Zoning Comparison
Draft Plan of Subdivision 30T-16402
556, 560 and 576 Conservation Drive
Date: November 13, 2024

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
Lot Area – Interior Lot	255 m²	255 m²	204 m²	204 m²	
Lot Area – Corner Lot	330 m²	330 m²	252 m²	252 m²	
Lot Frontage – Interior Lot	8.5 m	8.5 m	6.8 m	6.8 m	
Lot Frontage – Corner Lot	11 m	11 m	8.4 m	8.4 m	
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)
Front Yard Setback	6.0 m	5.0 m	6.0 m	5.0 m	Minium setback to garage of 6.0 metres
Flankage Yard Setback	3.0 m	3.0 m	3.0 m	3.0 m	
Side Yard Setback	1.2 m	1.2/0.6 m	1.2 m	1.2/0.6 m	
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)	
Lot Coverage	55%	55%	55%	55%	
Landscaped Open Space	30%	30%	30%	30%	
Parking Spaces	1 per dwelling	1 per dwelling	1 per dwelling	1 per dwelling	

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 5.0 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
Lot Area – Interior Lot	None	165 m²	165 m²	
Lot Area – Corner Lot	None	285 m²	285 m²	
Lot Frontage – Interior Lot	None	5.5 m	5.5 m	
Lot Frontage – Corner Lot	None	9.5 m	9.5 m	
Front Yard Setback	6.0 m	6.0 m	5.0 m	
Flankage Yard Setback	3.0 m	3.0 m	3.0 m	
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
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)
Building Height	10 m (3-storeys)	10 m (3-storeys)	10 m (3-storeys)	
Density	150 bedrooms/ha	None	None	
Lot Coverage	55%	55%*	60%	
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 1.5 metres

7.18.8 Notwithstanding anything to the contrary, where a minimum Street Line setback of 5.0 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
Lot Frontage	15 m	15.0 m	
Street Line Setback	5.0 m	5.0 m	Refer to front yard setback requests for RBC2 and RBC3 Zone
Side Yard Setback	3.0 m	3.0 m	
Rear Yard Setback	7.5 m	5.0 m	
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	
Building Height, Maximum	12 m (4-storeys)	12 m (4-storeys)	
Density	150 bedrooms/ha	350 bedroom/ha	
Parking Spaces	1 per dwelling	1 per dwelling	
Visitor Parking Space	0.1 per dwelling	0.1 per dwelling	
Number of Main Building per Lot	One (1)	One (1)	
Landscape Open Space	30%	30%	
Amenity Area	3 m^2 per bedroom for the first bedroom and 2 m^2 for each additional bedroom in the dwelling unit	3 m^2 per bedroom for the first bedroom and 2 m^2 for each additional bedroom in the dwelling unit	