Zoning Comparison
Draft Plan of Subdivision 30T-16402
556, 560 and 576 Conservation Drive
Date: December 6, 2023

Single Detached

The Residential Beaver Creek Two (RBC2) Zone permits single detached, semi-detached, and free-hold townhouse buildings. For townhouse buildings, please refer to the Residential Beaver Creek Three (RBC3) Zone regulations

Regulation	RBC2 (Singles)	Proposed (Singles)	RBC2 (Semis)	Proposed (Semis)	Comments	Agreed?
Lot Area – Interior Lot	255 m^2	255 m^2	204 m^2	204 m^2		Yes
Lot Area – Corner Lot	330 m^2	330 m^2	252 m^2	252 m^2		Yes
Lot Frontage – Interior Lot	8.5 m	8.5 m	6.8 m	6.8 m		Yes
Lot Frontage – Corner Lot	11 m	11 m	8.4 m	8.4 m		Yes
Average Lot Depth	30 m	29 m	30 m	29 m	Average lot depth of 29 metres to be applied to specific areas (Refer to zoning schedule)	Yes
Front Yard Setback	6.0 m	3.0 m	6.0 m	3.0 m	Minium setback to garage of 6.0 metres	No
Flankage Yard Setback	3.0 m	3.0 m	3.0 m	3.0 m		Yes
Side Yard Setback	1.2 m	1.2/0.6 m	1.2 m	1.2/0.6 m		No
Rear Yard Setback	7.5 m	6.5 m	7.5 m	6.5 m	Minimum rear yard setback of 6.5 metres to be applied to specific areas (Refer to zoning schedule)	
Building Height	10 m (3-storeys)	10 m (3-storeys)	10 m (3-storeys)	10 m (3-storeys)		Yes
Lot Coverage	55%	55%	55%	55%		Yes
Landscaped Open Space	30%	30%	30%	30%		Yes
Parking Spaces	1 per dwelling	1 per dwelling	1 per dwelling	1 per dwelling		Yes

7.17.6 Notwithstanding anything to the contrary, a one (1) storey unenclosed Porch may encroach into the Front Yard and/or Flankage Yard by a maximum of 1.5 metres

7.17.7 Notwithstanding anything to the contrary, the maximum width of a Private Garage attached to the main Building shall not exceed 60% of the Front Building Façade

7.17.13 Notwithstanding anything to the contrary, where a minimum Street Line setback of 3.0 metres is provided to the habitable portion of the main structure the minimum Front Yard setback to the Private Garage shall be 6.0 metres

Townhouses

Regulation	RBC3 (Townhouse)	RBC3 (Freehold Townhouse)	Proposed	Comments	Agreed?
Lot Area – Interior Lot	None	165 m²	165 m²		Yes
Lot Area – Corner Lot	None	285 m²	285 m²		Yes
Lot Frontage – Interior Lot	None	5.5 m	5.5 m		Yes
Lot Frontage – Corner Lot	None	9.5 m	9.5 m		Yes
Front Yard Setback	6.0 m	6.0 m	3.0 m		No
Flankage Yard Setback	3.0 m	3.0 m	3.0 m		Yes
Side Yard Setback	7.5 m for an Interior Lot Line	1.8 m	1.5 m	OBC requires minimum separation between buildings of 1.5 metres	Yes
Rear Yard Setback	7.5 m for an Interior Lot Line	7.5 m	6.5 m	Minimum rear yard setback of 6.5 metres to be applied to specific areas (Refer to zoning schedule)	Yes
Building Height	10 m (3-storeys)	10 m (3-storeys)	10 m (3-storeys)		Yes
Density	150 bedrooms/ha	None	None		
Lot Coverage	55%	55%*	60%		Yes
Landscape Open Space	30%	30%	30%		
Parking Space	1 per dwelling	1 per dwelling	1 per dwelling		
Visitor Parking Space	0.33 per dwelling	None	None		
Number of Main Buildings per Lot	One (1)	One (1)	One (1)		

* Notwithstanding anything to the contrary, an interior Freehold Townhouse Building that has a dwelling unit on both sides shall be permitted an additional 6% Lot Coverage for Accessory Structures

7.18.4 Notwithstanding anything to the contrary, the maximum width of a Private Garage attached to the main Building shall not exceed 60% of the Front Building Façade

7.18.7 Notwithstanding anything to the contrary, a one (1) storey unenclosed Porch may encroach into the Front Yard and/or Flankage Yard by a maximum of 0.6 metres (1.5 metres)

7.18.8 Notwithstanding anything to the contrary, where a minimum Street Line setback of 3.0 metres is provided to the habitable portion of the main structure, the minimum Front Yard setback to the Private Garage shall be 6.0 metres

Multiple Residential Building

The Residential Beaver Creek Four (RBC4) Zone permits assisted living facility, long-term care facility, multi-unit residential building and townhouse building

Regulation	RBC4	Proposed	Comments	Agreed?
Lot Frontage	15 m	15.0 m		Yes
Street Line Setback	5.0 m	3.0 m	Refer to front yard setback requests for RBC2 and RBC3 Zone	No
Side Yard Setback	3.0 m	3.0 m		Yes
Rear Yard Setback	7.5 m	5.0 m		Yes
Low Rise Residential Lot Line	Half the height of the Building, or 4.5 m, whichever is greater	Half the height of the Building, or 4.5 m, whichever is greater		Yes
Building Height, Maximum	12 m (4-storeys)	12 m (4-storeys)		Yes
Density	150 bedrooms/ha	350 bedroom/ha		Yes
Parking Spaces	1 per dwelling	1 per dwelling		Yes
Visitor Parking Space	0.1 per dwelling	0.1 per dwelling		Yes
Number of Main Building per Lot	One (1)	One (1)		Yes
Landscape Open Space	30%	30%		Yes

Amenity Area	3 m² per bedroom for the first bedroom and 2 m² for each additional bedroom in the dwelling unit	3 m² per bedroom for the first bedroom and 2 m² for each additional bedroom in the dwelling unit		Yes

The Residential Beaver Creek Five (RBC5) Zone permits an assisted living facility, long-term care facility, multi-unit residential building and mixed-use building with dwellings above first storey, as well as a range of ancillary retail/commercial uses

Regulation	**RBC5**	**Proposed**	**Comments**	**Agreed?**
Lot Frontage	20 m	20 m		Yes
Street Line Setback (min)	5.0 m	5.0 m		Yes
Street Line Setback (max)	At least 75% of the Street Line Front Building Façade shall be within 7.5 m of the Street Line	At least 75% of the Street Line Front Building Façade shall be within 7.5 m of the Street Line	Street Line defined as “the Lot Line separating the Lot from the Street”. Clarification required for how this would impact Block 29 (frontage on three (3) streets	
Side Yard Setback	3.0 m	3.0 m		Yes
Rear Yard Setback	5.0 m	5.0 m		Yes
Low Rise Residential Lot Line	Half the height of the Building, or 4.5 m, whichever is greater	Half the height of the Building, or 4.5 m, whichever is greater		Yes
Building Height, Minimum	9 m	9 m		Yes
Building Height, Maximum	20 m (6-storeys)	20 m (6-storeys)		Yes
Height of First Storey	4.5 m	4.5 m (Refer to Section 7.20.4)		
Density	350 bedrooms/ha	350 bedrooms/ha		Yes
Parking Spaces	1 per dwelling	1 per dwelling		Yes
Visitor Parking Space	0.1 per dwelling	0.1 per dwelling		Yes

Parking Spaces, Non-Residential	2.4 spaces per 100 m² of Building Floor Area			Yes
Number of Main Building per Lot	One (1)	One (1)		Yes
Landscape Open Space	30%	30%		Yes
Amenity Area	3 m² per bedroom for the first bedroom and 2 m² for each additional bedroom in the dwelling unit	3 m² per bedroom for the first bedroom and 2 m² for each additional bedroom in the dwelling unit		Yes

7.20.4 Notwithstanding anything to the contrary, only an APARTMENT BUILDING and a MIXED-USE BUILDING shall require a minimum FIRST STOREY height of 4.5 metres.