

Provision	Requirement	Provided																																														
Section 6.2 – Permitted Uses in Residential Zones (Table 13)																																																
Permitted Uses (RM3)	Townhouse Dwelling [...]	Townhouse dwellings																																														
Section 6.3 – Regulations (Table 15) – RM3																																																
Zoning Provision Application: Township staff have directed that the applicable zoning regulations be assessed and applied to each future individual freehold unit lot, rather than to the overall development site.																																																
Minimum lot area (per dwelling unit)	180m²	<table><tr><th>Lot</th><th>Provided</th></tr><tr><td>Lot 1</td><td>390.2m²</td></tr><tr><td>Lot 2</td><td>181.3m²</td></tr><tr><td>Lot 3</td><td>180.2m²</td></tr><tr><td>Lot 4</td><td>180.2m²</td></tr><tr><td>Lot 5</td><td>179.6m²</td></tr><tr><td>Lot 6</td><td>211.2m²</td></tr><tr><td>Lot 7</td><td>290.5m²</td></tr><tr><td>Lot 8</td><td>170.3m²</td></tr><tr><td>Lot 9</td><td>170.3m²</td></tr><tr><td>Lot 10</td><td>170.3m²</td></tr><tr><td>Lot 11</td><td>216.4m²</td></tr><tr><td>Lot 12</td><td>216.5m²</td></tr><tr><td>Lot 13</td><td>170.4m²</td></tr><tr><td>Lot 14</td><td>170.4m²</td></tr><tr><td>Lot 15</td><td>170.4m²</td></tr><tr><td>Lot 16</td><td>373.4m²</td></tr><tr><td>Lot 17</td><td>393.1m²</td></tr><tr><td>Lot 18</td><td>216.5m²</td></tr><tr><td>Lot 19</td><td>213.6m²</td></tr><tr><td>Lot 20</td><td>210.6m²</td></tr><tr><td>Lot 21</td><td>207.6m²</td></tr><tr><td>Lot 22</td><td>334.0m²</td></tr></table>	Lot	Provided	Lot 1	390.2m²	Lot 2	181.3m²	Lot 3	180.2m²	Lot 4	180.2m²	Lot 5	179.6m²	Lot 6	211.2m²	Lot 7	290.5m²	Lot 8	170.3m²	Lot 9	170.3m²	Lot 10	170.3m²	Lot 11	216.4m²	Lot 12	216.5m²	Lot 13	170.4m²	Lot 14	170.4m²	Lot 15	170.4m²	Lot 16	373.4m²	Lot 17	393.1m²	Lot 18	216.5m²	Lot 19	213.6m²	Lot 20	210.6m²	Lot 21	207.6m²	Lot 22	334.0m²
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Minimum lot frontage ⁽²⁾ <i>(2) Where multiple attached dwellings are located on the same lot in the RM2 or RM3 Zone, including more than one type of attached dwelling, the minimum lot frontage requirement of the RM2 or RM3 zone, as applicable, shall be 30 metres in the case of a lot that contains one or more fourplex and/or townhouse dwelling and/or stacked townhouse dwelling, 45 metres in the case of back-to-back townhouse dwelling, and 20 metres in all other cases, and shall apply to the entire lot. For semi-detached dwellings where each unit is located on a separate lot, and for street townhouse dwellings, each lot shall meet the prescribed minimum lot frontage.</i>	6m per unit	<table><tr><th>Lot</th><th>Provided</th></tr><tr><td>Lot 1</td><td>11.0m</td></tr><tr><td>Lot 2</td><td>6.1m</td></tr><tr><td>Lot 3</td><td>6.1m</td></tr><tr><td>Lot 4</td><td>6.1m</td></tr><tr><td>Lot 5</td><td>6.1m</td></tr><tr><td>Lot 6</td><td>7.2m</td></tr><tr><td>Lot 7</td><td>10.2m</td></tr><tr><td>Lot 8</td><td>6.1m</td></tr><tr><td>Lot 9</td><td>6.1m</td></tr><tr><td>Lot 10</td><td>6.1m</td></tr><tr><td>Lot 11</td><td>7.8m</td></tr><tr><td>Lot 12</td><td>7.8m</td></tr><tr><td>Lot 13</td><td>6.1m</td></tr><tr><td>Lot 14</td><td>6.1m</td></tr><tr><td>Lot 15</td><td>6.1m</td></tr><tr><td>Lot 16</td><td>13.7m</td></tr><tr><td>Lot 17</td><td>6.3m</td></tr><tr><td>Lot 18</td><td>6.1m</td></tr><tr><td>Lot 19</td><td>6.1m</td></tr><tr><td>Lot 20</td><td>6.1m</td></tr><tr><td>Lot 21</td><td>6.1m</td></tr><tr><td>Lot 22</td><td>12.3m</td></tr></table>	Lot	Provided	Lot 1	11.0m	Lot 2	6.1m	Lot 3	6.1m	Lot 4	6.1m	Lot 5	6.1m	Lot 6	7.2m	Lot 7	10.2m	Lot 8	6.1m	Lot 9	6.1m	Lot 10	6.1m	Lot 11	7.8m	Lot 12	7.8m	Lot 13	6.1m	Lot 14	6.1m	Lot 15	6.1m	Lot 16	13.7m	Lot 17	6.3m	Lot 18	6.1m	Lot 19	6.1m	Lot 20	6.1m	Lot 21	6.1m	Lot 22	12.3m
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Minimum front yard - Dwelling	4.5m	<table><tr><th>Lot</th><th>Provided</th></tr><tr><td>Lot 1</td><td>6.0m</td></tr><tr><td>Lot 2</td><td>6.0m</td></tr><tr><td>Lot 3</td><td>6.0m</td></tr><tr><td>Lot 4</td><td>6.0m</td></tr><tr><td>Lot 5</td><td>6.0m</td></tr><tr><td>Lot 6</td><td>6.0m</td></tr><tr><td>Lot 7</td><td>6.0m</td></tr><tr><td>Lot 8</td><td>6.6m</td></tr><tr><td>Lot 9</td><td>6.6m</td></tr><tr><td>Lot 10</td><td>6.6m</td></tr><tr><td>Lot 11</td><td>6.6m</td></tr><tr><td>Lot 12</td><td>6.0m</td></tr><tr><td>Lot 13</td><td>6.6m</td></tr><tr><td>Lot 14</td><td>6.6m</td></tr><tr><td>Lot 15</td><td>6.6m</td></tr><tr><td>Lot 16</td><td>6.6m</td></tr><tr><td>Lot 17</td><td>6.0m</td></tr><tr><td>Lot 18</td><td>6.0m</td></tr><tr><td>Lot 19</td><td>6.0m</td></tr><tr><td>Lot 20</td><td>6.0m</td></tr><tr><td>Lot 21</td><td>6.0m</td></tr><tr><td>Lot 22</td><td>6.0m</td></tr></table>	Lot	Provided	Lot 1	6.0m	Lot 2	6.0m	Lot 3	6.0m	Lot 4	6.0m	Lot 5	6.0m	Lot 6	6.0m	Lot 7	6.0m	Lot 8	6.6m	Lot 9	6.6m	Lot 10	6.6m	Lot 11	6.6m	Lot 12	6.0m	Lot 13	6.6m	Lot 14	6.6m	Lot 15	6.6m	Lot 16	6.6m	Lot 17	6.0m	Lot 18	6.0m	Lot 19	6.0m	Lot 20	6.0m	Lot 21	6.0m	Lot 22	6.0m
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Minimum exterior side yard	3m	<table><tr><th>Lot</th><th>Provided</th></tr><tr><td>Lot 1</td><td>4.6m</td></tr><tr><td>Lot 2</td><td>N/A</td></tr><tr><td>Lot 3</td><td>N/A</td></tr><tr><td>Lot 4</td><td>N/A</td></tr><tr><td>Lot 5</td><td>N/A</td></tr><tr><td>Lot 6</td><td>0.93m</td></tr><tr><td>Lot 7</td><td>4.0m</td></tr><tr><td>Lot 8</td><td>N/A</td></tr><tr><td>Lot 9</td><td>N/A</td></tr><tr><td>Lot 10</td><td>N/A</td></tr><tr><td>Lot 11</td><td>1.5m</td></tr><tr><td>Lot 12</td><td>1.5m</td></tr><tr><td>Lot 13</td><td>N/A</td></tr><tr><td>Lot 14</td><td>N/A</td></tr><tr><td>Lot 15</td><td>N/A</td></tr><tr><td>Lot 16</td><td>6.3m</td></tr><tr><td>Lot 17</td><td>0m</td></tr><tr><td>Lot 18</td><td>N/A</td></tr><tr><td>Lot 19</td><td>N/A</td></tr><tr><td>Lot 20</td><td>N/A</td></tr><tr><td>Lot 21</td><td>N/A</td></tr><tr><td>Lot 22</td><td>4.5m</td></tr></table>	Lot	Provided	Lot 1	4.6m	Lot 2	N/A	Lot 3	N/A	Lot 4	N/A	Lot 5	N/A	Lot 6	0.93m	Lot 7	4.0m	Lot 8	N/A	Lot 9	N/A	Lot 10	N/A	Lot 11	1.5m	Lot 12	1.5m	Lot 13	N/A	Lot 14	N/A	Lot 15	N/A	Lot 16	6.3m	Lot 17	0m	Lot 18	N/A	Lot 19	N/A	Lot 20	N/A	Lot 21	N/A	Lot 22	4.5m
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Minimum interior side yard ⁽³⁾ (3) Where each dwelling unit of a semi-detached dwelling is located on a separate lot, and for street townhouse dwellings, no interior side yard shall be required along the common lot line of the attached wall joining two dwelling units.	0m as per note (3)	All lots: 0m																																														

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Minimum rear yard ⁽⁴⁾ (4) No rear yard is required for a back-to-back townhouse dwelling.	7.5m – LD zone 6m – any other zone North and West is Low Density Zone East is Medium Density Zone	<table><tr><th>Lot</th><th>Provided</th></tr><tr><td>Lot 1</td><td>Min 7.6m</td></tr><tr><td>Lot 2</td><td>Min 7.6m</td></tr><tr><td>Lot 3</td><td>Min 7.6m</td></tr><tr><td>Lot 4</td><td>Min 7.6m</td></tr><tr><td>Lot 5</td><td>Min 7.6m</td></tr><tr><td>Lot 6</td><td>7.5m</td></tr><tr><td>Lot 7</td><td>7.5m</td></tr><tr><td>Lot 8</td><td>7.5m</td></tr><tr><td>Lot 9</td><td>7.5m</td></tr><tr><td>Lot 10</td><td>7.5m</td></tr><tr><td>Lot 11</td><td>7.5m</td></tr><tr><td>Lot 12</td><td>7.5m</td></tr><tr><td>Lot 13</td><td>7.5m</td></tr><tr><td>Lot 14</td><td>7.5m</td></tr><tr><td>Lot 15</td><td>7.5m</td></tr><tr><td>Lot 16</td><td>7.5m</td></tr><tr><td>Lot 17</td><td>14.0m</td></tr><tr><td>Lot 18</td><td>13.5m</td></tr><tr><td>Lot 19</td><td>13.0m</td></tr><tr><td>Lot 20</td><td>12.5m</td></tr><tr><td>Lot 21</td><td>12.0m</td></tr><tr><td>Lot 22</td><td>11.7m</td></tr></table>	Lot	Provided	Lot 1	Min 7.6m	Lot 2	Min 7.6m	Lot 3	Min 7.6m	Lot 4	Min 7.6m	Lot 5	Min 7.6m	Lot 6	7.5m	Lot 7	7.5m	Lot 8	7.5m	Lot 9	7.5m	Lot 10	7.5m	Lot 11	7.5m	Lot 12	7.5m	Lot 13	7.5m	Lot 14	7.5m	Lot 15	7.5m	Lot 16	7.5m	Lot 17	14.0m	Lot 18	13.5m	Lot 19	13.0m	Lot 20	12.5m	Lot 21	12.0m	Lot 22	11.7m
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Minimum separation distance between dwellings on the same lot	Between exterior side walls – 3m Between exterior front or rear walls – 12m Between exterior front or rear walls and side walls – 7.5m	3m between exterior side walls +12m between exterior front walls +7.5m between exterior front and side walls																																														
Maximum height	12m	12m																																														

Provision	Requirement	Provided																																														
Minimum landscaped open space	25%	<table><tr><th>Lot</th><th>Provided</th></tr><tr><td>Lot 1</td><td>64.8%</td></tr><tr><td>Lot 2</td><td>33.1%</td></tr><tr><td>Lot 3</td><td>33.0%</td></tr><tr><td>Lot 4</td><td>32.7%</td></tr><tr><td>Lot 5</td><td>32.5%</td></tr><tr><td>Lot 6</td><td>41.4%</td></tr><tr><td>Lot 7</td><td>62.8%</td></tr><tr><td>Lot 8</td><td>36.6%</td></tr><tr><td>Lot 9</td><td>36.6%</td></tr><tr><td>Lot 10</td><td>36.6%</td></tr><tr><td>Lot 11</td><td>49.4%</td></tr><tr><td>Lot 12</td><td>43.3%</td></tr><tr><td>Lot 13</td><td>36.6%</td></tr><tr><td>Lot 14</td><td>36.6%</td></tr><tr><td>Lot 15</td><td>36.6%</td></tr><tr><td>Lot 16</td><td>70.6%</td></tr><tr><td>Lot 17</td><td>43.1%</td></tr><tr><td>Lot 18</td><td>44.0%</td></tr><tr><td>Lot 19</td><td>43.2%</td></tr><tr><td>Lot 20</td><td>42.4%</td></tr><tr><td>Lot 21</td><td>41.6%</td></tr><tr><td>Lot 22</td><td>67.1%</td></tr></table>	Lot	Provided	Lot 1	64.8%	Lot 2	33.1%	Lot 3	33.0%	Lot 4	32.7%	Lot 5	32.5%	Lot 6	41.4%	Lot 7	62.8%	Lot 8	36.6%	Lot 9	36.6%	Lot 10	36.6%	Lot 11	49.4%	Lot 12	43.3%	Lot 13	36.6%	Lot 14	36.6%	Lot 15	36.6%	Lot 16	70.6%	Lot 17	43.1%	Lot 18	44.0%	Lot 19	43.2%	Lot 20	42.4%	Lot 21	41.6%	Lot 22	67.1%
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Minimum amenity ⁽⁵⁾⁽⁶⁾ (5) No common outdoor amenity area provided at grade shall have an area less than 60m². (6) Each unit in a back to back townhouse development shall contain an individual balcony with an area of 5.5 m², separated from adjoining units by a wall or privacy screen and with a maximum projection of 1.8m from the front wall of the back to back townhouse building.	20m² per dwelling plus 10m² per dwelling unit Lots in Bldg #1 & 2: 13.3m² per unit required Lots in Bldg #3 & 4: 14m² per unit required	<table><tr><th>Lot</th><th>Provided in Rear of Unit</th></tr><tr><td>Lot 1</td><td>Min 126.7m</td></tr><tr><td>Lot 2</td><td>Min 48.6m</td></tr><tr><td>Lot 3</td><td>Min 48.0m</td></tr><tr><td>Lot 4</td><td>Min 47.5m</td></tr><tr><td>Lot 5</td><td>Min 46.9m</td></tr><tr><td>Lot 6</td><td>Min 54.9m</td></tr><tr><td>Lot 7</td><td>Min 79.3m</td></tr><tr><td>Lot 8</td><td>Min 50.1m</td></tr><tr><td>Lot 9</td><td>Min 50.1m</td></tr><tr><td>Lot 10</td><td>Min 50.1m</td></tr><tr><td>Lot 11</td><td>Min 65.5m</td></tr><tr><td>Lot 12</td><td>Min 62.2m</td></tr><tr><td>Lot 13</td><td>Min 50.1m</td></tr><tr><td>Lot 14</td><td>Min 50.1m</td></tr><tr><td>Lot 15</td><td>Min 50.1m</td></tr><tr><td>Lot 16</td><td>Min 129.0m</td></tr><tr><td>Lot 17</td><td>Min 145.7m</td></tr><tr><td>Lot 18</td><td>Min 83.8m</td></tr><tr><td>Lot 19</td><td>Min 80.8m</td></tr><tr><td>Lot 20</td><td>Min 77.8m</td></tr><tr><td>Lot 21</td><td>Min 74.9m</td></tr><tr><td>Lot 22</td><td>Min 88.9m</td></tr></table>	Lot	Provided in Rear of Unit	Lot 1	Min 126.7m	Lot 2	Min 48.6m	Lot 3	Min 48.0m	Lot 4	Min 47.5m	Lot 5	Min 46.9m	Lot 6	Min 54.9m	Lot 7	Min 79.3m	Lot 8	Min 50.1m	Lot 9	Min 50.1m	Lot 10	Min 50.1m	Lot 11	Min 65.5m	Lot 12	Min 62.2m	Lot 13	Min 50.1m	Lot 14	Min 50.1m	Lot 15	Min 50.1m	Lot 16	Min 129.0m	Lot 17	Min 145.7m	Lot 18	Min 83.8m	Lot 19	Min 80.8m	Lot 20	Min 77.8m	Lot 21	Min 74.9m	Lot 22	Min 88.9m
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Section 3.12 – Parking and Loading Facilities																																																

Provision	Requirement	Provided
Off-Street Motor Vehicle Parking Facility Requirements (Townhouse Dwelling)	1.75 spaces per dwelling unit (assumed 0.25 dedicated to visitor) 22 units x 1.5 spaces = 33 owner spaces required 22 units x 0.25 spaces = 5.5 (6) visitor spaces required	44 owner spaces provided (driveway + garage per unit) 6 visitor spaces provided
Standard Parking Space Dimensions	2.7m by 6.0m	2.7m by 6.0m
Private Residential Garage Parking Spaces for Townhouses	3.25m by 6.0m	3.25m by 6.0m
Barrier-Free Parking Spaces	13-100 parking spaces on the lot: 4% of the total number 0.04 x 50 = 2 BF spaces required	2 barrier spaces provided (1 Type A & 1 Type B)
Barrier Free Parking Space Dimensions	Type A: 3.4 by 6.0m Type B: 2.4m by 6.0m	Type A: 3.4 by 6.0m Type B: 2.4m by 6.0m