

## Appendix F

### Zoning Comparison Table: Existing and Proposed

#### River Mill Community (Neighbourhood Residential) – Semi-detached

Zone Provisions	Current	Proposed
Minimum Exterior Side Yard	6.0 m	3.0 m
Maximum Lot Coverage	40%	52%
Minimum Landscaped Open Space	30%	25%

#### River Mill Community (Neighbourhood Residential) – Row Houses

Zone Provisions	Current	Linear Row Houses	Cluster Row Houses	Cluster Row Houses (Back-to-Back)	Cluster Row Houses (Stacked)
Minimum Lot Frontage	20 m	5.5 m per dwelling unit	20 m	20 m	20 m
Minimum Lot Area	165 m <sup>2</sup>	160 m <sup>2</sup>	500 m <sup>2</sup>	500 m <sup>2</sup>	500 m <sup>2</sup>
Minimum Yard to Garage facing a public street	5.5 m	6.0 m	5.5 m	5.5 m	5.5 m
Minimum Yard to House facing a public street	6 m	4.5 m (front yard) 3 m (exterior side yard)	3 m	3 m	3 m
Minimum interior side yard	1.5 m, provided, however, that the yard may be reduced to 3.0m if the wall of a unit faces a zone other than an R-class or RS-class zone and subject to section 3.1.2.6(h)	1.2 m	1.2 m	1.2 m	1.2 m
Minimum rear yard	7.5 m, provided,	6.0 m	6.0 m	6.0 m	6.0 m

Zone Provisions	Current	Linear Row Houses	Cluster Row Houses	Cluster Row Houses (Back-to-Back)	Cluster Row Houses (Stacked)
	however, that the yard may be reduced to 3.0m if the wall of a unit faces a zone other than an R-class or RS-class zone and subject to section 3.1.2.6(h)				
Minimum Yard to a lot line shared with a R-Class Zone	6.0 m	6.0 m rear yard 1.5 m side yard	6.0 m rear yard 1.5 m side yard	6.0 m rear yard 1.5 m side yard	6.0 m rear yard 1.5 m side yard
Minimum Distance between buildings on same lot (side wall to side wall)	3.0 m	N/A	2.4 m	2.4 m	2.4 m
Minimum Distance between buildings on same lot (front wall to rear wall)	10 m	N/A	10 m	10 m	10 m
Minimum Distance between buildings on same lot (front wall to front wall)	10 m	N/A	10 m	10 m	10 m
Minimum Distance between buildings on same lot (front or rear wall to side wall)	8 m	N/A	8 m	8 m	8 m
Minimum Gross Floor Area per unit	Bachelor or studio – as per OBC	70 m <sup>2</sup>	70 m <sup>2</sup>	70 m <sup>2</sup>	43 m <sup>2</sup>

<b>Zone Provisions</b>	<b>Current</b>	<b>Linear Row Houses</b>	<b>Cluster Row Houses</b>	<b>Cluster Row Houses (Back-to-Back)</b>	<b>Cluster Row Houses (Stacked)</b>
	1-bedroom – 50 m <sup>2</sup> 2 or more bedrooms – 60 m <sup>2</sup>				
Maximum Lot Coverage	40%	60%	60%	60%	60%
Minimum Landscaped Open Space	30%	25%	25%	25%	25%
Minimum Landscaped Open Space within the required or established Front Yard	25%	25%	25%	25%	25%
Minimum Common Amenity Area per dwelling unit	N/A	N/A	N/A	N/A	N/A
Maximum number of Attached Dwellings	6	8	8	16	N/A
Maximum density (units per net residential hectare)	40	55	55	55	100
Corner Sightlines	10 m	10 m	10 m	10 m	10 m
Setback of access driveway from intersection of two street lines	6 m	N/A	6 m	6 m	6 m
Maximum Encroachments open or covered	Front, exterior, and rear yards – 2.5 m	3 m into the minimum required	3 m into the minimum	3 m into the minimum required front	3 m into the minimum required

<b>Zone Provisions</b>	<b>Current</b>	<b>Linear Row Houses</b>	<b>Cluster Row Houses</b>	<b>Cluster Row Houses (Back-to-Back)</b>	<b>Cluster Row Houses (Stacked)</b>
unenclosed porches, patios, decks not exceeding 3 m in height  Maximum Encroachment of open or covered unenclosed balconies	including eaves and cornices  2.5 m into any required yard	front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices  3.0 m into any required yard	required front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices  3.0 m into any required yard	or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices  3.0 m into any required yard	front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices  3.0 m into any required yard
Maximum Encroachment of steps above or below grade	All yards – 0.5 m	3 m into any required front yard	3 m into any required front yard	3 m into any required front yard	3 m into any required front yard
Maximum Encroachments of Bay window, either with or without foundations	Front, exterior, and rear yards – 1 m including eaves and cornices over a maximum width of 3 m	0.9 m into a required front, rear, and/or exterior side yard	0.9 m into a required front, rear, and/or exterior side yard	0.9 m into a required front, rear, and/or exterior side yard	0.9 m into a required front, rear, and/or exterior side yard

<b>Zone Provisions</b>	<b>Current</b>	<b>Linear Row Houses</b>	<b>Cluster Row Houses</b>	<b>Cluster Row Houses (Back-to-Back)</b>	<b>Cluster Row Houses (Stacked)</b>
Maximum Encroachment of sills cornices, eaves, gutters, chimneys, or pilasters	All yards – 0.5 m	0.75 m into any required yard	0.75 m into any required yard	0.75 m into any required yard	0.75 m into any required yard

**River Mill Community (Mixed-Use Main Street North) – Food Stores, Drive-Through Facilities and Commercial Uses**

<b>Zone Provisions</b>	<b>Current</b>	<b>Proposed</b>
Minimum Gross Leasable Commercial Floor Area	100 m <sup>2</sup>	100 m <sup>2</sup>
Maximum Gross Leasable Commercial Floor Area	11,00m <sup>2</sup>	11,000 m <sup>2</sup>
Minimum Setback to Speedsville Road	4.5	4.5 m
Minimum Front Yard (to Equestrian Way)	1.5 m	1.5 m
Maximum Front Yard (to Equestrian Way)	6.0 m	6.0 m
Minimum Setback for a Drive-Through Facility to Equestrian Way	N/A	30.0 m
Minimum Interior Side Yard	3.0 m	1.5 m
Minimum Exterior Side Yard	15 m	1.5 m
Maximum Exterior Side Yard	4.5 m	4.5 m
Minimum Rear Yard	3.0 m	3.0 m
Minimum Interior Side Yard or Rear Yard abutting an R-Class Zone	7.5 m	7.5 m
Minimum Building Height	6.0 m	6.0 m
Maximum Building Height	13.5 m	13.5 m
Maximum Lot Coverage	No Maximum	No Maximum

**River Mill Community (Mixed-Use Main Street North) – Row Houses and Apartment Houses**

<b>Zone Provisions</b>	<b>Current</b>	<b>Linear Row Houses</b>	<b>Cluster Row Houses</b>	<b>Apartment Houses</b>
Minimum Gross Floor Area per dwelling unit (one or more bedrooms)	Bachelor or studio – as per OBC	70 m <sup>2</sup>	70 m <sup>2</sup> , except 43 m <sup>2</sup> for stacked	43 m <sup>2</sup>

<b>Zone Provisions</b>	<b>Current</b>	<b>Linear Row Houses</b>	<b>Cluster Row Houses</b>	<b>Apartment Houses</b>
	1-bedroom – 50 m <sup>2</sup> 2 or more bedrooms – 60 m <sup>2</sup>			
Maximum Building Height	13.5 m	13.5 m	4 storeys	8 storeys
Maximum Lot Coverage	40%	60%	60%	N/A
Maximum Number of Attached Units (non-stacked)	6	8	8, except 16 for back-to-back and/or stacked	N/A
Minimum Private Amenity Area per Unit	<u>Apartment Houses</u> Bachelor or 1-bedroom – 20 m <sup>2</sup> 2 or more bedrooms – 30 m <sup>2</sup>	30 m <sup>2</sup>	30 m <sup>2</sup> , except 4 m <sup>2</sup> provided on a balcony or terrace for back-to-back and/or stacked	4 m <sup>2</sup> provided on a balcony or terrace
Maximum Density of units per gross hectare	Row Houses – 40 Apartment Houses - 75	55	100	200
Minimum Landscaped Open Space with the required or established Front Yard	N/A	25%	25%	25%
Minimum Setback to the designated right-of-way of Speedsville Road	N/A	7.5m	7.5 m	7.5 m
Minimum Setback to land zoned in the Open Space Class	N/A	6.0 m rear yard 1.5 m side yard	6.0 m rear yard 1.5 m side yard	7.5 m
Maximum Encroachments of open	Front, exterior, and rear yards	3.0 m into the minimum	3.0 m into the minimum	3.0 m into the minimum

<b>Zone Provisions</b>	<b>Current</b>	<b>Linear Row Houses</b>	<b>Cluster Row Houses</b>	<b>Apartment Houses</b>
or covered unenclosed porches, patios, decks not exceeding 3 m in height	– 2.5 m including eaves and cornices	front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices	front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices	front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices
Maximum Encroachment of open or covered unenclosed balconies	2.5 m into any required yard	3.0 m into any required yard	3.0 m into any required yard	3.0 m into any required yard
Maximum Encroachment of sills, cornices, eaves, gutters, chimneys, or pilasters	All yards – 0.5 m	0.75 m into any required yard	0.75 m into any required yard	0.75 m into any required yard

**River Mill Community (Speedsville Apartment Block) – Cluster Row Houses and Apartment Houses**

<b>Zone Provisions</b>	<b>Current</b>	<b>Cluster Row Houses</b>	<b>Cluster Row Houses (Back-to-Back and/or Stacked)</b>	<b>Apartment Houses</b>
Minimum Lot Frontage	30 m	20 m	20 m	30 m

<b>Zone Provisions</b>	<b>Current</b>	<b>Cluster Row Houses</b>	<b>Cluster Row Houses (Back-to-Back and/or Stacked)</b>	<b>Apartment Houses</b>
Maximum Density (dwelling units per net residential hectare)	Row Houses – 40 Apartment Houses - 75	75	100	200
Minimum Front Yard	6 m	3 m	3 m	4.5 m, except 7.5 m on Speedsville Road
Minimum Interior Side Yard	3 m for the first 2 storeys, plus 1.5 m for each additional storey, to a total required 12 m	1.2 m	1.2 m	3 m for the first 2 storeys, plus 1.5 m for each additional storey, to a total required 12 m
Minimum Interior Rear Yard	3 m for the first 2 storeys, plus 1.5 m for each additional storey, to a total required 12 m	6.0m	6.0m	3 m for the first 2 storeys, plus 1.5 m for each additional storey, to a total required 12 m
Minimum Gross Floor Area per unit	Bachelor or studio – as per OBC 1-bedroom – 50 m <sup>2</sup> 2 or more bedrooms – 60 m <sup>2</sup>	70 m <sup>2</sup>	43 m <sup>2</sup>	43 m <sup>2</sup>
Minimum Amenity Area per unit (per dwelling unit)	20 m <sup>2</sup>	N/A	N/A	20 m <sup>2</sup>



<b>Zone Provisions</b>	<b>Current</b>	<b>Cluster Row Houses</b>	<b>Cluster Row Houses (Back-to-Back and/or Stacked)</b>	<b>Apartment Houses</b>
Minimum Private Amenity Area per unit (per dwelling unit)	<u>Apartment Houses</u> Bachelor or 1-bedroom – 20 m <sup>2</sup> 2 or more bedrooms – 30	30 m <sup>2</sup>	4 m <sup>2</sup> (provided as terrace and/or balcony)	4 m <sup>2</sup> (provided as terrace and/or balcony)
Maximum Building Height	24 m	4 storeys	10 storeys within 85 m of Speedsville Road street line and 6 storeys if located further than 85.1 m from Speedsville Road	10 storeys within 85 m of Speedsville Road street line and 6 storeys if located further than 85.1 m from Speedsville Road
Maximum Lot Coverage	N/A	60%	60%	N/A
Minimum Landscaped Open Space	20%	25%	25%	20%
Minimum Landscaped Open Space within the required or established Front yard	N/A	25%	25%	25%
Minimum width of planting strips required by Section 2.4.1 and 2.4.2	1.5 m	1.5 m	1.5 m	1.5 m

Zone Provisions	Current	Cluster Row Houses	Cluster Row Houses (Back-to-Back and/or Stacked)	Apartment Houses
Maximum Encroachments open or covered unenclosed porches, patios, decks not exceeding 3 m in height	Front, exterior and rear yards – 2.5 m including eaves and cornices	3 m into the minimum required front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices	3 m into the minimum required front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices	3 m into the minimum required front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices
Maximum Encroachment of open or covered unenclosed balconies	2.5 m in to front, exterior side yard and rear only	3.0 m into any required yard.	3.0 m into any required yard.	3.0 m into any required yard.
Maximum Encroachment of sills cornices, eaves, gutters, chimneys, or pilasters	All yards – 0.5 m	0.75 m into any required yard	0.75 m into any required yard	0.75 m into any required yard
Minimum setback to land zoned in the Open Space Class	N/A	6.0m rear yard 1.5m side yard	6.0m rear yard 1.5m side yard	7.5 m