

Zoning By-law No. 90-145-Z Modifications – Urban Residential (Single Detached) “R1” Zone and Core Area Residential “R5” Zone

Location	Provision	Required	Requested Amendment	Analysis
Subsection 6.3: Urban Residential (Single Detached) “R1” Zone				
155, 165, 175, 185, 189, 195, 201 and 207 Main Street North, 7 Queen Street, 57, 65, 73, 90, 94, 100, 101, 105, 111, 115, 145, 153, 157, 179, 185, 190 and 191 Victoria Street, 1, 2, 5, 12, 15, 18, 21, 22, 23, 25, 28, 31 and 36 Raglan Street, 21 Albert Street, 7, 10, 14, 15, 20, 21, 22, 25, 28, 31, 33, 35, 42, 54, 57, 60, 61, 64, 69, 71 and 73 Nelson Street, 3, 10, 15, 19, 30, 34, 38, 44, 48, 52, 82, 84, 88, 100, 110, 114, 120 and 124 Elgin Street, 23, 27,	6.3.74	N/A	Add a special exception R1-74.	A special exception is required to implement changes specific to only “R1” Urban Residential Single Detached Zoned properties in the areas of the Secondary Plan designated “Low Density Residential 1”. The proposed zone change is to implement land use, design and heritage policies from the Secondary Plan.
	Vacuum Clause and Transitional Provisions	N/A	Provision to recognize existing setbacks, lot sizes, building heights, roof profiles, and driveways that have been legally established, and to permit the issuance of building permits for development already conditionally approved.	This provision will reduce minor variance applications in situations where it would just be to recognize the existing conditions on lots and generally aligns with the regulations in Zoning By-law No. 05-200.
	Definitions	N/A	Add definitions of Dormer, Dwelling Depth, Pitch, Roof and Flat, Roof.	Additional clarity is being added to the zoning by-law by defining the terms of dormer, dwelling depth, roof pitch and flat roof. The proposed definitions support the design and heritage compatibility policies from the Secondary Plan.
	5.2.2 and 5.2.4 Accessory Buildings and Structures	Maximum 5% Lot Coverage.	Maximum 7.5% Lot Coverage or 55 square metres, whichever is less. One accessory building or structure that is less than or equal to 10 square metres shall not contribute to lot	The modification aligns the accessory buildings and structures with the regulations in Zoning By-law No. 05-200 which permits up to 7.5% lot coverage. The maximum square metre size has been increased from 45 to 55 square metres lot coverage to recognize the larger lots in the area and encourage detached rear yard garages, which are characteristic of the area. Further modification will exempt one accessory

38, 42 and 52 Wellington Street, 134, 136, 174, 184, and 188 Mill Street South, 154, 160, 168, 174, 182, 188, 198, 200, 228, 234, 240, 246, 250, 262, 270, 276 and 286 Mill Street North and 322, 324 and 328 Parkside Drive			coverage.	building or structure that is under 10 square metres from the maximum lot coverage for accessory buildings, which represents small storage sheds that are typically prefabricated and purchased from hardware stores and do not require building permits to construct. The proposed modification supports the design policies from the Secondary Plan.
	5.21.5 (a) Driveways	The cumulative width of a driveway or driveways shall not exceed 12 metres.	Restriction on the width of driveways to 6 metres and restriction to only one curb cut. The proposed regulation restricts driveway shape and prohibits U-shaped and T-shapes driveways.	The proposed regulation supports the landscape regulations within the parent zoning by-law and focuses on reducing impermeable surfaces. The regulation also supports pedestrian movements by reducing conflicts between driveways and the sidewalk.
	6.1 Permitted Uses	Single Detached Dwelling Urban Farm Community Garden.	Add Duplex Dwelling as a permitted use.	Permitting Duplex Dwellings as a permitted use and providing design direction encourages intensification within the urban boundary that is compatible with adjacent existing Dwellings. Regulations for door locations encourages compatible Duplex Dwellings.
	6.2a) Lot Area	Single Detached Dwelling - 665 square metres.	Add area for Duplex Dwelling - 665 square metres.	In combination with the proposed duplex dwelling design regulations, the alignment of the lot areas will ensure compatible development and redevelopment along streetscapes.
	6.2b) Lot Frontage	Single Detached Dwelling - 18 metres.	Add frontage for Duplex Dwelling - 18 metres.	In combination with the proposed duplex dwelling design regulations, the alignment of lot frontage for single detached and duplex dwellings creates a consistent lotting pattern and contributes to compatible development and redevelopment.
	6.2c) Height	11 metres.	Dwellings with fewer than two storeys – 6.5 metres. Dwellings that are two or more storeys – 8.5 metres.	Change in height regulation to provide clarity on the height of each floor while ensuring compatible infill development and redevelopment of dwellings. The proposed modification supports the design policies from the Secondary Plan.

	6.2e) Front Yard	7.5 metres	<p>Within 20% of the average front yard setback of the two nearest principal dwellings on either side of the lot.</p> <p>Within 20% of the average front yard setback of the one nearest principal dwelling of the interior lot.</p>	<p>Modification to front yard regulation to require a contextual approach to ensure appropriate transition and compatible setbacks along a street. Flexibility within the setback was provided with there being an additional 20% range from the average.</p> <p>The proposed modification supports the design policies from the Secondary Plan.</p>
	6.2g) Interior Side Yard	1.2 metres.	<p>1.2 metres for a building up to and equal to 6.5 metres in Height.</p> <p>1.8 metres for a building that is up to 8.5 metres in Height.</p>	The purpose of this modification is to create transition between dwellings as dwelling height increases. The proposed modification supports design and cultural heritage policies of the Secondary Plan.
	6.2h) Exterior Side Yard	7.5 metres	<p>Within 20% of the front yard setback of the nearest principal dwelling facing the same street as the Exterior Side Yard.</p> <p>In no case shall the Exterior Side Yard setback be greater than 7.5m.</p>	The purpose of this modification to the Exterior Side Yard Setback regulation is to create a contextual approach to ensure appropriate transition and compatible setbacks as properties meet at corners. Flexibility within the setback is provided by allowing a 20% range from the adjacent lot's Front Yard Setback. The proposed modification supports the design and cultural heritage policies of the Secondary Plan.
	5.6(c)	Within any front yard, the maximum height of a fence within 6 metres of the front lot line shall be one metre.	Added restriction on the height of a proposed visual barrier in the front yard or an exterior side yard to 0.9 metres.	The proposed additional regulation aligns with the Fence By-law, but considers that there may be other ornamental features in a front or exterior side yard that may impact the character of the street. The proposed modification supports design policies of the Secondary Plan.

	Dwelling Depth	N/A	20 metres maximum	The proposed regulation establishes a maximum dwelling depth to try to limit overlook and privacy concerns as new homes or additions are constructed. The proposed regulation is intended to work with the modified front yard setback to ensure that dwellings are generally aligned along the streetscape and do not impact adjacent dwelling's use of rear yard amenity space.
	Garages and Carports	N/A	<p>Attached garages and carports shall not project beyond the front façade of a dwelling or a side façade of a dwelling situated on a corner lot.</p> <p>As the width of a garage increases beyond a single car size, the required setback from the façade increases.</p> <p>The maximum width of any attached or detached garage shall be 8 metres.</p> <p>Attached garages greater than 5 metres in width shall require a division to establish two doors.</p> <p>Attached garages shall not occupy greater than 50 percent of the linear frontage of a dwelling facing a front lot line or exterior side lot line.</p>	The proposed regulations minimize the impact of garage doors on the streetscape by preventing garages from projecting in front of front and exterior facades of dwellings and from occupying the majority of the façade of a dwelling. The size of detached garages that are permitted reflects a standard double car garage size but the locational criteria has been developed to ensure that garages will be compatible with the existing residential character.

			<p>Flat roofs and are permitted for garage or carport roofs less than 6.5 metres in height.</p> <p>If a garage door faces a rear yard, division requirements do not apply.</p>	
	Roofs and Dormers	N/A	<p>No flat roofs visible from a public road are permitted.</p> <p>Dormers are not permitted to occupy more than 75% of a roof length on each side of a roof.</p>	The proposed regulation is intended to ensure renovated homes and new infill dwellings are compatible with the existing character of the neighbourhood as it relates to roofline and dormer size. This proposed regulation is supported by the proposed definitions of dormer, flat roof and roof pitch. The proposed modification supports design and cultural heritage policies of the Secondary Plan.
	Balconies and Roof Top Terraces	N/A	Balconies and roof top terraces are not permitted above the first storey.	The purpose of this modification is to reduce impacts on the streetscape character and impacts of overlook, privacy and noise from upper storey amenity areas on adjacent dwellings.
	Materials	N/A	Restriction on Exterior Insulation and Finish System (EIFS) and on the number of materials that can be used on the front and exterior facades of dwellings, excluding architectural details.	This proposed regulation aims to ensure quality and compatible materials are used on renovations and infill dwellings.
	Heritage Permits	N/A	For any property that is designated and has work approved through a heritage permit the approved work will be deemed to comply with the zoning by-law.	The intent of this regulation is to support heritage conservation efforts and recognizes that some heritage dwellings will have unique heritage attributes that may not be considered within the zoning.

	<p>Duplex Dwelling Provisions</p> <p>5.21.5 (a) Driveways</p>	<p>The cumulative width of a driveway or driveways shall not exceed 12 metres.</p>	<p>A maximum of one driveway permitted for each lot containing a Duplex Dwelling to a maximum width of 6 metres, except for corner lots where a driveway can be permitted on each frontage to a maximum width of 3 metres per driveway.</p> <p>Any separate entrance and exit shall be oriented to the interior side lot line or rear lot line, except for corner lots.</p>	<p>The intent of this regulation is to ensure compatible development as intensification occurs within the residential areas in the form of duplex dwellings. The regulations are intended to ensure duplex dwellings have a comparable appearance to existing single detached dwellings.</p>
215, 221, 225, 231, 234, 235, 238 and 243 Main Street North	6.3.74	Core Area Residential "R5" Zone	Change to Urban Residential (Single Detached) "R1-74" Zone	<p>A change in Zoning is required to implement the proposed designation of these lands as "Low Density Residential 1".</p> <p>All of the R1-74 provisions shall apply.</p>
16, 20, 24, 28 Albert Street	6.3.75	Urban Residential (Single Detached) "R1-1" Zone	<p>Change zoning to Urban Residential (Single Detached) "R1-74a" Zone.</p> <ul style="list-style-type: none"> • Minimum lot area of 366 square metres. • Minimum lot frontage of 12 metres. • Maximum lot coverage of 40 percent. 	<p>All of the R1-74 provisions shall apply except the Lot Area, Lot Frontage and Lot Coverage site specific are carried forward from the R1-1 Zone.</p>

21, 25, 29, 30, 36, 37, 40, 43, 44, 48, 49, 52 and 55 Kelly Street, 252, 258, 266, 312, 314, 316 and 320 Main Street North, 2, 4, 6, 8, 10, 12, 14 and 16 Buchan Court, 217, 221, 227, 233, 239, 245, 249, 255, 261, 267, 273, 275, 281 and 289 Mill Street North, 292, 294, 296, 298, 300 302, 304, 310, 312 and 316 Parkside Drive	6.3.76	Urban Residential (Single Detached) "R1-2" Zone	<p>Change zoning to Urban Residential (Single Detached) "R1-74b" Zone.</p> <ul style="list-style-type: none"> • Minimum lot area of 495 square metres. • Minimum lot frontage of 15 metres. • Maximum lot coverage of 30 percent. 	<p>A special exception is required to implement changes specific to only "R1" Urban Residential Single Detached Zoned properties in the areas of the Secondary Plan designated "Low Density Residential 1".</p> <p>All of the R1-74 provisions shall apply except the Lot Area, Lot Frontage and Lot Coverage site specific are carried forward from the R1-2 Zone.</p>
89 and 103 Elgin Street, 6, 7, 9, 10, 22, 25 and 26 Churchill Avenue, 87 Wellington Street and 348 and 352 Parkside Drive	6.3.77	Urban Residential (Single Detached) "R1-3" Zone	<p>Change zoning to Urban Residential (Single Detached) "R1-74c" Zone</p> <ul style="list-style-type: none"> • Minimum lot area of 650 square metres. • Minimum lot frontage of 21 metres. • Maximum height of 6.5 metres. 	<p>All of the R1-74 provisions shall apply except the existing Lot Area and Lot Frontage site specific are carried forward from the R1-3 Zone. Further, these lots will have a different height provision of 6.5 metres, which will align with Area Specific Policy Area "B" in the Secondary Plan which recognizes the Waterdown Heights Subdivision Cultural Heritage Landscape.</p>

150 and 198 Victoria Street, 57, 65, 79, 85, 109, 115, 121, 127, 133 Elgin Street, 37, 47, 56, 57, 65, 66, 73, 74, 79, 82, 107, 108, 113, 115, 116, 124, 129, 132, 135 and 140 Wellington Street, and 338, 340, 342, 346, 354, 356, 358, 360 and 362 Parkside Drive	6.3.78	Urban Residential (Single Detached) “R1-5” Zone	<p>Change zoning to Urban Residential (Single Detached) “R1-74d” Zone</p> <ul style="list-style-type: none"> • Minimum lot area of 975 square metres. • Minimum lot frontage of 22 metres. • Maximum height of 6.5 metres. 	All of the R1-74 provisions shall apply except the Lot Area and Lot Frontage site specific are carried forward from the R1-5 Zone. Further, these lots will have a different height provision of 6.5 metres, which will align with Area Specific Policy Area “B” in the Secondary Plan which recognizes the Waterdown Heights Subdivision Cultural Heritage Landscape.
18, 22 and 24 School Street and 145, 155, 165, 191, 195, 201, 235 and 231 Main Street South	6.3.79	Urban Residential (Single Detached) “R1-6” Zone	<p>Change zoning to Urban Residential (Single Detached) “R1-74e” Zone</p> <ul style="list-style-type: none"> • Minimum lot area of 1390 square metres. • Minimum lot frontage of 30 metres. • Maximum height of 8.2 metres. • Maximum lot coverage of 15 percent. 	<p>The R1-74 provisions shall apply except the attached and detached garage and carport provisions because of the historical road network and house orientations. Given the unique topography and natural heritage, the provisions related to balcony and rooftop terraces within the R1-74 zone are not carried forward as these features would not create overlook issues on adjacent properties.</p> <p>Further, the Lot Area, Lot Frontage, Height, Lot Coverage, Interior Side Yard and Floor Space site specific are carried forward from the R1-6.</p>

			<ul style="list-style-type: none"> • Minimum interior side yard of 3 metres. • Maximum floor space of 186 square metres for 1 or 1.5 storeys, and 372 square metres for 2 storeys. • Attached and detached garages may project beyond the front or exterior side façade of a dwelling. • Balconies and rooftop terraces are permitted on a façade not facing a public road. 	
24 and 47 Elgin Street and 140 Victoria Street	6.3.80	Urban Residential (Single Detached) “R1-26” Zone	<p>Change zoning to Urban Residential (Single Detached) “R1-74f” Zone</p> <ul style="list-style-type: none"> • Minimum lot area of 700 square metres. • Maximum height of 6.5 metres. • Maximum lot coverage of 30 percent. 	<p>All of the R1-74 provisions apply except the Lot Area and Lot Coverage site specifics are carried forward from the R1-26 Zone. Further, these lots will have a different height provision of 6.5 metres, which will align with Area Specific Policy Area “B” in the Secondary Plan which recognizes the Waterdown Heights Subdivision Cultural Heritage Landscape.</p>

99 Wellington Street and 21 Churchill Street	6.3.81	Urban Residential (Single Detached) “R1-61” Zone	<p>Change zoning to Urban Residential (Single Detached) “R1-74g” Zone</p> <ul style="list-style-type: none"> • Minimum lot area of 485 square metres. • Maximum lot coverage of 31 percent. • Maximum height of 6.5 metres. • Minimum interior side yard of 0.6 metres. • Minimum exterior side yard of 3.6 metres. 	All of the R1-74 provisions apply except the Lot Area, Lot Coverage, Interior Side Yard and Exterior Side Yard site specifics are carried forward from the R1-61 Zone. Further, these lots will have a different height provision of 6.5 metres, which will align with Area Specific Policy Area “B” in the Secondary Plan which recognizes the Waterdown Heights Subdivision Cultural Heritage Landscape.
28, 42 and 52 Wellington Street and 190 Victoria Street	6.3.82	Urban Residential (Single Detached) “R1” Zone	<p>Change zoning to Urban Residential (Single Detached) “R1-74h” Zone</p> <ul style="list-style-type: none"> • Maximum height of 6.5 metres. 	All zone regulations of the R1-74 zone shall apply except these lots will have a different height provision of 6.5 metres, which will align with Area Specific Policy Area “B” in the Secondary Plan which recognizes the Waterdown Heights Subdivision Cultural Heritage Landscape.
Section 10: Core Area Residential “R5” Zone				
60, 68, 70, 74, 80 and 84 Flamboro Street, 44, 50, 56, 57, 65, 71, 77, 85, 89, 103, 115, 125, 129, 133 and 143 Main Street North,	Section 10	N/A	Further modification to the R5 zone	Modify the zone to implement changes specific to only Core Area Residential “R5” Zoned properties in the areas of the Secondary Plan designated “Low Density Residential 2”. The proposed zone change is to implement the land use, design and heritage policies from the Secondary Plan.
	Vacuum Clause and Transitional Provisions	N/A	Provision to recognize existing setbacks, lot sizes, building heights, roof profiles, and	This provision will reduce minor variance applications in situations where it would just be to recognize the existing conditions on lots and generally aligns with the regulations in Zoning By-law No. 05-200.

1 Cedar Street, 94, 108, 116, 122 and 130 Mill Street North, 47, 49 and 51 Church Street, 6, 14, 16, 18, 21, 22, 25, 27, 37, 44 and 50 Victoria Street			driveways that have been legally established, and to permit the issuance of building permits for development already conditionally approved.	
	Definitions	N/A	Add definitions of Dormer, Dwelling Depth, Pitch, Roof and Flat, Roof	Additional clarity is being added to the zoning by-law by defining the terms of dormer, dwelling depth, roof pitch and flat roof. The proposed definitions support the design and heritage compatibility policies from the Secondary Plan.
	5.2.2 and 5.2.4 Accessory Buildings and Structures	Maximum 5% Lot Coverage	Maximum 7.5% Lot Coverage or 55 square metres, whichever is less. One accessory building or structure that is less than or equal to 10 square metres shall not contribute to lot coverage	The modification aligns the accessory buildings and structures with the regulations in Zoning By-law No. 05-200 which permits 7.5% or 55 square metres lot coverage. The maximum square metre size has been increased from 45 to 55 square metres lot coverage to recognize the larger lots in the area and encourage detached rear yard garages, which are characteristic of the area. Further modification will exempt one accessory building or structure that is under 10 square metres from the maximum lot coverage for accessory buildings, which represents small storage sheds that are typically prefabricated and purchased from hardware stores and do not require building permits to construct.
	10.1 Permitted Uses	<ul style="list-style-type: none"> • Single Detached Dwelling • Semi-Detached Dwelling • Duplex Dwelling • Triplex Dwelling • Office of 1 Physical or 	<ul style="list-style-type: none"> • Single Detached Dwelling; • Semi-Detached Dwelling; • Duplex Dwelling; • Triplex Dwelling; • Urban Farm • Community Garden 	The modification of the permitted uses implements the permitted uses proposed in the areas of the Secondary Plan that are designated "Low Density Residential 2". Health Practitioner/physician/dentist offices are no longer permitted. All other uses remain permitted.

		<p>Mental Health Practitioner, Physician or Dentist located within a Single Detached Dwelling</p> <ul style="list-style-type: none"> • Urban Farm • Community Garden 		
	10.2a) - Lot Area	<p>Single – 395 square metres Semi - 330 square metres per unit Duplex – 510 square metres Triplex – 710 square metres Converted Dwelling – 610 square metres</p>	<p>Single Detached – 510 square metres Semi-Detached Dwelling – 330 square metres per unit Duplex – 510 square metres Triplex – 710 square metres</p>	<p>In combination with the proposed duplex dwelling design regulations, the alignment of the lot areas will ensure compatible development and redevelopment along streetscapes. Triplex lot area remains the same to ensure there is adequate space for parking, landscaping and amenity space for 3 units. The proposed modification supports the design policies of the Secondary Plan.</p>
	10.2b) - Lot Frontage	<p>Single – 12m Semi- 9m per unit Duplex – 15m Triplex – 21m Converted Dwelling – 18m</p>	<p>Single Detached – 15m Semi-Detached Dwelling – 9m per unit Duplex – 15m Triplex – 21m</p>	<p>In combination with the proposed duplex dwelling design regulations, the alignment of lot area for single detached and duplex dwellings creates a consistent lotting pattern and contributes to compatible development and redevelopment. Triplex lot frontage remains unchanged to ensure there is adequate width to provide access and landscaping for three units. The proposed modification supports the design policies of the Secondary Plan.</p>
	10.2c) - Height	11m	<p>Dwellings with fewer than two storeys – 6.5 metres</p> <p>Dwellings that are two or more storeys – 8.5 metres</p>	<p>Change in height regulation to provide clarity on the height of each floor while ensuring compatible infill development and redevelopment of dwellings.</p> <p>This change aligns with proposed maximum height in new residential zones in Zoning By-law No. 05-200 and supports the design policies of the Secondary Plan.</p>

	10.2d) - Lot Coverage	35%	The proposed modification permits a greater lot coverage for lots that are equal to or less than 6.5 metres by retaining the 35% lot coverage and reduces the lot coverage for dwellings that are greater than 6.5 metres to 25%.	The proposed modification provides a flexible approach to design and works in alignment with the proposed modification to interior side yards to create an acceptable transition between dwellings. The proposed modification supports the design policies of the Secondary Plan.
	10.2e) - Front Yard	7.5m	Within 20% of the average front yard setback of the two nearest principal dwellings on either side of the lot. Within 20% of the average front yard setback of the one nearest principal dwelling of the interior lot.	Modification to front yard regulation to require a contextual approach to ensure appropriate transition and compatible setbacks along a street. Flexibility within the setback was provided by allowing an additional 20% range from the average. The proposed modification supports the design policies of the Secondary Plan.
	10.2g) - Interior Side Yard	Single – 1.2m Semi- 0m on common side, 1.2m on other side Duplex – 1.8m Triplex – 3m Converted Dwelling – 1.8m	1.2 metres for a building up to and equal to 6.5 metres in Height 1.8 metres for a building that is up to 8.5 metres in Height	The purpose of this modification is to create transition between dwellings as dwelling height increases. The proposed modification supports the design and cultural heritage policies of the Secondary Plan.

	10.2h) - Exterior Side Yard	7.5m	Within 20% of the front yard setback of the nearest principal dwelling facing the same street as the Exterior Side Yard. In no case shall the Exterior Side Yard setback be greater than 7.5m.	The purpose of this modification to the Exterior Side Yard Setback regulation is to create a contextual approach to ensure appropriate transition and compatible setbacks as properties meet at corners. Flexibility within the setback was provided by allowing an additional 20% range from the adjacent lots Front Yard Setback. The proposed modification supports the design and cultural heritage policies of the Secondary Plan.
	5.6(c)	Within any front yard, the maximum height of a fence within 6 metres of the front lot line shall be one metre.	Added restriction on the height of a proposed visual barrier in the front yard or an exterior side yard to 0.9 metres.	The proposed regulation aligns with the Fence By-law, but considers that there may be other ornamental features in a front or exterior side yard that may impact the character of the street. The proposed modification supports design policies of the Secondary Plan.
	Dwelling Depth	N/A	20 metres (maximum)	The proposed regulation establishes a maximum dwelling depth to try to limit overlook and privacy concerns as new homes or additions are constructed. The proposed regulation is intended to work with the modified front yard setback to ensure that dwellings are generally aligned along the streetscape and do not extend and impact adjacent dwelling's use of rear yard amenity space.
	Driveways	N/A	Restriction on the width of driveways to 6 metres and restriction to only one curb cut. The proposed regulation restricts driveway shape and prohibits U-shaped and T-shapes driveways.	The proposed regulation supports the landscape regulations within the parent zoning by-law and focuses on reducing impermeable surfaces. The regulation also supports pedestrian movements by reducing conflicts between driveways and the sidewalk.

	Garages and Carports	N/A	<p>Attached garages and carports shall not project beyond the front façade of a dwelling or a side façade of a dwelling situated on a corner lot.</p> <p>As the width of a garage increases beyond a single car size, the required setback from the façade increases.</p> <p>The maximum width of any attached or detached garage shall be 8 metres.</p> <p>Attached garages greater than 5 metres in width shall require a division to establish two doors.</p> <p>Attached garages shall not occupy greater than 50 percent of the linear frontage of a dwelling facing a front lot line or exterior side lot line.</p> <p>Flat roofs and are permitted for garage or carport roofs less than 6.5 metres in height.</p> <p>If a garage door faces a</p>	<p>The proposed regulations minimize the impact of garage doors on the streetscape by preventing garages from projecting in front of front and exterior facades of dwellings and from occupying the majority of the façade of a dwelling. The size of detached garages that are permitted reflects a standard double car garage size but the locational criteria has been developed to ensure that garages will be compatible with the existing residential character.</p>
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			rear yard, division requirements do not apply.	
	Roofs and Dormers	N/A	<p>No flat roofs visible from a public road are permitted.</p> <p>Dormers are permitted to occupy not more than 75% of the roof length on each side of a roof.</p>	The proposed regulation is intended to ensure renovated homes and new infill dwellings are compatible with the existing character of the neighbourhood as it relates to roofline and dormer size. This proposed regulation is supported by the proposed definitions of dormer, flat roof and roof pitch. The proposed modification supports the design and cultural heritage policies of the Secondary Plan.
	Balconies and Roof Top Terraces	N/A	Balconies and roof top terraces are not permitted above the first storey.	The purpose of this modification is to reduce impacts on the streetscape character and impacts of overlook, privacy and noise from upper storey amenity areas on adjacent dwellings.
	Materials	N/A	Restriction on Exterior Insulation and Finish System (EIFS) and on the number of materials that can be used on the front and exterior facades of dwellings, excluding architectural details.	This proposed regulation aims to ensure quality and compatible materials are used on renovations and infill dwellings.
	Heritage Permits	N/A	For any property that is designated and has work approved through a heritage permit the approved work will be deemed to comply with the zoning by-law.	The intent of this regulation is to support heritage conservation efforts and recognizes that some heritage dwellings will have unique heritage attributes that may not be considered within the zoning.

	Duplex and Triplex Dwelling Provisions	N/A	<p>Maximum of one driveway permitted for each lot containing a Duplex Dwelling or Triplex Dwelling to a maximum width of 6 metres, except for corner lots where a driveway can be permitted on each frontage to a maximum width of 3 metres per driveway.</p> <p>For a duplex on a corner lot, one driveway up to 3metres wide for each frontage is permitted.</p> <p>For a triplex on a corner lot, one driveway on each frontage is permitted, up to 6 metres in width for one driveway and up to 3 metres in width for a second driveway.</p> <p>Any separate entrance and exit shall be oriented to the interior side lot line or rear lot line, except for corner lots.</p>	<p>The intent of this regulation is to ensure compatible development as intensification occurs within the R5 zoned areas, in the form of duplex and triplex dwellings. The regulations are intended to ensure duplex and triplex dwellings have a comparable landscaped area and parking arrangement to existing single detached dwellings.</p>
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1 and 3 First Street and 365, 367 and 371 Dundas Street East	10.2 – Zone Provisions	Urban Residential (Single Detached) “R1-3” Zone	Change zoning to the Core Area Residential “R5-3” Zone	<p>Modify the zone to implement changes specific to only Core Area Residential “R5” Zoned properties in the areas of the Secondary Plan designated “Low Density Residential 2”.</p> <p>All zone regulations of the modified R5 zone shall apply except the site specific lot area and lot frontage permissions that were established in the R1-3 zone shall apply.</p>
49 Main Street North	10.2 – Zone Provisions	Urban Residential (Single Detached) “R1-13” Zone	Change zoning to the Core Area Residential “R5” Zone	<p>Modify the zone to implement changes specific to only Core Area Residential “R5” Zoned properties in the areas of the Secondary Plan designated “Low Density Residential 2”. All zone regulations of the modified R5 zone shall apply.</p>
24 Griffin Street	10.2 – Zone Provisions	Business District “BD-1” Zone to the	Change zoning to the Core Area Residential “R5” Zone	<p>Change the zone to implement changes specific to Core Area Residential “R5” Zoned properties in the areas of the Secondary Plan designated “Low Density Residential 2”. All zone regulations of the modified R5 zone shall apply.</p>
29 Mill Street North	Section 10.5a, Zoning By-law No. 05-200	Mixed Use Medium Density – Pedestrian Focus (C5a) Zone	Add lands to Town of Flamborough Zoning By-law 90-145-Z and zone with the Core Area Residential “R5” Zone.	<p>Change the zone to implement changes specific to Core Area Residential “R5” Zoned properties in the areas of the Secondary Plan designated “Low Density Residential 2”. All zone regulations of the modified R5 zone shall apply.</p>