

Low-Rise Residential Development in All Neighbourhoods within the Greenbelt (Section 139)
 (By-law 2020-289)

The following provisions apply to the R1, R2, R3 and R4 zones within Area A on Schedule 342 (Inside the Greenbelt.)

Front Yard and Corner Side Yard Landscaping

- (1) Minimum soft landscaped area, required in Table 139(1), must meet all of the following regulations:
- (a) it is required at-grade in a front yard and, in the case of a corner side lot, in a corner side yard;
 - (b) it must be aggregated;
 - (c) it must abut the front lot line and the side lot line abutting the street, as the case may be; and
 - (d) on a lot with a significant change in grade in the front yard or corner side yard, terracing and retaining walls necessary for the containment of soil for soft landscaping may count towards the required soft landscaped area.
 - (e) Where the minimum required aggregated soft landscaped area of Table 139 (1) is provided and there remains land area in the front yard, or in the corner side yard as the case may be, lands within these yards may be developed with soft or hard landscaping such as a patio, but in no case may any hard landscaping be used for access or parking purposes.

Table 139(1). Minimum Required Aggregated Soft Landscaping

Front / Corner Side Yard Setback	Minimum Aggregated Soft Landscaped Area (% of the Front / Corner Side Yard Area)
Less than 1.5 m	No minimum, however, all lands within the front yard and within the corner side yard that are not occupied by permitted driveways, walkways and projections must consist of soft landscaping.
1.5 m – less than 3 m	20%
3 m+	In the case of any lot with a lot width of less than 8.25 m, 30%; In the case of any lot with a width between 8.25 m but less than 12 m, 35%; and In the case of any lot with a width of 12 m or more, 40%

- (2).
- (a) A driveway is subject to the following:
 - (i) within the Mature Neighbourhoods Overlay a driveway is only permitted where in accordance with the confirmed Streetscape Character Analysis and Table 140B; and where permitted, the maximum width is as per Table 139(3);
 - (ii) within Area A on Schedule 343, the maximum width is as per Table 139(3).
 - (b) A driveway over a mutual easement leading to one or more permitted parking spaces may be shared by two dwellings on abutting lots.
 - (c) Any driveway, other than a shared driveway, must be separated from any interior side lot line by a landscaped strip not less than 0.15m in width, and consisting of:

- (i) soft landscaping, or
 - (ii) pavers or interlock brick in a pattern distinct from that of the driveway.
 - (iii) Where a semi-detached or townhouse dwelling is not severed, Section 139(2)(c) applies to individual driveways serving each unit, such that the driveways must be separated from each other by at least 0.3m² (By-law 2021-111)
- (d) Despite (a), Where a rear lane access is open and travelable, or where a shared driveway exists to rear yard parking for each of the dwellings, individual driveways providing access from the front lot line and front yard parking are prohibited, and no person may park a car in any portion of the front yard or corner side yard.
- (e) For the purposes of (d), “open and travelable” means a lane that is owned by the City and used for vehicular access, and that is:
- (i) maintained by the City, or
 - (ii) subject to an agreement registered on title with respect to the maintenance of the lane. (By-law 2021-111)

Table 139(3) Driveway Regulations

	Minimum lot width or street frontage required	Maximum width of a shared driveway (m)	Maximum width of an individual single driveway (m)	Maximum width of a double-wide driveway (m)
(i)	6m or less	3	No individual driveway is permitted.	No double-wide driveway is permitted.
(ii)	Greater than 6m to less than 7.5m	3	2.6	No double-wide driveway is permitted.
(iii)	7.5m to less than 8.25 m	3	2.75	No double-wide driveway is permitted.
(iv)	8.25m to less than 15m	3	3	No double-wide driveway is permitted.
(v)	15m to less than 18 m	3	3	5.5
(vi)	18m or greater	3	3	6

Front-facing Garages and Carports

3. Any garage or carport facing the front lot line or side lot line abutting a street is subject to the following:
- (a) the entrance to the garage or carport must be set back at least 0.6m further from the applicable lot line than either
 - (i) the principal entrance; or

- (ii) The front edge of a landing or porch, giving access to the principal entrance, or the portion of a projecting landing or porch that does not fall within a required yard.
- (b) Despite 139(3)(a)(ii), the garage or carport may not be more than 0.6m closer to the front lot line or side lot line abutting a street than is the principal entrance to the dwelling; or
- (c) Within the Mature Neighbourhoods Overlay, no such garage or carport is permitted except subject to the Streetscape Character Analysis and Table 140A, (By-law 2021-111)

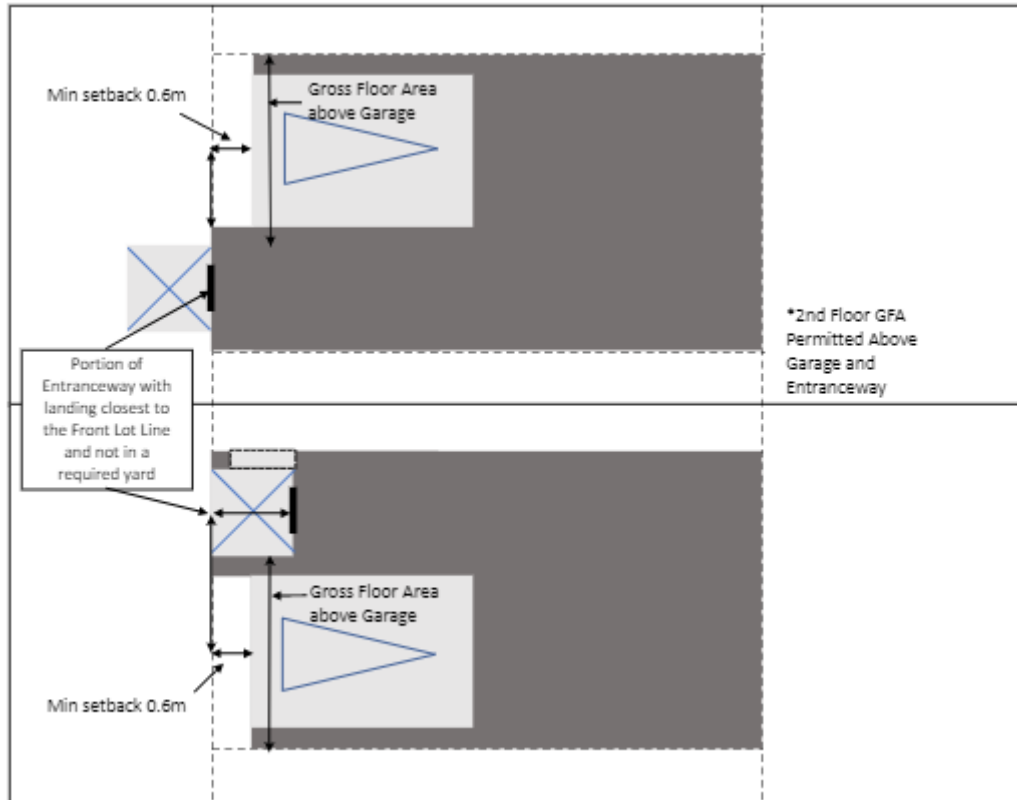


Illustration of Minimum Required Attached Garage / Carport Setback

Walkways

4. A walkway located in a front yard or corner side yard is permitted subject to the following:
 - (a) Where it provides access between a right-of-way or driveway, and an entranceway to a dwelling or any other incidental or accessory use on the lot.
 - (b) Where a walkway extends from the right-of-way, it must be separated from any driveway by at least 0.6m of soft landscaping.
 - (c) The width of a walkway may not exceed:
 - (i) In the case of a rooming house, retirement home, stacked dwelling or low-rise apartment dwelling, 1.8 m;
 - (ii) In the case of any other residential use building, 1.2 m;
 - (iii) Despite (i), a walkway giving access to a storage area for containerized waste may not exceed 2.2m in width.

- (d) A walkway may traverse an area required for soft landscaping per Table 139(1) and may be included in the calculated area.
- (e) A walkway may not extend to the right-of-way on a lot less than 10m in width where a driveway is provided.
- (f) A maximum of one walkway per yard is permitted to extend to the right-of-way in the case of a detached, semi-detached, long semi-detached or townhouse dwelling.

Existing Average Grade

- 5. Despite the definition of grade in Section 54, except in the case of a Planned Unit Development, the definition of existing average grade will be used for calculations referring to grade. Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations:
 - (a) for an interior lot, at the intersection of interior side lot lines with the minimum required front yard and rear yard setbacks of the zone in which the lot is located, and
 - (b) for a corner lot, at the intersection of the interior side lot line with the minimum required front yard and rear yard setbacks of the zone in which the lot is located, and at the intersection of a corner side yard setback with the minimum required front yard and rear yard setbacks of the zone in which the lot is located.

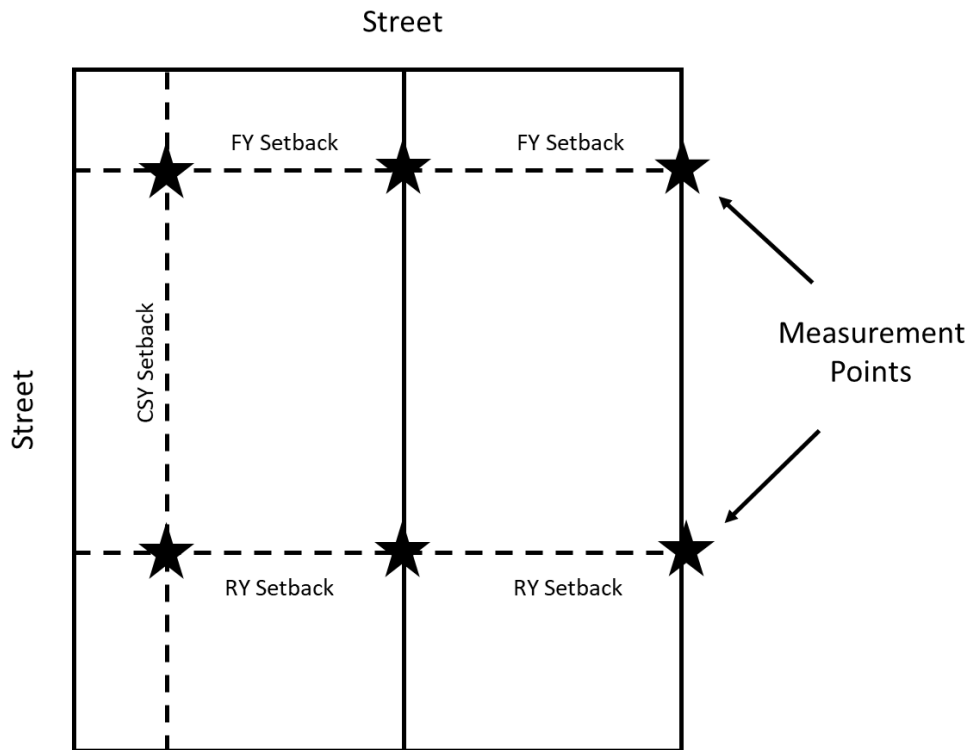


Illustration of How to Measure Existing Average Grade in the R1 to R4 Zones within the Greenbelt

- (6) No more than 70 per cent of the rear yard area may be occupied by parking spaces and driveways and aisles accessing parking.
- (7) At least 15 per cent of the rear yard area must be provided as soft landscaping.

- (8) No provisions of amending by-law 2023-435 act to prevent the issuance of a building permit for which a completed application for Site Plan Control, Committee of Adjustment approval, Zoning Amendment or Building Permit was received by the City or for which a decision was rendered by the Ontario Land Tribunal before October 11, 2023 and such applications may be processed under the provisions in place prior to this amendment.
- (9) Subsection (8) is repealed on October 11, 2024.