

Summary of Proposed Changes to Town of Ancaster Zoning By-law No. 87-57

Section 10 – Existing Residential																							
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale																				
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Table 10.3.5 – Side Yard Setback	<p>Table 10.3.5 – Side Yard Setback</p> <table border="1"> <thead> <tr> <th colspan="2">Regulation</th> </tr> </thead> <tbody> <tr> <td>Lots with a frontage less than or equal to 23 metres</td> <td> <p>2.0 metres for an interior side yard (1) (2)</p> <p>6.0 metres for a flankage yard (1) (2)</p> </td> </tr> <tr> <td>Lots with a frontage greater than 23 metres</td> <td> <p>10 percent of the lot frontage to a maximum setback of 5.0 metres for an interior side yard (1) (2)</p> <p>6.0 metres for a flankage yard (1) (2)</p> </td> </tr> <tr> <td colspan="2">(1) A minimum of one metre within the side yard shall be unobstructed and shall not contain structures, walkways, sidewalks, hard surfaced material, and landscaping other than sod.</td> </tr> <tr> <td colspan="2">(2) Notwithstanding (1), a fence or gate shall be permitted to traverse the minimum one metre within the side yard described in (1).</td> </tr> </tbody> </table>	Regulation		Lots with a frontage less than or equal to 23 metres	<p>2.0 metres for an interior side yard (1) (2)</p> <p>6.0 metres for a flankage yard (1) (2)</p>	Lots with a frontage greater than 23 metres	<p>10 percent of the lot frontage to a maximum setback of 5.0 metres for an interior side yard (1) (2)</p> <p>6.0 metres for a flankage yard (1) (2)</p>	(1) A minimum of one metre within the side yard shall be unobstructed and shall not contain structures, walkways, sidewalks, hard surfaced material, and landscaping other than sod.		(2) Notwithstanding (1), a fence or gate shall be permitted to traverse the minimum one metre within the side yard described in (1).		<p>Table 10.3.5 – Side Yard Setback</p> <table border="1"> <thead> <tr> <th colspan="2">Regulation</th> </tr> </thead> <tbody> <tr> <td>Lots with a frontage less than or equal to 23 metres</td> <td> <p>2.0 metres for an interior side yard (1) (2)</p> <p>6.0 metres for a flankage yard (1) (2)</p> </td> </tr> <tr> <td>Lots with a frontage greater than 23 metres</td> <td> <p>10 percent of the lot frontage to a maximum setback of 5.0 metres for an interior side yard (1) (2)</p> <p>6.0 metres for a flankage yard (1) (2)</p> </td> </tr> <tr> <td colspan="2">(1) A minimum of one metre within the side yard shall be unobstructed and shall not contain structures, walkways, sidewalks, hard surfaced material, and landscaping other than sod.</td> </tr> <tr> <td colspan="2">(2) Notwithstanding (1), a fence or gate shall be permitted to traverse the minimum one metre within the side yard described in (1).</td> </tr> </tbody> </table>	Regulation		Lots with a frontage less than or equal to 23 metres	<p>2.0 metres for an interior side yard (1) (2)</p> <p>6.0 metres for a flankage yard (1) (2)</p>	Lots with a frontage greater than 23 metres	<p>10 percent of the lot frontage to a maximum setback of 5.0 metres for an interior side yard (1) (2)</p> <p>6.0 metres for a flankage yard (1) (2)</p>	(1) A minimum of one metre within the side yard shall be unobstructed and shall not contain structures, walkways, sidewalks, hard surfaced material, and landscaping other than sod.		(2) Notwithstanding (1), a fence or gate shall be permitted to traverse the minimum one metre within the side yard described in (1).		<p>The amendment will permit a fence or gate to traverse a swale (one metre unobstructed area). However, the functionality of the swale should not be compromised as a result.</p>
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Rear Yard Setback	Regulation		Regulation		(one metre unobstructed area). However, the functionality of the swale should not be compromised as a result.
	Lots with a depth less than or equal to 40 metres	25 percent of the lot depth and no less than 7.5 metres (1) (2)	Lots with a depth less than or equal to 40 metres	25 percent of the lot depth and no less than 7.5 metres (1) (2)	
	Lots with a depth greater than 40 metres and less than or equal to 45 metres	30 percent (1) (2)	Lots with a depth greater than 40 metres and less than or equal to 45 metres	30 percent (1) (2)	
	Lots with a depth greater than 45 metres and less than or equal to 50 metres	35 percent (1) (2)	Lots with a depth greater than 45 metres and less than or equal to 50 metres	35 percent (1) (2)	
	Lots with a depth greater than 50 metres	40 percent (1) (2)	Lots with a depth greater than 50 metres	40 percent (1) (2)	
	(1) A minimum of one metre within the rear yard shall be unobstructed and shall not		(1) A minimum of one metre within the rear yard shall be unobstructed and shall not		

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