

## 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 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)**

### 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 m<sup>2</sup> 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.

## 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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>

**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.3.3.8** 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

**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<br>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<br>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 <sup>2</sup>                             |
| 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 <sup>2</sup>              |
| 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 into the Minimum Rear Yard	6 m

**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 m<sup>2</sup>
- 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 2 m

	Open Space Block	
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
	<u>For Back-to-Back Townhouse Dwellings</u>	
i)	Minimum Lot Area per Dwelling Unit	80 m <sup>2</sup>
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 <sup>2</sup>                    |
| 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<br>along<br>common wall |
| vi)   | Minimum Side Yard                                                   | 3 m                                   |
| vii)  | Minimum Rear Yard                                                   | 6 m                                   |
| viii) | Minimum Distance Between Buildings<br>(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<br>(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 open deck situated above a parking pad into the Minimum Rear Yard	6 m

**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 <sup>nd</sup> 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:
  - 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 <sup>2</sup>
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 m <sup>2</sup> 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 <sup>2</sup>
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.3.4.17 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) 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 Bethesda Road.
- ii) Vehicular access will be obtained from a Rear Yard public street.
- iii) Minimum Lot Area 150 metres<sup>2</sup> 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<sup>2</sup> 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 3.0 metres

Wall of a Public Laneway Dwelling Unit, but in no case shall any building element extend beyond the property line containing the building.

- 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 Required in Rear Yard 50%

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.3.5 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 Line                 | 0.30 metres                                        |
| 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                                        |