

ATTACHMENT ONE**Draft Official Plan Amendment**

Special Site Policy 16.18.5.____ is added:

Townhouse dwellings are permitted on the lands identified in Special Site _____.

Draft Zoning By-law Exceptions

Zoning Map is amended to rezone the site from R3-1 to R16 - _____ and RM6 - _____

4.7.2.# Exception R16 - #	
In a R16 - # zone, the permitted uses and applicable regulations shall be as specified for an R16 zone except that the following regulations shall apply:	
Regulations	
Minimum lot area – interior lot	415m ²
Minimum front yard – interior lot	5.3m
Minimum setback from a front garage face to a street, CEC – private road or CEC – sidewalk	6.0m
Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front and exterior side yards	2.4m

4.12.2.# Exception RM6 - #	
In a RM6 - # zone the permitted uses and applicable regulations shall be as specified for a RM6 zone except that the following uses/regulations shall apply:	
Regulations	
Minimum lot frontage – CEC Corner lot	7.0m
Minimum exterior side yard – lot with an exterior side lot line that is a street line of a designated right-of-way 20.0m or greater	7.1m
Minimum exterior side yard – lot with an exterior side lot line abutting a CEC – private road	1.4m
Minimum interior side yard – unattached side	0.9m
Minimum setback of a townhouse dwelling to a CEC – visitor parking space	1.9m
Maximum height -	9.5m and 3 storeys