Zoning Comparison
Draft Plan of Subdivision 30T-16402
556, 560 and 576 Conservation Drive
Date: April 11, 2025

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	245 m²	204 m²	204 m²	Lot area of 245 square metres metres to be applied to specific areas with 29 metres lot depth (Refer to zoning schedule)
Lot Area – Corner Lot	330 m²	319 m²	252 m²	252 m²	Lot area of 220 square metres metres to be applied to specific areas with 29 metre lot depth (Refer to zoning schedule)
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	Refer to Regulation 7.17.13
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 one-point five metres (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 length

7.17.13 Notwithstanding anything to the contrary, where a minimum FRONT YARD setback of five meters (5.0m) is provided to a habitable portion of the main STRUCUTRE, a minimum STREET LINE setback to a PRIVATE GARAGE shall be six metres (6m)

7.17.14 Notwithstanding anything to the contrary, a BUIDLING projection of a bay window and/or window box with or without a foundation with a maximum width of 4.0 metres may encroach one metre (1.0 metres) into the FLANKAGE YARD and REAR YARD.

Townhouses

Regulation	RBC3 (Townhouse)	RBC3 (Freehold Townhouse)	Proposed	Comments
Lot Area – Interior Lot	None	165 m²	140 m²	Reduced lot area to reflect areas of reduced lot depth (Refer to zoning schedule)
Lot Area – Corner Lot	None	285 m²	225 m²	Reduced lot area to reflect areas of reduced lot depth as well as corner lot frontage (Refer to zoning schedule)
Lot Frontage – Interior Lot	None	5.5 m	5.5 m	
Lot Frontage – Corner Lot	None	9.5 m	8.5 m	
Front Yard Setback	6.0 m	6.0 m	5.0 m	Refer to Regulation 7.18.8
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)	

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 FACADE for interior units and shall not apply to end and/or corner lots.

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 one-point five metres (1.5 metres)

7.18.8 Notwithstanding anything to the contrary, where a minimum FRONT YARD setback of five meters (5.0m) is provided to a habitable portion of the main STRUCUTRE, a minimum STREET LINE setback to a PRIVATE GARAGE shall be six metres (6 metres)

7.18.9 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

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	3.0 m	To be applied along Rushing River Street only (Refer to zoning schedule)
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	300 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 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~~	

7.18.9 Notwithstanding anything to the contrary, the regulations in Section 3.C.10 shall not apply, whereas the following shall apply to a STACKED TOWNHOUSE BUILDING:

STREET LINE setback to habitable portion of main STRUCTURE (minimum)	3.0 metres
COMMON ELEMENT ROAD or PRIVATE ROAD width, two-way road (minimum)	6.1 metres
COMMON ELEMENT ROAD or PRIVATE ROAD width, one-way road (minimum)	3.5 metres
COMMON ELEMENT ROAD or PRIVATE ROAD setback, where a DRIVEWAY is provided for the DWELLING UNIT (minimum)	6.0 metres
INTERIOR LOT LINE setback (minimum)	1.5 metres
BUILDING Separation – residential (minimum)	2.4 metres
BUILDING Separation – non-residential (minimum)	6.0 metres
One (1) storey unenclosed Porch may encroach into the FRONT YARD (maximum)	1.5 metres
A balcony may encroach into the FRONT YARD (maximum)	1.8 metres