Maximum 7.5 metres
- iv) Exterior Side Yard Setback Minimum 2.5 metres(2)
Maximum 7.5 metres
- v) Interior Side Yard Setback The minimum required interior side yard shall be 0.6 m on one side and 1.2 m on the opposite side of the dwelling
- vi) Minimum Rear Yard 6.0 metres
- vii) Maximum Building Height 11.5 metres

3. Qualifying Notes

- (1) The minimum lot frontage abutting an easement may be 10.2 m.
- (2) The minimum exterior side yard setback to a daylighting triangle may be 2.0 m.

5A.3.3.10 RN3(10) 316, 328, 340, 352, 364, 376 and 386 Cam Fella Boulevard, Schedule 49 **(2024-060-ZO)**

1. Permitted Uses

- i) Single Detached Dwelling

2. Regulations

RN3 (10) Zone

- | | | |
|------|----------------------------|--|
| i) | Minimum Lot Area | 330 square metres |
| ii) | Minimum Lot Frontage | 14.5 metres (1) |
| iii) | Front Yard Setback | Minimum 5.5 metres
Maximum 7.5 metres |
| iv) | Exterior Side Yard Setback | Minimum: 2.5 m (1)
Maximum 7.5 m |
| v) | Interior Side Yard Setback | The minimum required interior side yard shall be 0.6 m on the one side and 1.2 m on the opposite side of the dwelling. |
| vi) | Minimum Rear Yard | 6.0 metres |
| vii) | Maximum Building Height | 11.5 metres |

3. Qualifying Notes

- (1) Abutting the bulb at Cam Fella Boulevard, the minimum lot frontage shall be 10 m and the minimum exterior side yard setback to the bulb shall be 1.8m

5A.3.3.11 RN3(11) (H-43) 5731 Bethesda Road, Draft Plan of Subdivision 19T(W)22.002, Schedule 57 **(2024-079-ZO)**

1. Regulations

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

2. Special Regulations

- (1) Notwithstanding Section 3.24.6.2 i), the required minimum Landscaped Area shall be 20% in the Front and/or Exterior Side

Yard, whereby 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) Notwithstanding Section 3.22.10, stairs may be located a minimum of 1 metre from the Front Lot Line provided the Front Lot Line is not adjacent to a public sidewalk.
- (5) For the purpose of this By-Law, a Window Bay is defined as a multisided 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 projections.
- (6) Notwithstanding Section 5A.2.1.(13), a door in any wall adjacent to the Side Lot Line and 0.6 metre stair encroachment shall be permitted within an Interior or Exterior Side Yard that is at least 1.2 metres wide.

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 2nd 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 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:
 - 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 m 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 (Traveled 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	2.5 m into

into the Front, Rear and Exterior
Side Yard

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.3.4.17 RN4(17) 6461, 6465, 6487 Main Street (Schedule 56) **(2023-077-ZO)**

1. Permitted Uses

- i) All permitted uses in Section 5A.1 under the RN4 Zone.

2. Regulations

For the purpose of this by-law 6461, 6465, 6481 and 6487 shall be considered as one lot.

- i. Minimum Lot Frontage 80 metres on Main Street
- ii. Minimum Rear Yard 20 metres
- iii. Minimum Interior Side Yard 3 metres (1)
- v. Minimum landscape buffer in interior 1.5 meters W side yards 2.0 metres E
- v. Minimum Separation between Blocks 10 metres
- vi. Minimum Front Yard Setback 3 metres (2)
- vii. Maximum Building Height 15 metres (3)
- viii. Maximum number of units 60
- ix. Minimum landscape buffer in the rear 6 metres (1) yard
- x. Minimum landscaped area 45%
- xi. Minimum Soft Landscaped area 25%
- xii. Minimum Bicycle parking spaces 16 spaces
- xiii. Minimum width of a two-way drive aisle 6 metres

3. Qualifying Notes to Regulations

- (1) All required Landscape buffers may be inclusive of but not limited to retaining walls, railings and associated features as well as landscape furniture such as benches.
- (2) That balconies, stairways, and architectural features may encroach up to 2.6 metres into the required front yard.
- (3) Height will be measured from the average grade to the top of the Rooftop Access Stairway.

5A.3.4.18 RN4(18) 5481 and 5551 Bethesda Road, Draft Plan of Subdivision 19T(W)22.001, Schedule 57 **(2024-59-ZO)**

1. Permitted Uses

The only use permitted shall be Back-to-Back Townhouse Dwellings.

2. Regulations

- i) Maximum Building Height 13.0 metres

3. Qualifying Note to Regulations

- (1) The vehicular access door of any garage, attached or detached, shall have a minimum setback of 5.5 metres from the front lot line or exterior side lot line.
- (2) For the purpose of this By-law, a Window Bay is defined as a multisided 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 projects.
- (3) Notwithstanding Section 5A.2.1.13, a door in any wall adjacent to the side lot line and a 0.6 metre stair encroachment shall be permitted on end unit townhouses within an interior or exterior sideyard that is at least 1.2 metres wide.

5A3.4.19 RN4(19) 268, 276, 284, and 296 Cam Fella Boulevard, Schedule 49

Notwithstanding Sections 5A.1 and 5A.2, the following shall apply:

1. Permitted Uses

- i) Townhouse Dwelling

2. Regulations

- i) Minimum Lot Area Not applicable
- ii) Minimum Unit Width 5.5 metres per dwelling unit
- iii) Front Yard Setback Minimum 3.0 metres
Maximum 7.5 metres
- iv) Exterior Side yard setback Minimum 2.5 metres
Maximum 7.5 metres
- v) Interior Side yard Setback Lots abutting interior lot line must be a minimum 1.2 m

- | | | |
|-------|--------------------------------|--------------|
| vi) | Minimum Yard Between Buildings | 2.5 metres |
| vii) | Minimum Rear Yard | 6.0 metres |
| viii) | Maximum Building Height | 12.25 metres |

3. Special Regulations

- i) The minimum required setback from a sight triangle from Mohawk Gate shall be 1.6 m to the main building and 1.5 m to a porch.
- ii) For the purpose of this zone, the boundary limits of the zone will be considered as a single lot and the front lot line will be Main Street.
- iii) For the purpose of this zone, a total of 155 parking spaces shall be provided.

5A.3.4.20 RN4(20) 316, 328, 340, in352, 364, 376 and 386 Cam Fella Boulevard, Schedule 49 Notwithstanding Section 5A.1 and 5A.2, the following shall apply:

1. Permitted Uses

- i) Townhouse Dwelling

2. Regulations

RN4(20) Zone

- | | | |
|-----|----------------------------|---|
| i) | Minimum Lot Area | Not Applicable |
| ii) | Minimum unit width | 5.5 per dwelling unit |
| ii) | Front Yard Setback | Minimum 3.0 metres
Maximum 7.5 metres |
| iv) | Exterior Side Yard Setback | Minimum 2.5 metres
Maximum 7.5 metres |
| v) | Interior Side Yard Setback | Lots abutting interior lot line must be a minimum of 1.2 metres |

- | | | |
|-------|--|---|
| vi) | Minimum Yard Between Building | 2.5 metres |
| vii) | Minimum Rear Yard | 6.0 metres |
| viii) | Maximum Building Height | 12.5 metres |
| ix) | Minimum number of visitor parking spaces | 0.2 parking spaces per unit reserved for visitors |

3. Special Regulations

- i) For the purpose of this bylaw, the zone as seen in Schedule 49 will be considered as a single lot and the front lot line will be Main Street
- ii) For the purpose of this zone, a total of 235 parking spaces shall be provided.

5A.3.4.21 RN4(21) 5731 Bethesda Road, Draft Plan of Subdivision 19T(W)22.002, Schedule 57

1. Regulations

- | | | |
|-----|-------------------------|-------------|
| i) | Maximum Building Height | 13.0 metres |
| ii) | Minimum Rear Yard | 6.0 metres |

Qualifying Note 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 Rear Yards shall be 3.0 metres.
- (3) For the purpose of this By-Law, a Window Bay is defined as a multisided 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 projects.
- (4) Notwithstanding Section 3.22.10 stairs may be located a minimum of 1 metre from the Front Lot Line provided the Front Lot Line is not adjacent to a public sidewalk.
- (5) Notwithstanding Section 5A.2.1.13, a door in any wall adjacent to the Side Lot Line and a 0.6 metre stair encroachment shall

be permitted on end unit Townhouses within an Interior or Exterior Side Yard that is at least 1.2 metres wide.

5A.3.4.22 RN4(22) Bethesda Road, Draft Plan of Subdivision 19T(W)22.002, Schedule 57

1. Regulations

- i) For the purposes of this zone, the Front Lot Line is determined to be Bethesda Road.
- ii) Vehicular access will be obtained from a Rear Yard public street.
- iii) Minimum Lot Area 150 metres² per dwelling unit
- iv) Minimum Front Yard 2.0 metres
- v) Maximum Building Height 13.0 metres
- vi) Minimum Rear Yard 6.0 metres to garage
3.0 metres to house
- 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. 3.0 metres

2. Special 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 Rear Yards shall be 3.0 metres.
- (3) For the purpose of this By-Law, a Window Bay is defined as a multisided 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.
- (4) Notwithstanding Section 3.22.10, stairs may be located a

minimum of 1 metre from the Front Lot Line provided the Front Lot Line is not adjacent to a public sidewalk.

- (5) Notwithstanding Section 5A.2.1.13, a door in any wall adjacent to the Side Lot Line and a 0.6 metre stair encroachment shall be permitted on end unit Townhouses within an Interior or Exterior Side Yard that is at least 1.2 metres wide.

5A.3.4.23 RN4(23) 5731 Bethesda Road, Draft Plan of Subdivision 19T(W)22.002, Schedule 57

1. Regulations

- | | | |
|-------|---|--|
| i) | For the purposes of this zone, the Front Lot Line is determined to be a public road. | |
| ii) | For the purposes of this zone, the following definition shall apply: Public Laneway: a publicly owned right of way that is a minimum of 6.5 metres wide, used for vehicular access to the rear of a property. | |
| iii) | Vehicular access will be obtained from a Rear Yard Public Laneway | |
| iv) | Minimum Lot Area | 130 metres ² per dwelling unit |
| v) | Minimum Front Yard | 2.0 metres |
| vi) | Maximum Building Height | 13.0 metres |
| vii) | Minimum Rear Yard | 6.0 metres to garage
4.5 metres to dwelling (1) |
| viii) | Maximum Extension of an Elevated Open Deck Situated Above a Parking Pad from the Main Rear Wall of a Public Laneway Dwelling Unit, but in no case shall any building element extend beyond the property line containing the building. | 3.0 metres |
| ix) | Maximum Length of a Public Laneway | 210 metres |

2. Qualifying Notes to Regulations

- (1) Shall only apply to second and third storey above an open Parking Pad or Driveway

3. Special 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 Rear Yards shall be 3.0 metres.
- (3) For the purpose of this By-Law, a Window Bay is defined as a multisided 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.
- (4) Notwithstanding Section 3.22.10, stairs may be located a minimum of 1 metre from the Front Lot Line provided the Front Lot Line is not adjacent to a public sidewalk.
- (5) Notwithstanding Section 5A.2.1.13, a door in any wall adjacent to the Side Lot Line and a 0.6 metre stair encroachment shall be permitted on end unit Townhouses within an Interior or Exterior Side Yard that is at least 1.2 metres wide.

5A.3.4.24 RN4(24) 6836 Main Street – Draft Plan of Subdivision File No. 19T(W)-22.003, Schedule 57 **(2025-002-ZO)**

1. Regulations

- | | | |
|------|------------------------------------|---|
| i. | Minimum Lot Area per Dwelling Unit | 169 square metres |
| ii. | Minimum Setback to Sight Triangle | 0 metres to porch projection |
| iii. | Maximum Building Height | 10.6 metres |
| iv. | Minimum Rear Yard Setback | 6.0 metres, except where a dwelling abuts a visitor parking space for the adjacent condominium townhouses to the south, in which case |

it shall be 3.0
metres

- v. Minimum Soft Landscape Area Required in Rear Yard 50%

5A.3.4.25 RN4(25)(h-44) 6835 Main Street & 447 Loretta Crescent – Draft Plan of Subdivision File No. 19T(W)-22.003, Schedule 57 **(2005-002-ZO)**

1. Regulations

- i. Minimum Lot Area per Dwelling Unit 135 square metres
- ii. Maximum Building Height 10.3 metres
- iii. Minimum Rear Yard Setback 6.0 metres
- iv. Barrier-Free Parking 0 spaces required
- v. Minimum Soft Landscape Area Required in Rear Yard 50% of rear yard

2. Qualifying Notes to Regulations

- a) For the purposes of this Zone, the front lot line is determined to be Eastern Gate Crescent (also referred to as Drover Circle), a private road within a registered Plan of Condominium.

5A.3.4.26 RN4(26) 447 Loretta Crescent – Draft Plan of Subdivision File No. 19T(W)-22.003, Schedule 57 **(2025-002-ZO)**

1. Regulations

- i. Minimum Lot Area per Dwelling Unit 190 metres
- ii. Minimum Front yard Setback 3.0 metres, except where the easterly dwelling is proposed, the Minimum front Yard Setback shall be a minimum of 2.5 metres.
- iii. Minimum Exterior Side Yard Setback 3.0 metres, except where a dwelling abuts a transformer

(public utility) in
which case it shall
be 0.0 metres

- iv. Minimum Rear Yard Setback 6.0 metres, except
where a dwelling
abuts a visitor
parking space for
the adjacent
condominium
townhouses to the
north, in which case
it shall be 3.0
metres
- v. Minimum Soft Landscape Area 50%
Required in Rear Yard

2. Qualifying Notes to Regulations

- a) Notwithstanding Section 3.8.2, mechanical systems may be located in the exterior side yard for lots containing semi-detached dwellings.

5A.3.4.27 RN4(27)(h-48) 12724 and 12822, Schedule 48 (2025-052-ZO)

1. Definitions

- i) For the purpose of this exception, 'Private Street Curb' means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. Permitted Uses

In addition to the permitted uses in Section 5A.1 under the RN4 Zone, the following additional uses shall be permitted:

- i) Stacked, Back-to-Back Townhouse Dwellings
- ii) Combined Live Work Use (1)
- iii) Connected Live work Use (1)

3. Qualifying Notes to Permitted Uses

- (1) Uses permitted where buildings front onto collector road or Tenth Line

4. Regulations

a) For Back-to-Back Townhouse Dwellings

i) Minimum Setback from a Public Street Line	3.0 metres
ii) Minimum Setback from a Private Street Curb	4.5 metres
iii) The minimum separation between block townhouse buildings for a front wall to front wall condition	9.5 metres
iv) The minimum separation between block townhouse buildings for a sidewall to sidewall condition	2.0 metres
v) Minimum Setback from the ENV zone	4.0 metres
vi) Minimum Setback from the OS Zone	4.5 metres
vii) Maximum Building Height	12.0 metres

b) For Stacked Back-to-Back Townhouse Dwellings

i) Minimum Setback from a Public Street Line	3.0 metres
ii) Minimum Setback from a Public Street Line when abutting a roundabout	0.5 metres
iii) Minimum setback from a Private Street Curb	3.5 metres
iv) The minimum separation between block townhouse buildings for a front wall to front wall condition	13.5 metres
v) The minimum separation between block townhouse buildings for a sidewall to sidewall condition	2.0 metres
vi) Minimum Setback from the ENV zone	4.0 metres
vii) Minimum Setback from the OS Zone	4.5 metres
viii) Maximum Building Height	14.0 metres

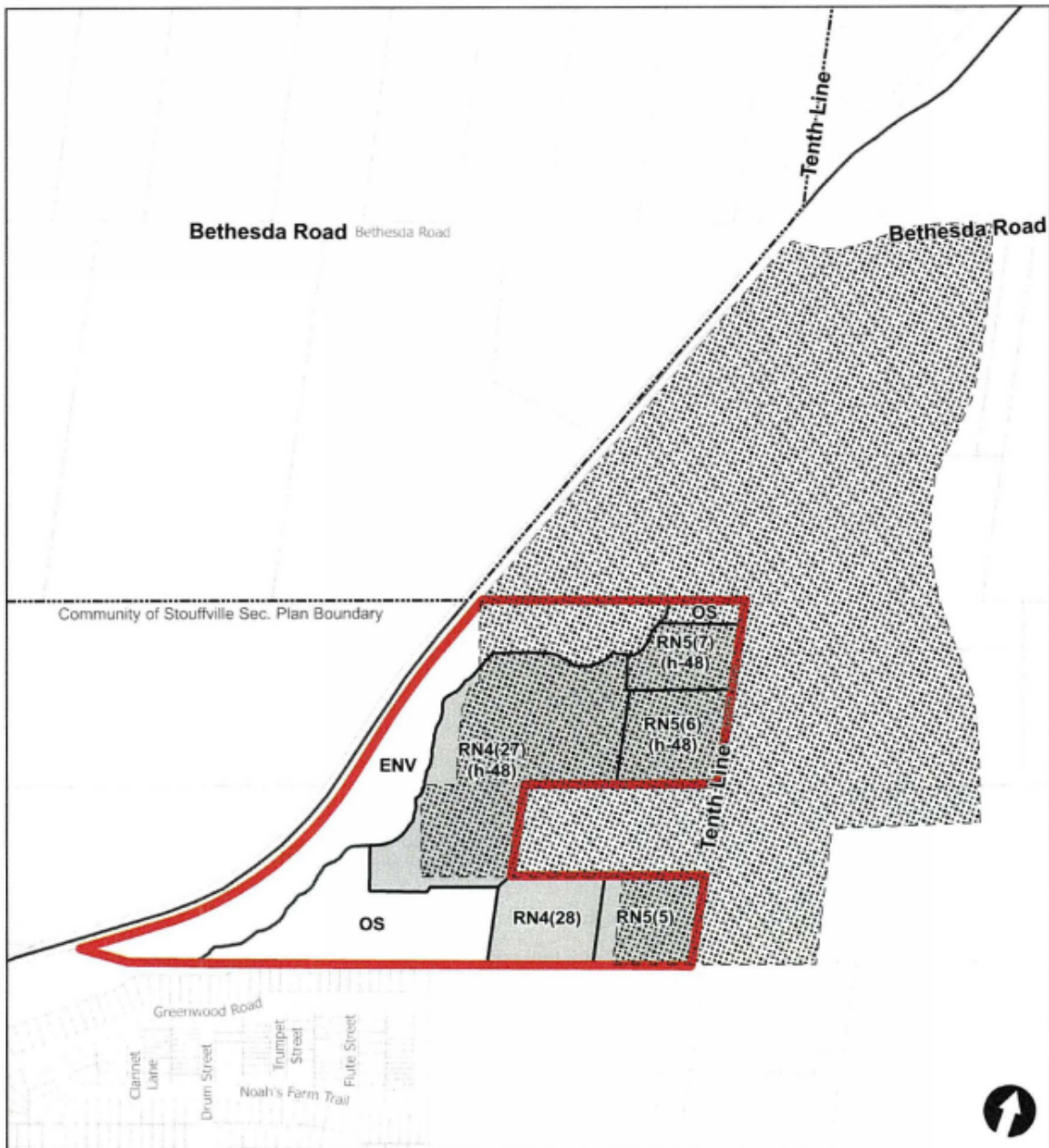
c) For Stacked Townhouse Dwellings

i) Minimum Setback from a Public Street Line	0.5 metres
ii) Minimum Setback from a Private Street Curb	3.5 metres
iii) The minimum separation between block townhouse buildings for a front wall to front wall condition	13.5 metres
iv) The minimum separation between block townhouse buildings for a sidewall to sidewall condition	2.0 metres
v) Minimum Setback from the ENV zone	4.0 metres
vi) Minimum Setback from the OS zone	4.5 metres
vii) Maximum Building Height	14.0 metres

5. Special Regulations

- (1) Minimum density shall be 45 units per gross hectare (55 units per net hectare)
- (2) Maximum density shall be 400 units per gross hectare (450 units per net hectare)
- (3) The vehicular access door of any garage shall have a minimum setback of 4.5 metres from a public street line
- (4) Minimum parking standards shall not apply to lands located within a designated Major Transit Station Area as shown on Schedule A of this By-law, in accordance with the *Planning Act*.

Schedule A



SCHEDULE 'A'

 Major Transit Station Area

JUNE 2025

5A.3.4.28 RN4(28) 12724 and 12822, Schedule 48 **(2025-052-ZO)**

1. Definitions

- i) For the purpose of this exception, 'Private Street Curb' means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. Permitted Uses

In addition to the permitted uses in Section 5A.1 under the RN4 Zone, the following additional uses shall be permitted:

- i) Stacked, Back-to-Back Townhouse Dwellings

3. Regulations

a) For Back-to-Back Townhouse Dwellings

- i) Minimum Setback from a Public Street Line 3.0 metres
- ii) Minimum Setback from a Private Street Curb 4.5 metres
- iii) The minimum separation between block townhouse buildings for a front wall to front wall condition and a front wall to sidewall condition 9.5 metres
- iv) The minimum separation between block townhouse buildings for a sidewall to sidewall condition 2.0 metres
- v) Minimum Setback from the ENV zone 4.0 metres
- vi) Minimum Setback from the OS zone 4.5 metres
- vii) Maximum Building Height 12.0 metres

b) For Stacked Back-to-Back Townhouse Dwellings

- i) Minimum Setback from a Public Street Line 3.0 metres
- ii) Minimum Setback from a Private Street Curb 4.5 metres
- iii) The minimum separation between block townhouse buildings for a front wall to front wall condition and a front wall to sidewall 9.5 metres

condition

- | | |
|---|-------------|
| iv) The minimum separation between block townhouse buildings for a sidewall to sidewall condition | 2.0 metres |
| v) Minimum Setback from the ENV zone | 4.0 metres |
| vi) Minimum Setback from the OS zone | 4.5 metres |
| vii) Maximum Building Height | 12.0 metres |

c) For Stacked Townhouse Dwellings

- | | |
|--|-------------|
| i) Minimum Setback from a Public Street Line | 0.5 metres |
| ii) Minimum Setback from a Private Street Curb | 4.5 metres |
| iii) The minimum separation between block townhouse buildings for a front wall to front wall condition | 13.5 metres |
| iv) The minimum separation between block townhouse buildings for a sidewall to sidewall condition | 2.0 metres |
| v) Minimum Setback from the ENV zone | 4.0 metres |
| vi) Minimum Setback from the OS zone | 4.5 metres |
| vii) Maximum Building Height | 14.0 metres |

4. Special Regulations

- (1) The vehicular access door of any garage shall have a minimum setback of 4.5 metres from a public street line.
- (2) Section 3.24.8 of the Comprehensive Zoning By-law 2010-001-ZO shall not apply.
- (3) The following minimum parking rates shall apply for back-t-back townhouses, stacked townhouses, and stacked back-to-back townhouses.
 - a. 1.25 resident spaces per dwelling unit

- b. 0.25 visitor parking spaces per dwelling unit

5A.3.4.29 RN4(29), 12762 Tenth Line – Draft Plan of Subdivision, File No. 19T(W)-20.007, Schedule 48 **(2025-055-ZO)**

For the purposes of this Exception Zone, the boundary limits of the zone will be considered as the limits of a single lot. Therefore:

- i. The front lot line shall be the western property line;
- ii. The exterior side lot lines shall be the northern and southern property lines; and
- iii. The rear lot line shall be the eastern limit of the RN4(29) Zone.

1. Definitions

For the purposes of this exception zone:

- i. 'Stacked, Back to Back Townhouse Dwelling' means a building containing a minimum of four dwelling units that are stacked vertically and horizontally and divided by common walls. Each dwelling unit has an independent direct entrance to grade.

2. Permitted Uses

In addition to the permitted uses in Section 5A.1 under the RN4 Zone, the following additional uses shall be permitted:

- i. Stacked, Back to Back Townhouse Dwelling

3. Regulations

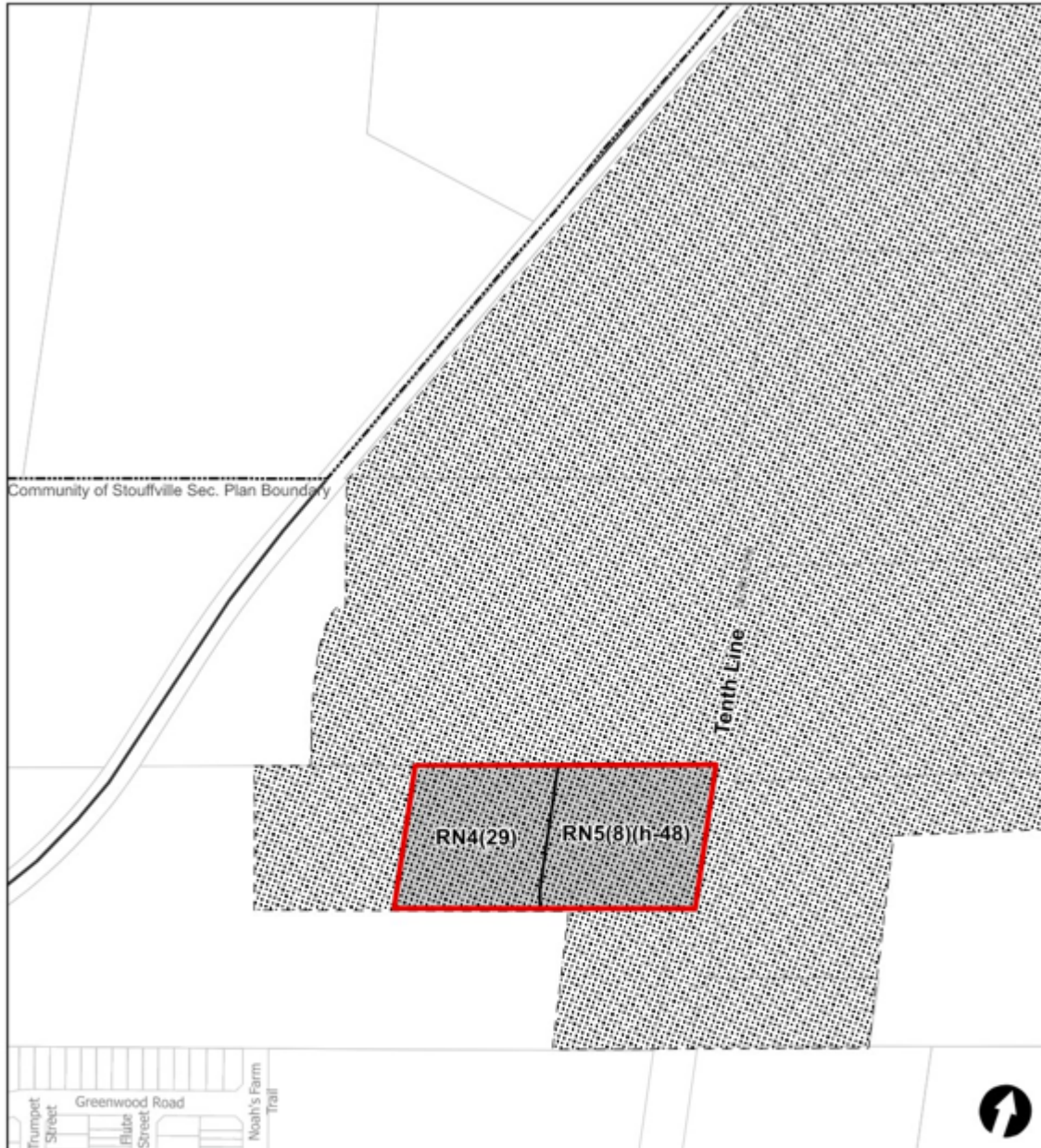
For Stacked, Back to Back Townhouse Dwellings

- | | |
|--|--|
| a. Lot Area | Not applicable |
| b. Lot Frontage | Not applicable |
| c. Width of Dwelling Unit | 5.5 metres (minimum) |
| d. Yard Setback, to a Public Street Line | 3 metres (minimum)
7.5 metres (maximum) |
| e. Exterior (south) Yard Setback | 3 metres (minimum) |
| f. Rear Yard Setback | 8 metres (minimum) |

- | | | |
|----|---|----------------------|
| g. | Separation distance between townhouse buildings for the front main wall to front main wall condition, and for the front main wall to sidewall condition | 16 metres (minimum) |
| h. | Separation distance between townhouse buildings for a side wall to side wall condition | 4.5 metres (minimum) |
| i. | Building Height (maximum) | 15 metres |
| j. | Outdoor amenity area (minimum) | 400 square metres |

4. Special Regulations

- i. Notwithstanding Section 3.11, the minimum required setback from a lot line adjacent to a sight triangle shall be 2.5 metres to the main building and 0.6 metres to a porch.
- ii. Notwithstanding Section 3.22, porches are permitted to encroach into any yard provided that a minimum setback of 0.6 metres is provided from a property line and/or a sidewalk or walkway.
- iii. Notwithstanding Section 3.22, all entrance stairs are permitted to encroach into any yard provided that a minimum setback of 1 metre is provided from a property line and/or a sidewalk or walkway.
- iv. Notwithstanding Section 3.22, all entrance stairs are permitted to encroach into any yard provided that a minimum setback of 1 metre is provided from a property line and/or a sidewalk or walkway, or a minimum setback of 0.6 metres from a sight triangle property line and/or a sidewalk or walkway.
- v. Minimum parking standards shall not apply to lands located within a designated Major Transit Station Area as shown on Schedule C, in accordance with the *Planning Act*.



SCHEDULE 'C'

 Major Transit Station Area

JUNE 2025

5A.3.4.30 RN4(30) 5194, 5208, 5222, 5232 Aurora Road, and 15288, 15300, 15310, 15322 Highway 48, CON 7 PT LOT 21 – Draft Plan of Subdivision File No. 19T(W)-15.002, Schedule 20 **(2026-011-ZO)**

For the purposes of this Exception Zone the boundary limits of the zone will be considered as the limits of a single lot. Therefore:

- i. The southern lot line abutting Aurora Road shall be the *Front Lot Line*;
- ii. The northern lot line shall be the *Rear Lot Line*;
- iii. The eastern lot line abutting Highway 48 shall be the *Exterior Side Lot Line*; and
- iv. The western lot line shall be the *Interior Side Lot Line*, and for greater clarity:
 - a. The lot line that abuts Aurora Road and runs north-south shall be referenced as (A) within this By-law;
 - b. The line that abuts (A) and runs east-west shall be referenced as (B) within this By-law;
 - c. The line that abuts (B) and runs north-south shall be referenced as (C) within this By-law.

1. Regulations

Notwithstanding the regulations for the Townhouse and Street Townhouse Dwellings in Section 5A.2, the following shall apply:

- | | | |
|----|--|--|
| a. | Lot Area (per dwelling unit) | 100 square metres
(minimum) |
| b. | Front & Exterior Yard | 2.5 metres (minimum)

No maximum |
| c. | Interior Side Yard (A & C) | 7 metres (minimum); |
| d. | Interior Side Yard (B) | 7 metres (minimum);

or 1.6 metres (minimum)
only where the lot line
abuts a side wall |
| e. | Rear Yard | 40 metres (minimum) |
| f. | Separation distance between
townhouse buildings for a front
main wall to front main wall | 14.5 metres (minimum) |

condition, and for a front main wall to side wall condition.

- | | | |
|----|--|----------------------|
| g. | Separation distance between townhouse buildings for a side wall to side wall condition | 3 metres (minimum) |
| h. | Separation distance between townhouse buildings for a side wall to rear wall condition | 8.5 metres (minimum) |
| i. | Building Height | 12 metres (maximum) |
| j. | Outdoor Amenity Area | 365.8 square metres. |

2. Special Regulations

- i. Notwithstanding Section 3.6.6, in any RN4 Zone, a structure associated with the communal septic system may be permitted in an interior side yard (C) with a minimum setback of 3.5 metres; and may be permitted in a rear yard and/or exterior side yard with a minimum setback of 5 metres; provided that the structure has a maximum height of 3 metres and a maximum ground floor area not exceed 35 square metres.
- ii. Section 5A.2.1 (1) and (2) shall not apply.
- iii. Notwithstanding Section 3.21, the minimum setback from a sight triangle to the nearest point on a wall or any projecting element, excluding roof eaves of a building, shall be 0.8 metres.
- iv. Notwithstanding Section 3.22 and Section 5A.2.1 (5), porches are permitted to project from the front wall and encroach into any yard provided that a minimum setback of 2.6 metres is provided from a property line.
- v. Notwithstanding Section 3.22, all street entrance stairs shall have a minimum 0.85 metre setback from a walkway or sidewalk.
- vi. Notwithstanding Section 3.22, enclosed balconies for townhouses shall be permitted to encroach within the minimum side yard (A), (B) and (C) by 3 metres.
- vii. Notwithstanding Section 3.22(A) ii) and Section 3.30 (iv), a deck shall be permitted to encroach within the minimum side yards (A), (B) and (C) by 3 metres.

DRAFT PLAN OF SUBDIVISION PART OF LOT 21, CONCESSION 7

(ORIGINAL GEOGRAPHIC TOWNSHIP OF WHITCHURCH, COUNTY OF YORK
NOW IN THE TOWN OF WHITCHURCH – STOUFFVILLE REGIONAL MUNICIPALITY OF YORK
ALL OF LOTS 1, 2
AND PART OF LOTS 3, 4 AND 5
REGISTERED PLAN 380
TOWN OF WHITCHURCH – STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK

DRAFT PLAN T-



KEY PLAN

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LINE
- J. AS SHOWN ON DRAFT PLAN
- K. GATEWAY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO
THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: DECEMBER 11, 2020

TOM KIRCHNER, P.E.
KIRCHNER SURVEYING LTD.

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT
THIS DRAFT PLAN OF SUBDIVISION TO THE REGIONAL MUNICIPALITY OF
YORK FOR APPROVAL.

OWNER

HAMMERFORD DEVELOPMENT CO.
(BALLANTRAE) LTD. &
1000416778 ONTARIO INC.

C/O

BLANCHARD HOMES
40 VOGEL ROAD, UNIT 17
RICHMOND HILL, ONTARIO
L4B 1N6

AME THAMM, A.S.E.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 2.5988HAs (6.3456Acres)

BLOCK	1 - RESIDENTIAL	1	2.442	6.034
BLOCKS	2 and 3 - ROAD WIDENING	2	0.126	0.311
TOTAL		3	2.568	6.345

NOTE - ELEVATIONS RELATED TO
CANADIAN GEODETIC DATUM



PROJECT No. P-2358

SCALE 1:500 DEC. 6, 2020

(2004-0155) 3-REF. (2008-0155 & 2007-0155)

DWG. No. - 25:3

PLANNING PARTNERS INC. 1000416778 ONTARIO INC. 1000416778 ONTARIO INC.

5A.3.5.8 RN5(8)(h-48), 12762 Tenth Line – Draft Plan of Subdivision, File No. 19T(W)-20.007, Schedule 48 (2025-055-ZO)

For the purposes of this Exception Zone, the boundary limits of the zone
will be considered as the limits of a single lot. Therefore:

- (1) The front lot line shall abut Tenth Line;
- (2) The exterior side lot lines shall be the northern and southern
property lines; and
- (3) The rear lot line shall be the western limit of the RN5(8) Zone.

1. Definitions

For the purposes of this exception zone:

- i. 'Amenity Space' means indoor or outdoor space on a lot that is communal and available for use by the occupants of a building on the lot for recreational or social activities.

2. Permitted Uses

In addition to the permitted uses in Section 5A.1 under the RN5 Zone, the following additional uses shall be permitted:

- i. Stacked Townhouse Dwelling
- ii. Stacked, Back to Back Townhouse Dwelling
- iii. Street Townhouse Dwelling except along the frontage of Tenth Line
- iv. Laneway Townhouse Dwelling except along the frontage of Tenth Line
- v. Combined Live/Work Use
- vi. Connected Live/Work Use
- vii. Dwelling Unit above a Commercial Use
- viii. Additional uses within an Apartment Building:
 - a. Animal Grooming Centre
 - b. Business Service
 - c. Clinic
 - d. Convenience Store
 - e. Day Care Centre
 - f. Dry Cleaning Establishment
 - g. Financial Institution
 - h. Fitness and Recreation Facilities
 - i. Library
 - j. Medical Office

- k. Office
- l. Personal Service Establishment
- m. Restaurant
- n. Restaurant, Take-Out
- o. Retail Store
- p. Studio
- q. Veterinary Clinic

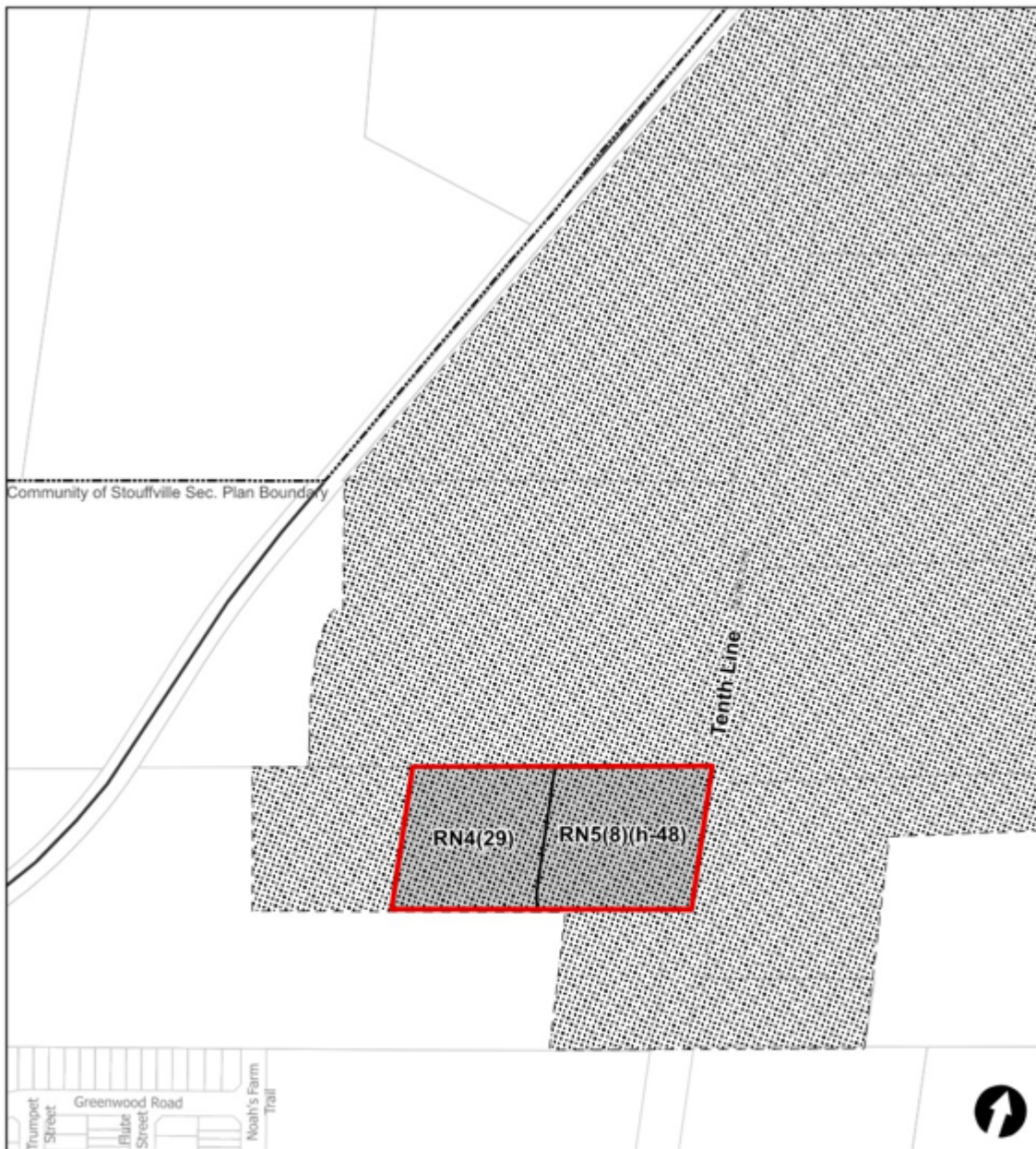
3. Regulations

For an Apartment Building with additional uses

- | | |
|---|---|
| a. Front Yard Setback, to a Public Street Line | 3 metres (minimum)
12 metres (maximum) |
| b. Exterior Yard Setback, to a Public Street Line | 3 metres (minimum)
8 metres (maximum) |
| c. Yard Setback, to a Sight Triangle | 4.5 metres (minimum)
11 metres (maximum) |
| d. Exterior (southern) Yard Setback | 4.5 metres (minimum) |
| e. Rear Yard Setback | 15 metres (minimum)
20 metres (maximum) |
| f. Building Height | 10 storeys |
| g. Indoor Amenity Area | 2 square metres per dwelling unit (minimum) |
| h. Outdoor Amenity Area (surface) | 1,000 square metres (minimum) |
| i. Lot Coverage | 45% (maximum) |
| j. Landscape Area | 30% (minimum) |
| k. Landscape Area of Yard abutting Tenth Line | 50% (minimum) |

4. Special Regulations

- i. Maximum density shall be 450 units per net hectare (400 units per gross hectare).
- ii. Minimum density shall be 80 units per net hectare (70 units per gross hectare).
- iii. A minimum total of 160 square metres of floor area for commercial uses with frontage on Tenth Line shall be provided on the lands zoned RN5(8).
- iv. Minimum parking standards shall not apply to lands located within a designated Major Transit Station Area as shown on Schedule C, in accordance with the *Planning Act*.
- v. Notwithstanding Section 3.40 (xii), the height requirements of this By-law shall not apply to elevator or stair enclosures and rooftop mechanical equipment and enclosures, provided it does not exceed 5.0 metres in height.
- vi. Notwithstanding Section 5A.2.1, Qualifying Note (15), an angular plane, as defined by Zoning By-law 2010-001-ZO, is required from the rear only.



SCHEDULE 'C'

 Major Transit Station Area

JUNE 2025

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.

5A.3.5.4 RN5(4) 6745 Main Street, Schedule 56 **(2024-097-ZO)**

1. Regulations

- | | |
|---|---------------------------------------|
| i. Minimum Front Yard Setback (Tenth Line) | 1.85 metres |
| ii. Minimum Exterior Side Yard Setback (Main Street) | 1.83 metres |
| iii. Minimum Rear Yard Setback | 1.25 metres |
| iv. Minimum Setback for an Above Grade Projection to the Front Lot Line | 0.95 metres
from front lot
line |
| v. Minimum Landscaped Area | 16.2% |
| vi. Parking Area Setback to Interior Side Yard Lot | 0.30 metres |

Line

- | | |
|---|--|
| vii. Minimum Parking Spaces per Dwelling Unit | 1.16 parking space per dwelling unit for residents |
| viii. Minimum Visitor Parking Spaces | 0.16 parking space per dwelling unit for visitors |
| ix. Parking Stall Width | 2.70 metres |

5A.3.5.5 RN5(5) 12724 and 12822 Tenth Line, 19T(W)19.002, Schedule 48
(2025.052-ZO)

1. Definitions

- i) For the purpose of this exception, 'Private Street Curb' means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. Permitted Uses

- i) Apartment Building
- ii) Mixed Use Buildings (Commercial and Residential)
- iii) Stack, Back-to-Back Townhouse Dwellings
- iv) Back-to-Back Townhouse Dwellings
- v) Combined Live Work Use (1)
- vi) Connected Live Work Use (1)
- vii) Additional uses permitted in a Mixed-use Apartment Building:
 - a. Animal Grooming Centre
 - b. Business Services
 - c. Convenience Store
 - d. Day Care Centre
 - e. Dry Cleaning Establishment
 - f. Dwelling Unit above a Commercial Use
 - g. Financial Institution
 - h. Fitness and Recreation Facilities
 - i. Hotel

- j. Library
- k. Office
- l. Personal Service Establishment
- m. Restaurant
- n. Retail Store
- o. Studio
- p. Take-out Restaurant
- q. Veterinary Clinic

3. Qualifying Notes to Permitted Uses

(1) Uses permitted where building front onto collector road or Tenth Line

4. Regulations

a) For Apartment and Mixed-Use Buildings

i. Minimum ground floor height	4.5 metres
ii. Maximum Gross Floor Area of any individual Non-Residential use or unit	1,500 square metres
iii. Minimum Setback to Tenth Line	3.0 metres
iv. Maximum Setback to Tenth Line	5.0 metres
v. Minimum Landscape Area of Yard abutting Tenth Line	50%
vi. Minimum Setback from a Public Street Line other than Tenth Line	5.0 metres
vii. Minimum Setback from a Private Street Curb	5.0 metres
viii. Maximum Building Height (excluding mechanical penthouse)	10 storeys
ix. Minimum Indoor Amenity Area	2 square metres per residential unit

b) For Back-to-Back Townhouse Dwellings

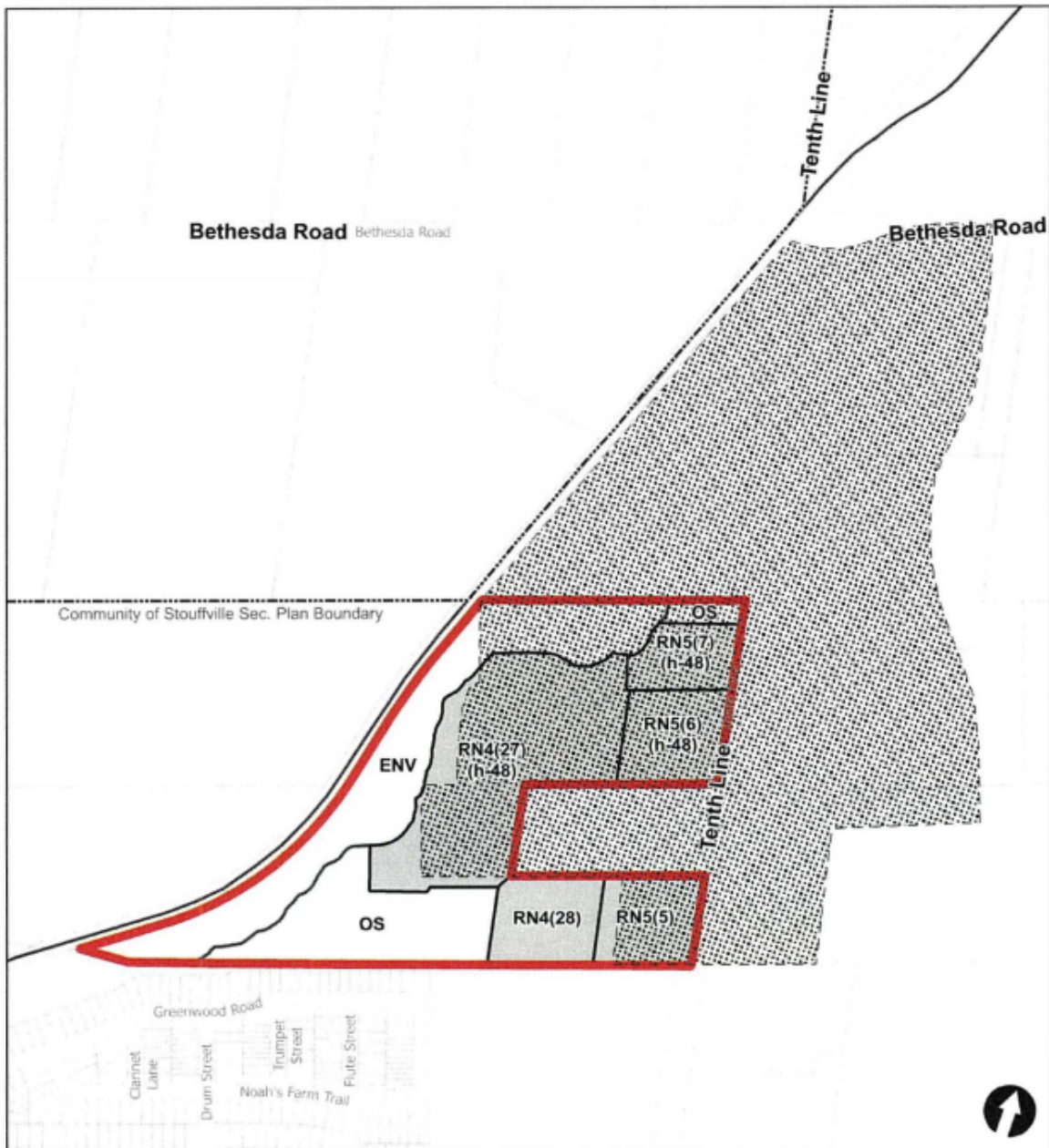
i. Minimum Setback from a Public Street Line	3.0 metres
ii. Minimum Setback from a Private Street Curb	4.5 metres
iii. Minimum Setback to Tenth Line	3.0 metres

- | | | |
|------|--|-------------|
| iv. | Maximum Setback from Tenth Line | 5.0 metres |
| v. | The minimum separation between a block townhouse building for a front wall to front wall condition | 9.5 metres |
| vi. | The minimum separation between block townhouse buildings for a sidewall-to-sidewall condition | 2.0 metres |
| vii. | Maximum Building Height | 12.0 metres |
- c) For Stacked, Back-to-Back Townhouse Dwellings
- | | | |
|------|--|-------------|
| i. | Minimum Setback from a Public Street Line | 3.0 metres |
| ii. | Minimum Setback from a Private Street Curb | 4.5 metres |
| iii. | Minimum Setback to Tenth Line | 3.0 metres |
| iv. | Maximum Setback from Tenth Line | 5.0 metres |
| v. | The minimum separation between a block townhouse building for a front wall to front wall condition | 13.5 metres |
| vi. | The minimum separation between block townhouse buildings for a sidewall-to-sidewall condition | 2.0 metres |
| vii. | Maximum Building Height | 14.0 metres |

5. Special Regulations

- (1) Maximum density shall be 450 units per net hectare (400 units per gross hectare)
- (2) Minimum density shall be 80 units per net hectare (70 units per gross hectare)
- (3) Minimum parking standards shall not apply to lands located within a designation Major Transit Station Area as shown on Schedule A of this By-law, in accordance with the *Planning Act*.
- (4) Section 3.24.8 of Comprehensive Zoning By-law 2010-001-ZO shall not apply.
- (5) Development along a lot's frontage to Tenth line will be at least 4 storeys.

Schedule A



SCHEDULE 'A'

 Major Transit Station Area

JUNE 2025

5A.3.5.6 RN5(6)(h-48) 12724 and 12822 Tenth Line, 19T(W)19.002 Schedule 48
(2025-05-ZO)

1. Definitions

- i) For the purpose of this exception, 'Private Street Curb' means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. Permitted Uses

- i) Apartment Building
- ii) Mixed Use Buildings (Commercial and Residential)
- iii) Stacked, Back-to-back Townhouse Dwellings
- iv) Back-to-Back Townhouse Dwellings
- v) Combined Live Work Use
- vi) Connected Live Work Use
- vii) Commercial Uses Permitted in a Mixed-Use Apartment Building:
 - a) Animal Grooming Centre
 - b) Business Services
 - c) Convenience Store
 - d) Day Care Centre
 - e) Dry Cleaning Establishment
 - f) Dwelling Unit above a Commercial Use
 - g) Financial Institution
 - h) Fitness and Recreation Facilities
 - i) Hotel
 - j) Library
 - k) Office
 - l) Personal Service Establishment
 - m) Restaurant
 - n) Retail Store
 - o) Studio
 - p) Take-out Restaurant
 - q) Veterinary Clinic

3. Regulations

a) For Apartment and Mixed Use Buildings

i. Minimum ground floor Height	4.5 metres
ii. Maximum Gross Floor Area of any individual Non-Residential use or unit	1,500 square metres
iii. Minimum Gross Floor Area of Non-Residential uses on the ground floor fronting Tenth Line (1)	900 square metres
iv. Minimum Setback to Tenth Line	3.0 metres
v. Maximum Setback from Tenth Line	5.0 metres
vi. Minimum Landscape Area of yard abutting Tenth Line	50%
vii. Minimum Setback from a Public Street Line other than Tenth Line	5.0 metres
viii. Minimum Setback from a Private Street Curb	5.0 metres
ix. Minimum Building Height along Tenth Line	4 Storeys
x. Maximum Building Height (excluding mechanical penthouse)	10 storeys
xi. Minimum indoor amenity area	2 square metres per residential unit

b) For Back-to-Back Townhouse Dwellings

i. Minimum Setback from a Public Street Line	3.0 metres
ii. Minimum Setback from a Private Street Curb	4.5 metres
iii. The minimum separation between a block townhouse building for a front wall to front wall condition	9.5 metres
iv. The minimum separation between block townhouse buildings for a sidewall-to-sidewall condition	2.0 metres
v. Maximum Building Height	12.0 metres

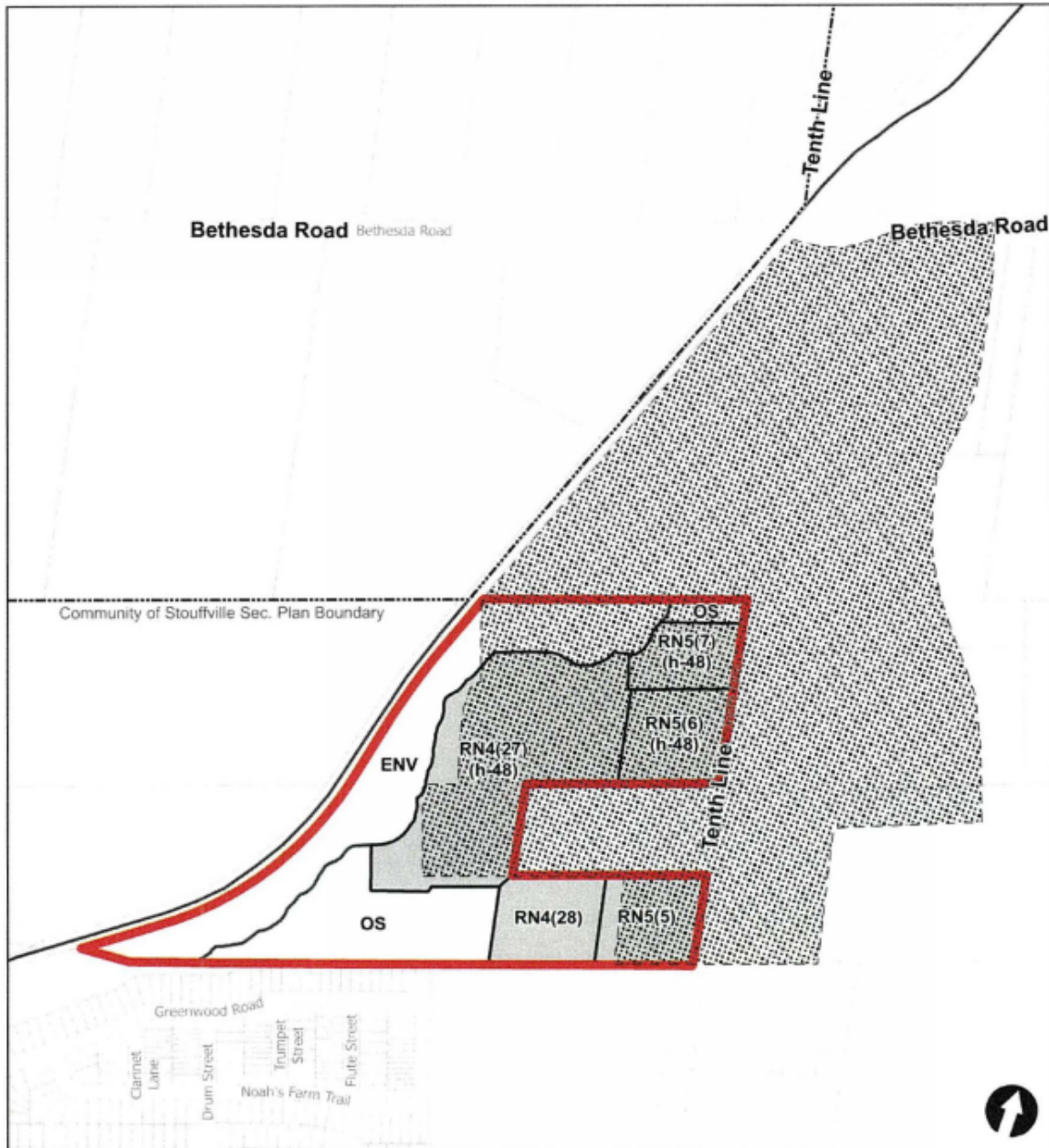
c) For Stacked, Back-to-Back Townhouse Dwellings

- | | |
|--|-------------|
| i. Minimum setback from a Public Street Line | 3.0 metres |
| ii. Minimum setback from a Public Street Line when abutting a roundabout | 0.5 metres |
| iii. The minimum separation between block townhouse buildings for a front wall to front wall condition | 13.5 metres |
| iv. The minimum separation between block townhouse buildings for a sidewall-to-sidewall condition | 2.0 metres |
| v. Maximum building height | 14.0 metres |

4. Regulations

- (1) Maximum density shall be 450 units per net hectare (400 units per gross hectare).
- (2) Minimum density shall be 80 units per net hectare (70 units per gross hectare).
- (3) A total minimum of 2,400 square metres of non-residential uses shall be provided on lands RN5(6) and RN5(7)
- (4) Minimum parking standards shall not apply to lands located within a designated Major Transit Station Area as shown on Schedule A of this By-law, in accordance with the *Planning Act*.
- (5) Section 3.24.8 of the Comprehensive Zoning By-law 2010-001-ZO shall not apply.
- (6) Only Mixed-Use Buildings (Commercial and Residential) are permitted along a lot's frontage to Tenth Line.
- (7) Development will be built within a 60 degree angular plane measured at grade from the centre line of Tenth Line.
- (8) Section 5A.2.1(14) of Comprehensive Zoning By-law 2010-001-ZO shall not apply.

Schedule A



SCHEDULE 'A'

 Major Transit Station Area

JUNE 2025

5A.3.5.7 RN5(7)(h-48) 12824 and 12822 Tenth Line, 19T(W)19.002, Schedule 48
(2025-052-ZO)

1. Definitions

- i) For the purpose of this exception, ‘Private Street Curb’ means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. Permitted Uses

- i) Mixed Use buildings (Commercial and Residential)
- ii) Commercial uses permitted in a mixed-use apartment building:
 - a. Animal Grooming Centre
 - b. Business Services
 - c. Convenience Store
 - d. Day Care Centre
 - e. Dry Cleaning Establishment
 - f. Dwelling Unit above a Commercial use
 - g. Financial Institution
 - h. Fitness and Recreation Facilities
 - i. Hotel
 - j. Library
 - k. Office
 - l. Personal Service Establishment
 - m. Restaurant
 - n. Retail Store
 - o. Studio
 - p. Take-out Restaurant
 - q. Veterinary Clinic

3. Regulations

- a) For Apartment and Mixed-Use Buildings
 - i. Minimum ground floor height 4.5 metres
 - ii. Maximum Gross Floor Area of any individual Non-Residential use or unit 1,500 square metres

iii. Minimum Gross Floor Area of Non-Residential uses on the ground floor fronting Tenth Line (1)	1,500 square metres
iv. Minimum setback from Tenth Line	3.0 metres
v. Maximum setback from Tenth Line	5.0 metres
vi. Minimum landscape area within yards abutting tenth line	50%
vii. Minimum setback from a private street curb	3.5 metres
ix. Minimum building height	5 storeys
x. Maximum building height (excludes mechanical penthouse)	12 storeys
xi. Minimum indoor amenity area	2 square metres per dwelling unit

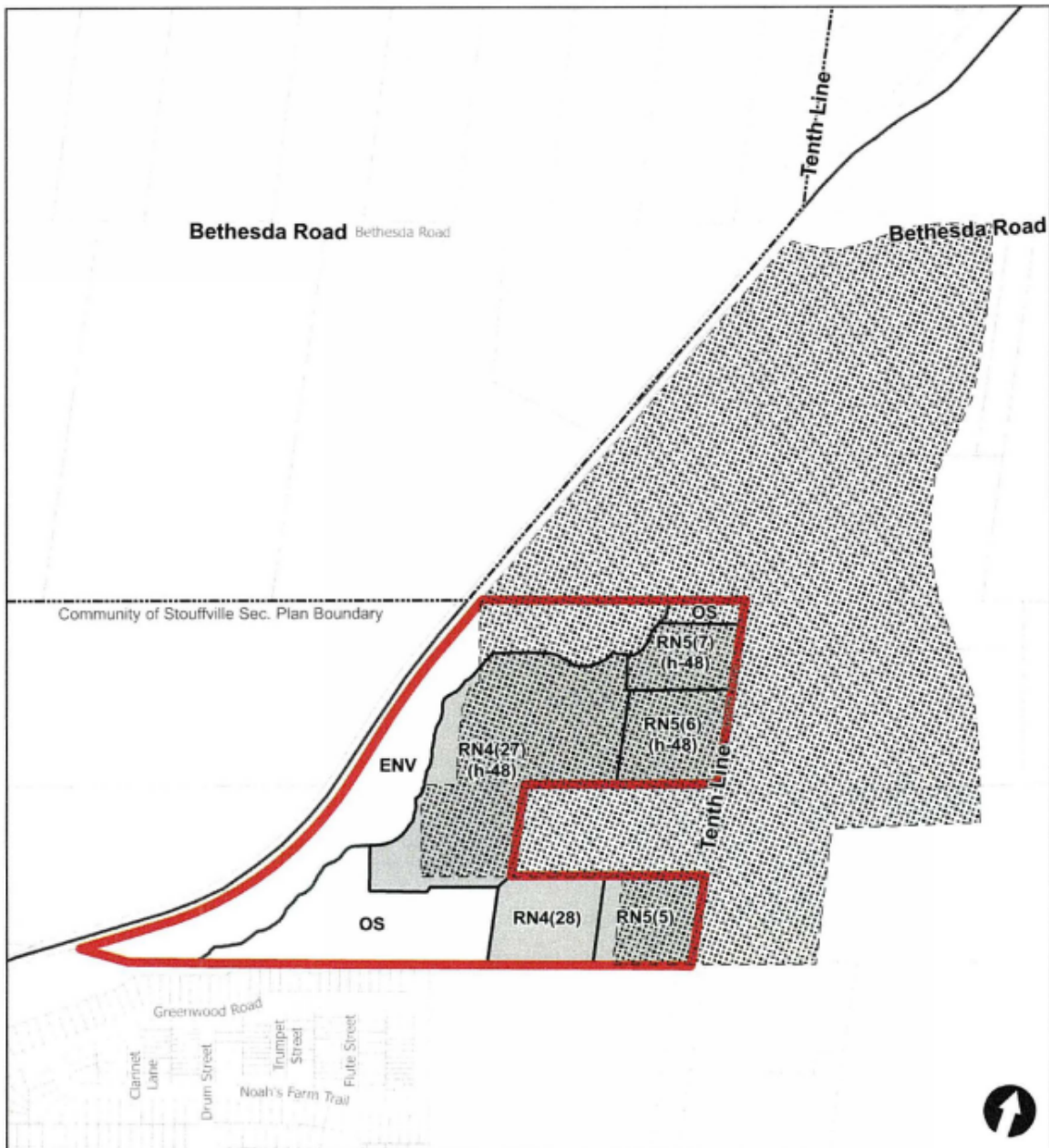
4. Special Regulations

- (1) Minimum density shall be 175 units per gross hectare (200 units per net hectare)
- (2) Maximum density shall be 450 units per gross hectare (520 units per net hectare)
- (3) A total minimum of 2,400 square metres of non-residential uses shall be provided on lands RN5(6) and RN5(7)
- (4) Minimum parking standards shall not apply to lands located within a designated Major Transit Station Area as shown on Schedule A of this By-law, in accordance within the *Planning Act*.
- (5) Section 3.24.8 of Comprehensive Zoning By-law 2010-001-ZO shall not apply
- (6) Development will be built within a 60 degree angular plane measured at grade from the centre line of Tenth Line.
- (7) Section 5A.2.1(14) of Comprehensive Zoning By-law 2010-001-ZO shall not apply.

5. Qualifying Note

- (1) Commercial uses are required on the ground floor within the portion of a mixed-use building that is adjacent to Tenth Line.

Schedule A



SCHEDULE 'A'

 Major Transit Station Area

JUNE 2025