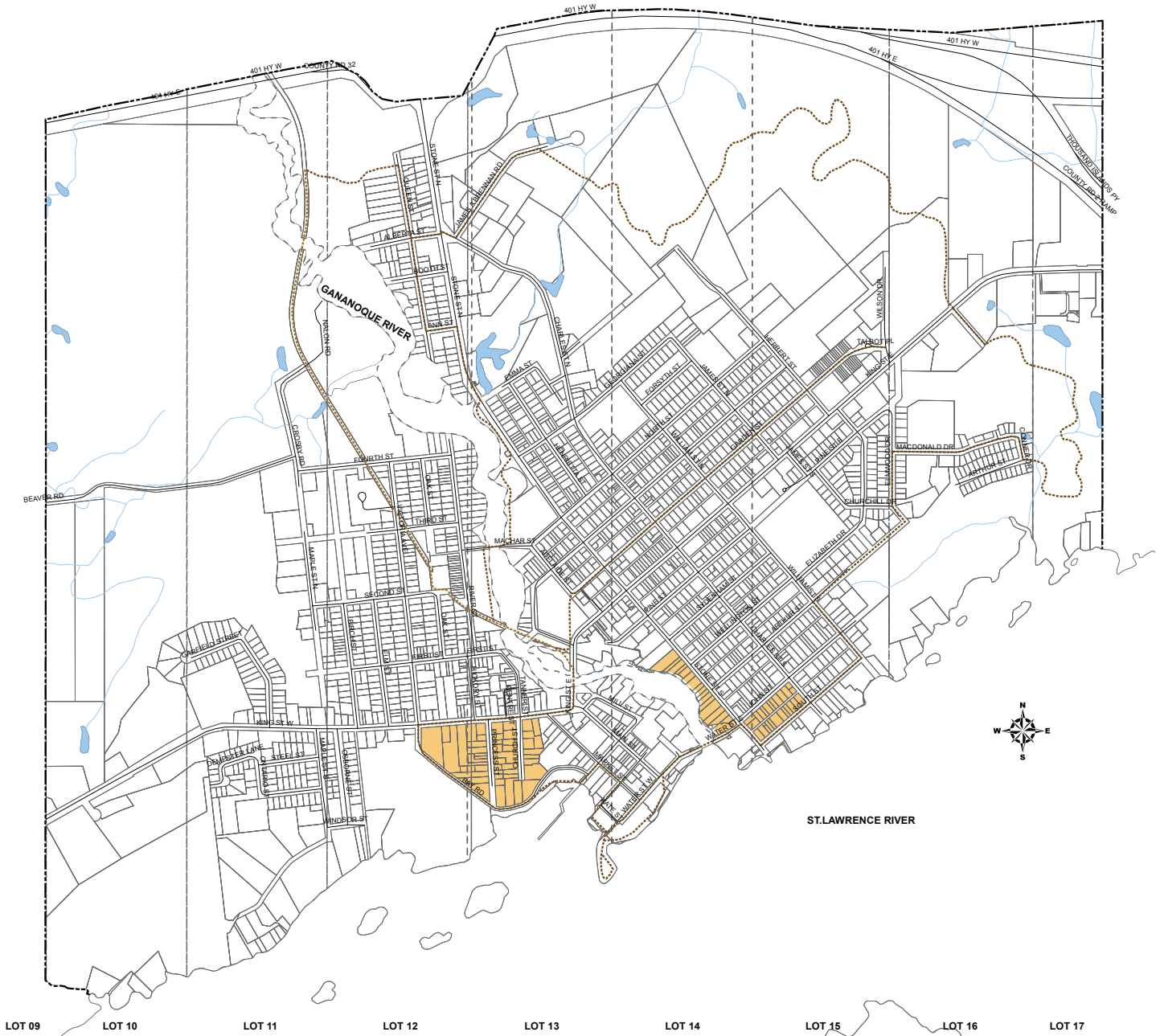








# LOWERTOWN RESIDENTIAL

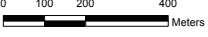


**Legend**

 Lowertown - Residential	 Parcels
 Roads	 Lot Concessions
 Recreational Pathway	 Watercourse

Drawings are produced by Stantec Consulting Ltd. with base information supplied by the United Counties of Leeds & Grenville (2007). © August 2010.

0 100 200 400 Meters



## 5.0 DEVELOPMENT PERMIT AREA DESIGNATIONS

### 5.1 LOWERTOWN RESIDENTIAL

The intent of the Lowertown Residential designation is to preserve and enhance the architectural integrity and value of the residential precinct within the Lowertown designation. Lowertown represents a distinct character within the Town of Gananoque. The cultural character, built form and scale shall be respected throughout the neighbourhood.

#### 5.1.1 Uses

PERMITTED USES	DISCRETIONARY USES
Single Detached Dwelling	Bed and Breakfast Establishments
Home Based Business subject to section 3.23	Converted Dwelling
Semi-Detached Dwelling	Day Nursery
Duplex Dwelling	Group Home
Playground	Heritage Tourist Inn
	Place of Worship
	School, Public or Private

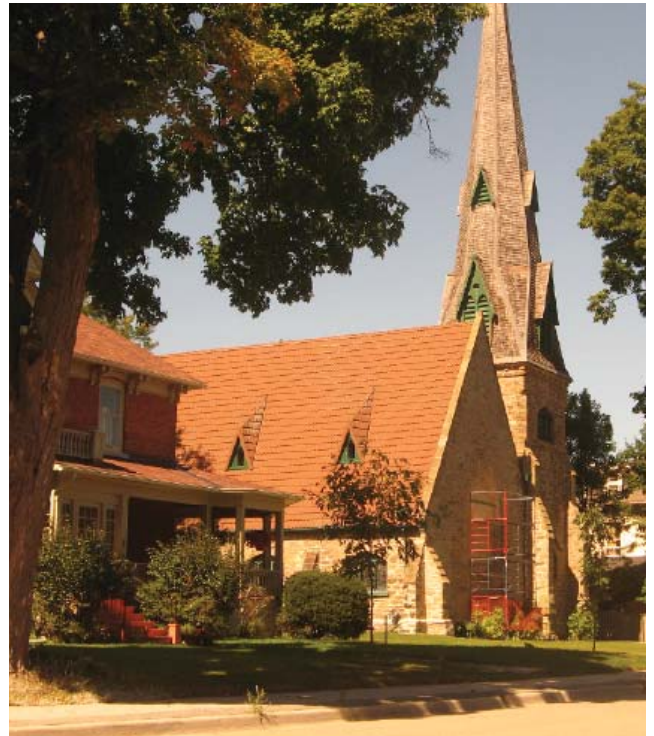
#### 5.1.2 Provisions – Permitted Uses

Single Detached

Site Provisions	Requirements
1. Lot Area (minimum)	464 square metre (4995 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	15 metres (49 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum)	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)



# LOWERTOWN RESIDENTIAL



### Semi-Detached

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	334 square metre (3595 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	9.0 metres (29.5 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet)
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet)
6. Interior Side Yard (minimum) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)

### Duplex Dwelling

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	557 square metre (5996 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	18.0 metres (59.0 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet)
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet)
6. Interior Side Yard (minimum) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)

### Location of Parking Spaces

Where parking spaces are provided for the exclusive use of a triplex, duplex, single detached or semi-detached dwelling, the driveway and parking spaces shall not cover more than 50% of the front yard or exterior side yard area.



### 5.1.3 Provisions – Discretionary Uses

All discretionary uses shall be subject to the Class III Development Permit approval stream.

All discretionary use permit applications shall be supported by a report and related architectural elevation drawings, prepared by qualified professionals, which demonstrate that the cultural and architectural heritage integrity of the Lowertown Residential designation have been respected and enhanced by the proposed development. In particular the predominance of low density single dwelling units shall be maintained.

**Day Nurseries** may be permitted subject to the following provisions:

- All proposals will require submission of design drawings and demonstration of the following;
  - Play areas and amenity spaces.
- No adverse impacts will occur to abutting property owners as a result of the proposed use. Where impacts are anticipated or identified they shall be mitigated to the satisfaction of the Town of Gananoque.
- Proposed development must meet the provisions, requirements and standards of section 5.1.2 above.

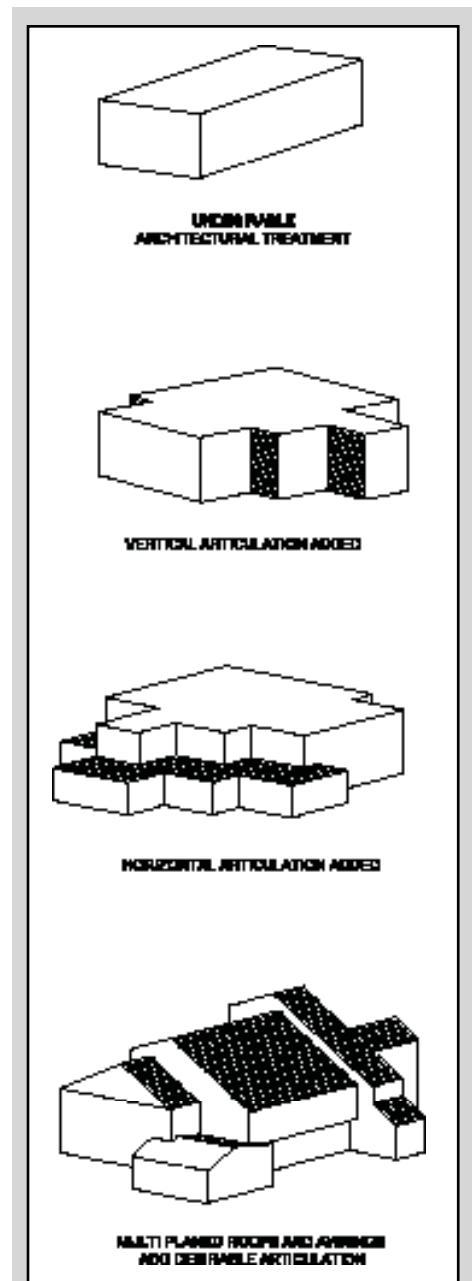
### 5.1.4 Design Criteria

The following design criteria shall be applied in the review of building permit applications and development permit applications in the Lowertown Residential designation. Refer to the illustrations in this section 5.1 for further guidance and information.

## GENERAL DESIGN CRITERIA

There is no particular architectural “style” required for residential structures but the focus should be on the development of a high quality residential environment. In general, the architecture should consider compatibility with surrounding character, including harmonious building style and individual dwelling units should be distinguishable from another.

The use of materials and colours that are representative of the texture, character and palette of the community/neighbourhood is strongly encouraged.



## ARCHITECTURAL DETAILS

# LOWERTOWN RESIDENTIAL DESIGN CRITERIA

## GENERAL DESIGN CRITERIA

The articulation of facades and the massing of structures give them richness and scale. Long uninterrupted exterior walls should have “relief” to create an interesting blend with landscaping, structures, and the casting of shadows. The integration of varied texture, relief, and design accents on building walls can soften the architecture.

Corner lots should be encouraged to provide architectural interest on both street fronts.

New development should continue the functional, on-site relationships of the surrounding neighbourhood.

Avoid altering the streetscape façade of the building.

Do not block up or remove original door and window locations.

The requirements of section 3.47 Streetscape Design shall be applied within the Lowertown Designation.

The choice and mix of materials on the facades of structures and garage doors is important in providing an attractive living environment. Materials should be consistently applied and should be chosen to work harmoniously with adjacent materials. Piecemeal embellishment and frequent changes in materials should be avoided. All structure elevations should be architecturally treated.



# LOWERTOWN RESIDENTIAL DESIGN CRITERIA

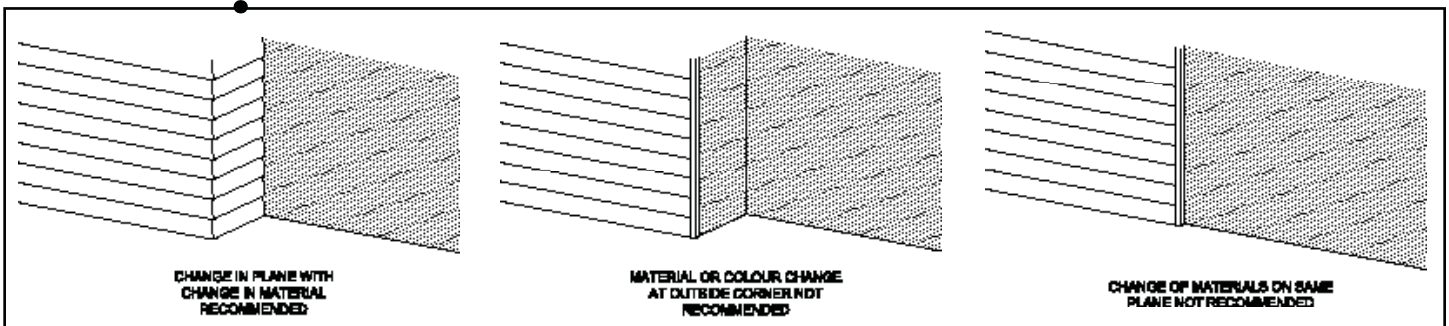


Wherever possible locate driveways and garages to the side or rear of the main building. Landscape screening and/or fencing should be provided to buffer parking area from both the street and abutting properties.

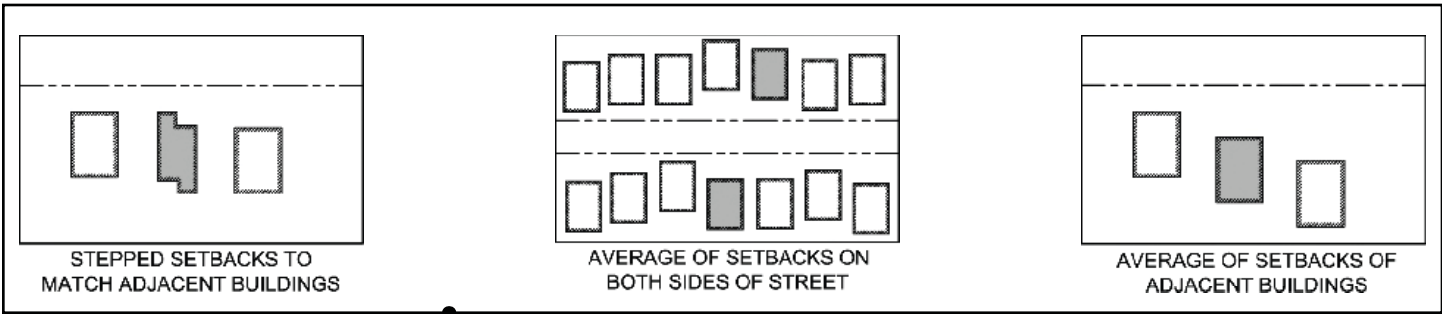
For sloped roofs, both vertical and horizontal articulation is encouraged. Roof lines should be representative of the design and scale of the units under them. Flat roofs and A-frame type roofs are discouraged unless appropriate to the architectural style.

New buildings and entrances should be oriented to the street and are encouraged to have architectural interest to contribute to the esthetics and visual appeal of the community.

Materials tend to appear substantial and integral when material changes occur at changes in plane. Material or colour changes at the outside corners of structures vie an impression of thinness and artificiality which should be avoided. Material changes not accompanied by changes in plane also frequently give material an insubstantial or applied quality. See the illustrations in sections 5.1 for further guidance.

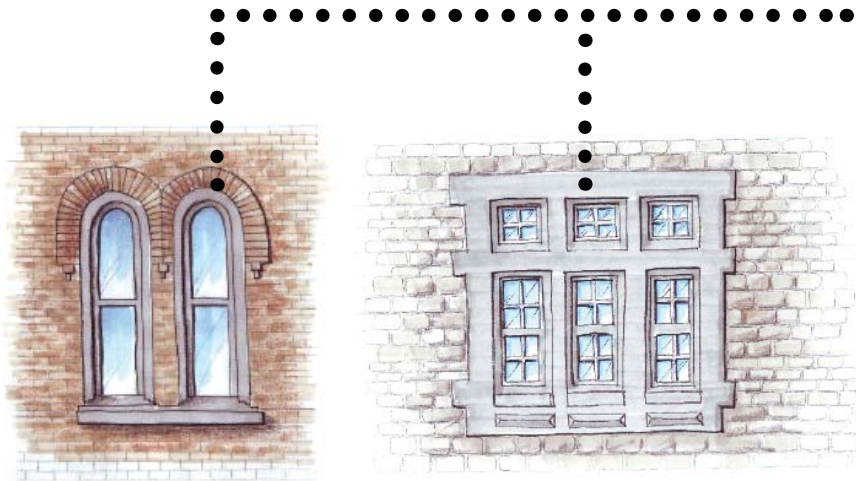






Match setback, footprint, size and massing patterns of the neighbourhood, particularly to the immediately adjacent neighbours.

Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street.

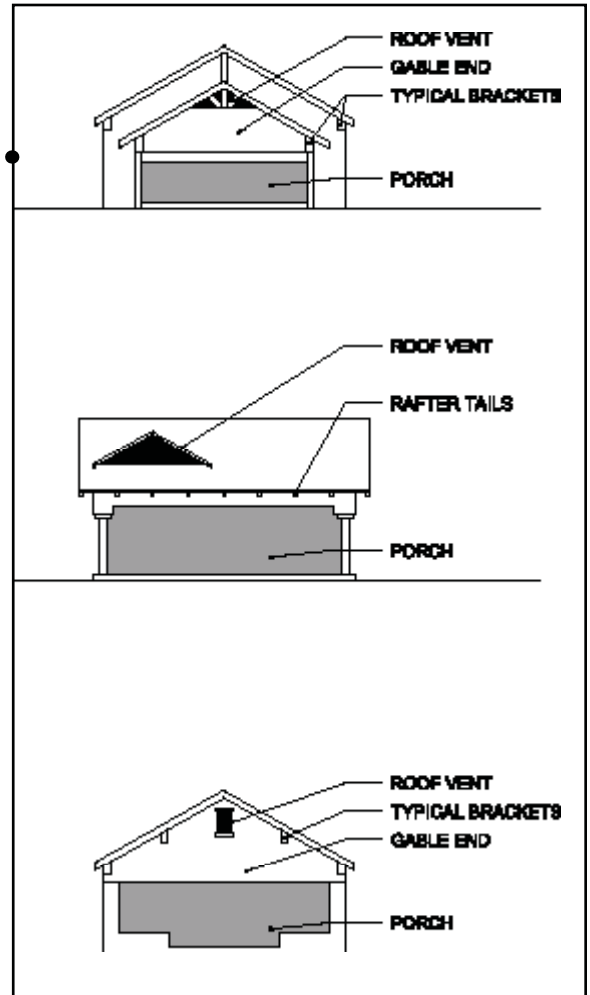


Incorporate using modern practices or design elements some of the traditional aspects of the external façade of the properties within the area.

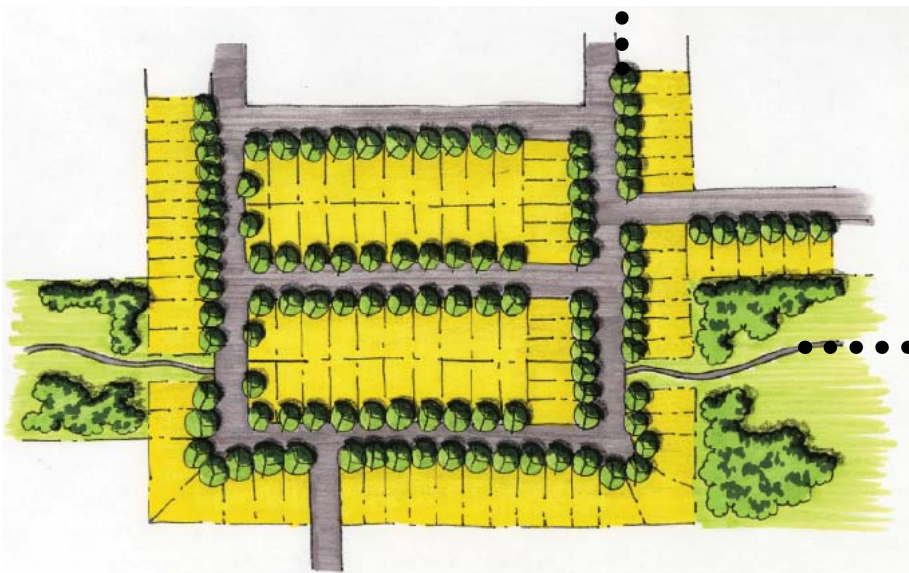
New development in existing neighbourhoods should incorporate distinctive architectural characteristics of surrounding development. For example: window and door detailing, decoration, materials, roof style and pitch, finished-floor height, porches, bay windows and other exterior architectural elements.



The use of architectural elements such as roof shapes and design elements should be in keeping and complementary to existing and surrounding buildings, heritage patterns and neighbourhood.



Retention of existing mature trees will be required unless development absolutely precludes retention. New development will be required at minimum to plant one tree per lot but a maximum distance between trees will be 15 metres. New development may be required to plant more than one tree per lot to meet the aforementioned standard.



Pedestrian pathways and linkage shall be required.

### 5.1.5 Special Exceptions

LTR-X1 Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as LTR-X1 on Schedule C the following provisions shall apply:

Permitted uses:

Bed and Breakfast  
Heritage Tourist Inn  
Converted Dwelling  
Semi-Detached Dwelling  
Single Detached Dwelling  
Triplex  
Personal Service Establishment  
Accessory Parking Facilities

By-law 2007-06

LTR-X2 Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as LTR-X2 on Schedule C the following provisions shall apply:

Permitted uses:

Bed and Breakfast  
Heritage Tourist Inn  
Hotel/Motel uses accessory to an existing Hotel located at 550 Stone Street  
Duplex Dwelling  
Converted Dwelling  
Semi-Detached Dwelling  
Single Detached Dwelling  
Triplex  
Accessory parking facilities

Lot Area(minimum)	501m <sup>2</sup> (5400sq ft)
Eastern Interior Side yard	0m <sup>2</sup>

By-law 2004-33





## 5.2 TRADITIONAL RESIDENTIAL

It is the intent of the Traditional Residential designation to provide for respectful and appropriate development and infill that considers the design criteria outlined in section 5.2.6.

### 5.2.1 Uses

PERMITTED USES	DISCRETIONARY USES
Single Detached Dwelling	Converted Dwellings
Semi-Detached Dwelling	Bed and Breakfast Establishments
Duplex Dwelling	Day Nursery
Home Based Business subject to section 3.23	Heritage Tourist Inn
Playground	Place of Worship
	School, Public or Private

### 5.2.2 Provisions - Permitted Uses

#### Single Detached Dwelling

Site Provisions	Requirements
1. Lot Area (minimum)	464 square metre (4995 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	15 metres (49 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum)	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)



# TRADITIONAL RESIDENTIAL





### Provisions, Semi-Detached

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	334 square metre (3595 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	9.0 metres (29.5 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)

### Provisions, Duplex Dwelling

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	557 square metre (5996 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	18.0 metres (59.0 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)

#### Location of Parking Spaces

Where parking spaces are provided for the exclusive use of a triplex, duplex, single detached or semi-detached dwelling, the driveway and parking spaces shall not cover more than 50% of the front yard or exterior side yard area.

### 5.2.3 Additional Provisions – Discretionary Uses

All discretionary uses shall be subject to the Class III Development Permit approval stream.

All discretionary use permit applications shall be supported by a report and related architectural elevation drawings, prepared by qualified professionals, which demonstrate that the cultural and architectural heritage integrity of the Traditional Residential designation have been respected and enhanced by the proposed development. The Class III permit shall also require demonstration that the proposed discretionary use can be appropriately developed on the basis of the land uses functional requirements such as street frontage, access, yard setbacks, vehicular movements and parking requirements, safety etc.

**Day Nurseries** may be permitted subject to the following provisions:

- All proposals will require submission of design drawings and demonstration of the following;
  - Play areas and amenity spaces.
- No adverse impacts will occur to abutting property owners as a result of the proposed use. Where impacts are anticipated or identified they shall be mitigated to the satisfaction of the Town of Gananoque.
- Proposed development must meet the provisions, requirements and standards of section 5.2.2 above.

### 5.2.4 Design Criteria

The following design criteria shall be applied in the review of building permit applications and development permit applications in the Traditional Residential designation. Refer to the illustrations in section 5.1 for further guidance and information.

## GENERAL DESIGN CRITERIA

There is no particular architectural “style” required for residential structures but the focus should be on the development of a high quality residential environment. In general, the architecture should consider compatibility with surrounding character, including harmonious building style and individual dwelling units should be distinguishable from another.

# TRADITIONAL RESIDENTIAL DESIGN CRITERIA

## GENERAL DESIGN CRITERIA

The articulation of facades and the massing of structures give them richness and scale. Long uninterrupted exterior walls should have “relief” to create an interesting blend with landscaping, structures, and the casting of shadows. The integration of varied texture, relief, and design accents on building walls can soften the architecture.

The use of materials and colours that are representative of the texture, character and palette of the community/neighbourhood is strongly encouraged.

Corner lots should be encouraged to provide architectural interest on both street fronts.

New development should continue the functional, on-site relationships of the surrounding neighbourhood.

Avoid altering the streetscape façade of the building.

Do not block up or remove original door and window locations.



For sloped roofs, both vertical and horizontal articulation is encouraged. Roof lines should be representative of the design and scale of the units under them. Flat roofs and A-frame type roofs are discouraged unless appropriate to the architectural style.

The choice and mix of materials on the facades of structures and garage doors is important in providing an attractive living environment. Materials should be consistently applied and should be chosen to work harmoniously with adjacent materials. Piecemeal embellishment and frequent changes in materials should be avoided. All structure elevations should be architecturally treated.



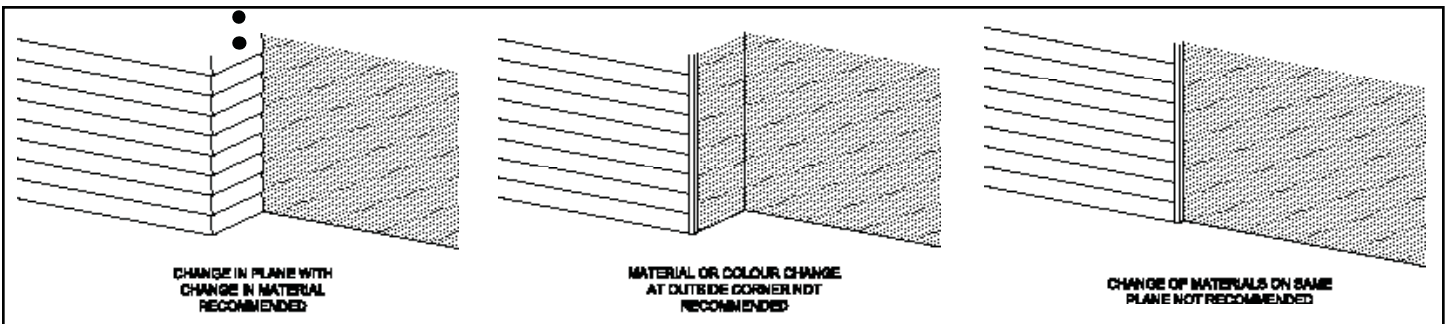
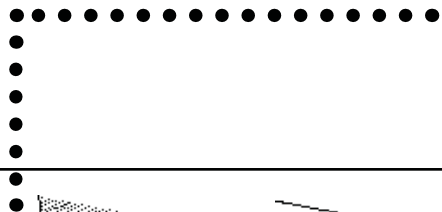
# TRADITIONAL RESIDENTIAL DESIGN CRITERIA

Wherever possible locate driveways and garages to the side or rear of the main building. Landscape screening and/or fencing should be provided to buffer parking area from both the street and abutting properties.

New buildings and entrances should be oriented to the street and are encouraged to have architectural interest to contribute to the esthetics and visual appeal of the community.



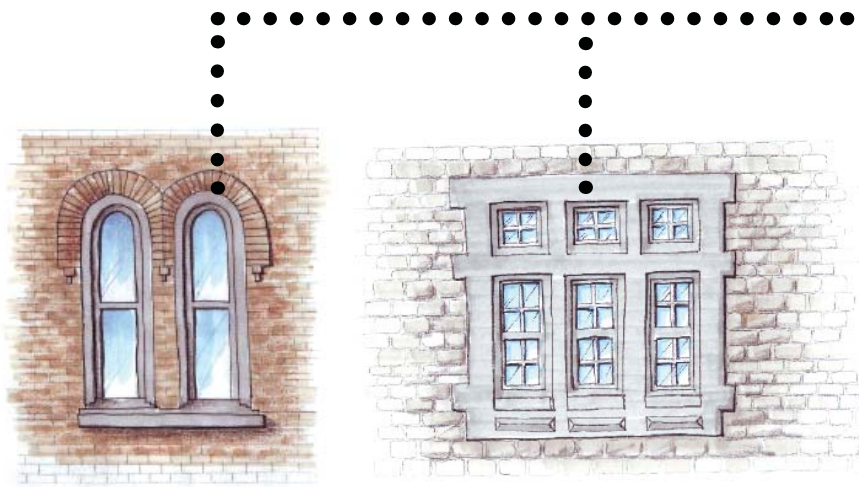
Materials tend to appear substantial and integral when material changes occur at changes in plane. Material or colour changes at the outside corners of structures via an impression of thinness and artificiality which should be avoided. Material changes not accompanied by changes in plane also frequently give material an insubstantial or applied quality.



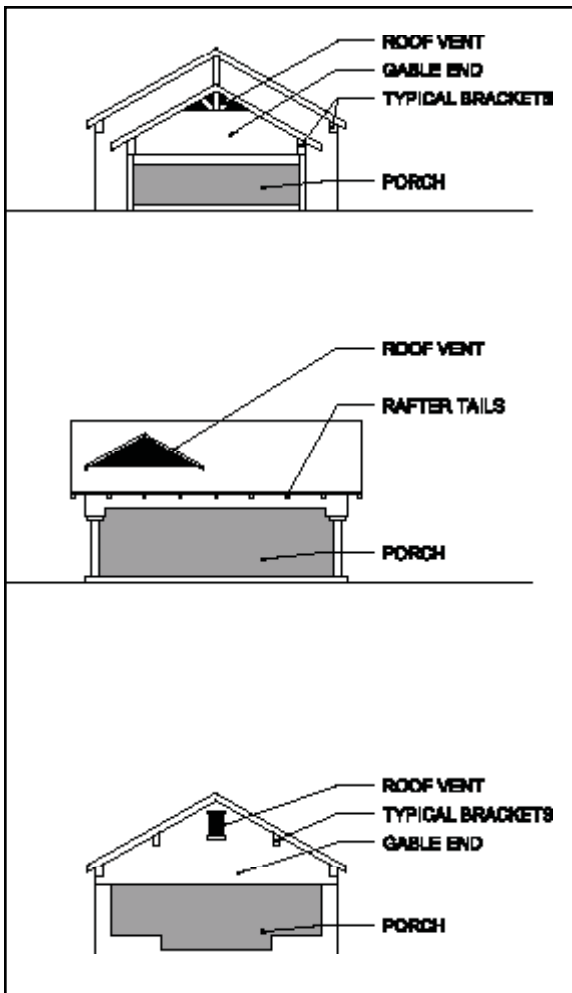
**CHANGE IN PLANE WITH CHANGE IN MATERIAL RECOMMENDED**

**MATERIAL OR COLOUR CHANGE AT OUTSIDE CORNER NOT RECOMMENDED**

**CHANGE OF MATERIALS ON SAME PLANE NOT RECOMMENDED**



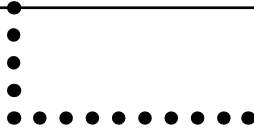
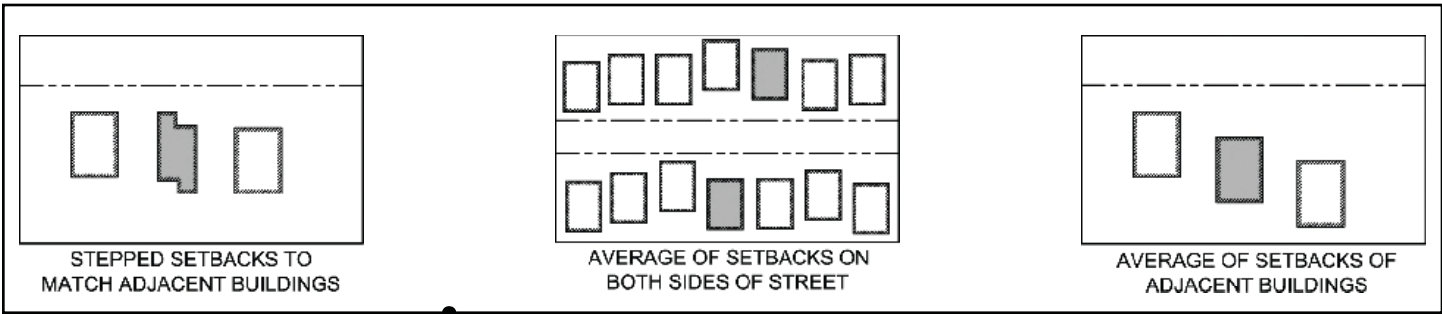
Incorporate using modern practices or design elements some of the traditional aspects of the external façade of the properties within the area.



The use of architectural elements such as roof shapes and design elements should be in keeping and complementary to existing and surrounding buildings, heritage patterns and neighbourhood.

New development in existing neighbourhoods should incorporate distinctive architectural characteristics of surrounding development. For example: window and door detailing, decoration, materials, roof style and pitch, finished-floor height, porches, bay windows and other exterior architectural elements.



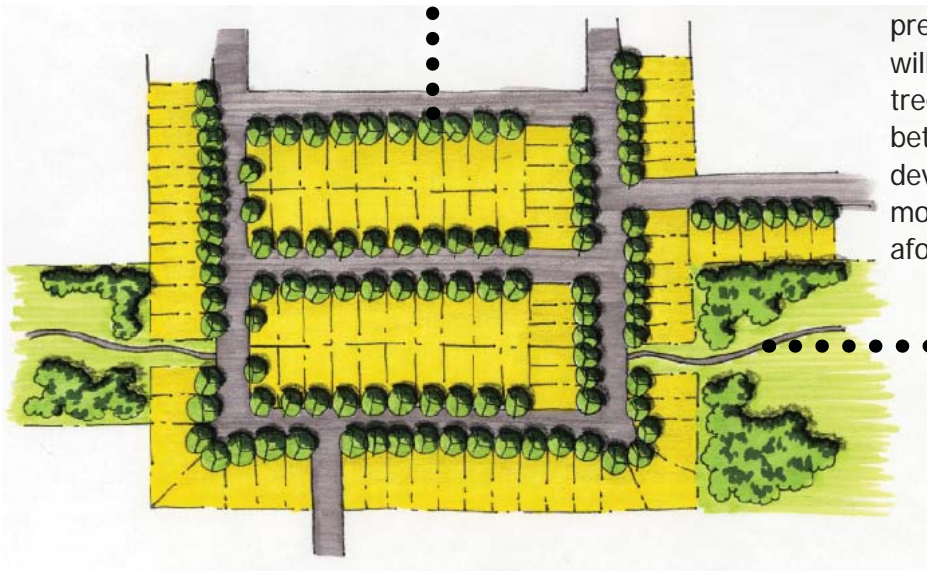


Match setback, footprint, size and massing patterns of the neighbourhood, particularly to the immediately adjacent neighbours.

Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street.



Retention of existing mature trees will be required unless development absolutely precludes retention. New development will be required at minimum to plant one tree per lot but a maximum distance between trees will be 15 metres. New development may be required to plant more than one tree per lot to meet the aforementioned standard.



Pedestrian pathways and linkage shall be required.

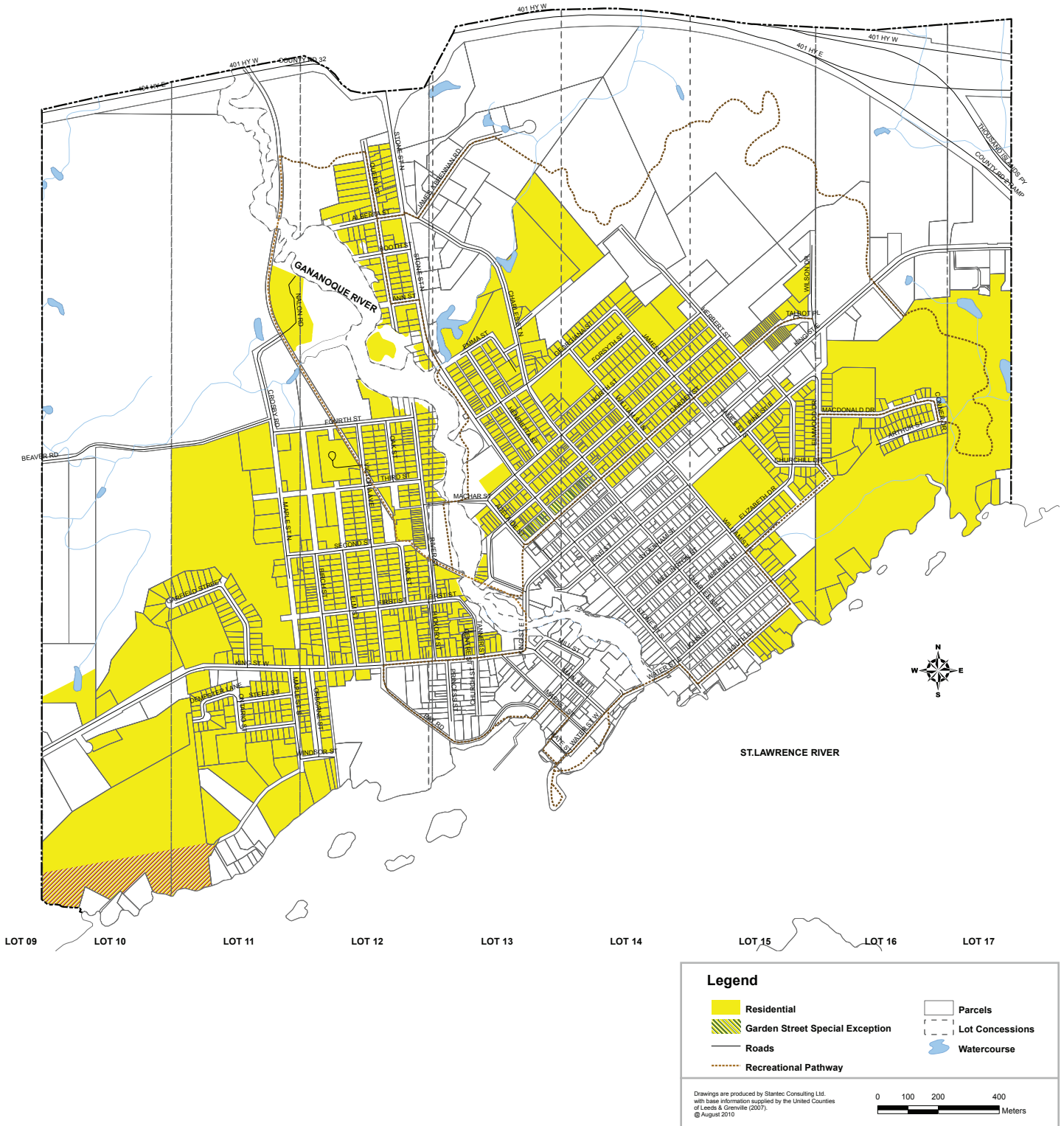
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### 5.2.5 Special Exceptions





# RESIDENTIAL



### 5.3 RESIDENTIAL

It is the intent of the Residential Designation to allow for a varied density of residential uses.

#### 5.3.1 Uses

PERMITTED USES	DISCRETIONARY USES
Single Detached Dwelling	Converted Dwellings
Semi-Detached Dwelling	Bed and Breakfast Establishments
Duplex Dwelling	Group Home
Triplex Dwelling	Heritage Tourist Inn
Home Based Business subject to section 3.23	Personal Service Establishment
Playground	Places of Worship
	School, Public or Private
	Apartment Dwelling (freehold or condominium)
	Day Nursery
	Townhouse Dwelling (freehold or condominium)

#### 5.3.2 Provisions - Permitted Uses

##### Single Detached Dwelling

Site Provisions	Requirements
1. Lot Area (minimum)	464 square metre (4995 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	15 metres (49 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum)	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)



# RESIDENTIAL



### Semi-Detached

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	334 square metre (3595 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	9.0 metres (29.5 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)

### Duplex Dwelling

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	557 square metre (5996 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	18.0 metres (59.0 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)



## Triplex

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	668 square metre (7191 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	20 metres (65.6 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum)	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	9.0 metres (29.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)
9. Dwelling Units Per Lot	3

## Townhouse Dwellings

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	220 square metre (2368 square feet)
2. Lot Coverage (maximum)	40%
3. Lot Frontage (minimum)	6.0 metres (19.6 feet)
4. Front Yard	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Build Within Area	4.5 metres (14.7 feet), minimum
6. Interior Side Yard End Unit (min.) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	9.0 metres (29.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)

### Location of Parking Spaces

Where parking spaces are provided for the exclusive use of a triplex, duplex, single detached or semi-detached dwelling, the driveway and parking spaces shall not cover more than 50% of the front yard or exterior side yard area.

## Apartment

Site Provisions	Requirements
1. Lot Area (minimum)	930 square metre (10,011 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	24 metres (78.7 feet)
4. Front Yard	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard	4.5 metres (14.7 feet), minimum
6. Interior Side Yard End Unit (min.) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	6.5 metres (21.3 feet)
8. Building Height (maximum)	20.0 metres (65.5 feet)

### 5.4 ADDITIONAL PROVISIONS

#### 5.4.1 Condominium Provisions:

Interior roads shall be so designed as to minimize hazards to pedestrians and to vehicles on roads within the development and on roads in adjacent areas

Off street parking areas shall not open directly on to a public street, but shall be provided with access drives or other controlled access. Access drives shall not serve as part of a specified parking area and shall be kept clear of parked vehicles.

Pedestrian walks shall be not less than 1.2 metres (4 feet) in width and shall be provided wherever normal pedestrian traffic will occur.

Garbage and refuse pickup and other multi-family utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the development and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least 1.5 metres (5 feet) in height around the perimeter.

All service utilities shall be underground in all multi-family developments.

All developments shall be provided with a liberal and functional landscaping scheme. Interior roads, parking areas and pedestrian walks

shall be provided with shade trees which are an appropriate size and character. Open space adjacent to buildings and malls between buildings that are to be utilized by residents and border strips along the sides of pedestrian walks shall be graded and seeded.

Approaches to multi-family dwelling structures and entrance areas shall be provided with trees and attractively shrubbed. Areas not used for buildings, drives and parking space shall be seeded or landscaped and shall be kept in an attractive condition.

Interior development roads, parking areas, dwelling entranceways and pedestrian walks shall be provided with sufficient illumination to minimize hazards to pedestrians and vehicles utilizing the same and shall, where necessary, be shielded to avoid distributing glares to occupants of buildings. Lighting shall be so arranged as to reflect away from adjoining properties.

#### 5.4.2 Multi-Unit Dwellings (Triplex, Townhomes and Apartment Dwellings)

All multi-unit residential dwellings shall be required to obtain a Class II Development Permit.

All residential buildings containing more than three (3) dwelling units shall be required to be located on an arterial or collector roadway.

No parking shall be allowed in either the required front or exterior side yards.

A maximum of 40% of the lot area may be used for at grade parking.

20 square metres of amenity space shall be provided per dwelling unit. The provision of an equipped children's play area may be required as a condition of any Development Permit.

Pedestrian walks shall be not less than 1.2 metres (4 feet) in width and shall be provided wherever normal pedestrian traffic will occur.

Garbage and refuse pickup and other multi-family utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the development and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least 1.5 metres (5 feet) in height around the perimeter.

Approaches to multi-family dwelling structures and entrance areas shall be provided with trees and attractively shrubbed. Areas not used for buildings, drives and parking space shall be seeded or landscaped.

### 5.4.3 Discretionary Uses

All discretionary uses shall be subject to the Class III Development Permit approval stream.

All discretionary use permit applications shall be supported by a report and related architectural elevation drawings, prepared by qualified professionals, which demonstrate that the cultural and architectural heritage integrity of the Residential designation have been respected and enhanced by the proposed development. The Class III permit shall also require demonstration that the proposed discretionary use can be appropriately developed on the basis of the land uses functional requirements such as street frontage, access, yard setbacks, vehicular movements and parking requirements, safety etc.

**Day Nurseries** may be permitted subject to the following provisions:

- All proposals will require submission of design drawings and demonstration of the following;
  - Play areas and amenity spaces.
- No adverse impacts will occur to abutting property owners as a result of the proposed use. Where impacts are anticipated or identified they shall be mitigated to the satisfaction of the Town of Gananoque.
- Proposed development must meet the provisions, requirements and standards of section 5.3.2 above.

### 5.4.4 Design Criteria

The following design criteria shall be applied in the review of building permit applications and development permit applications in the Residential designation. Refer to the illustrations in section 5.3 for further guidance and information.

Corner lots should be encouraged to provide architectural interest on both street fronts.





# RESIDENTIAL DESIGN CRITERIA

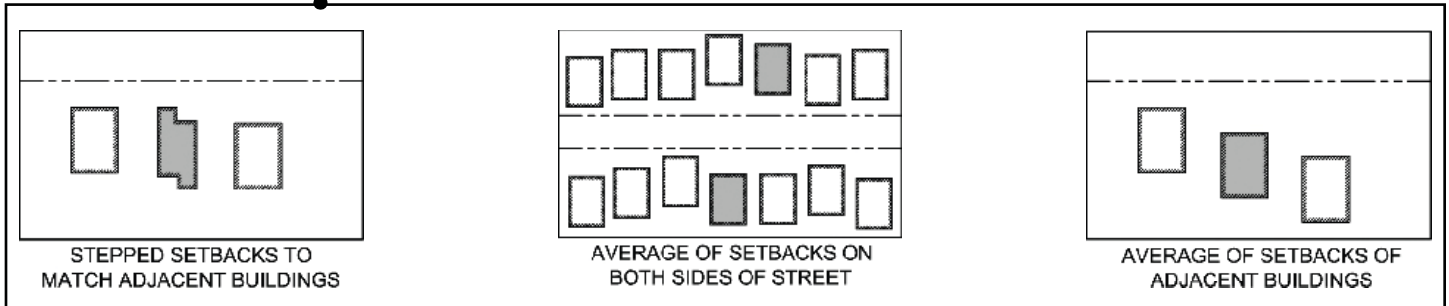
New buildings and entrances should be oriented to the street and are encouraged to have architectural interest to contribute to the esthetics and visual appeal of the community.

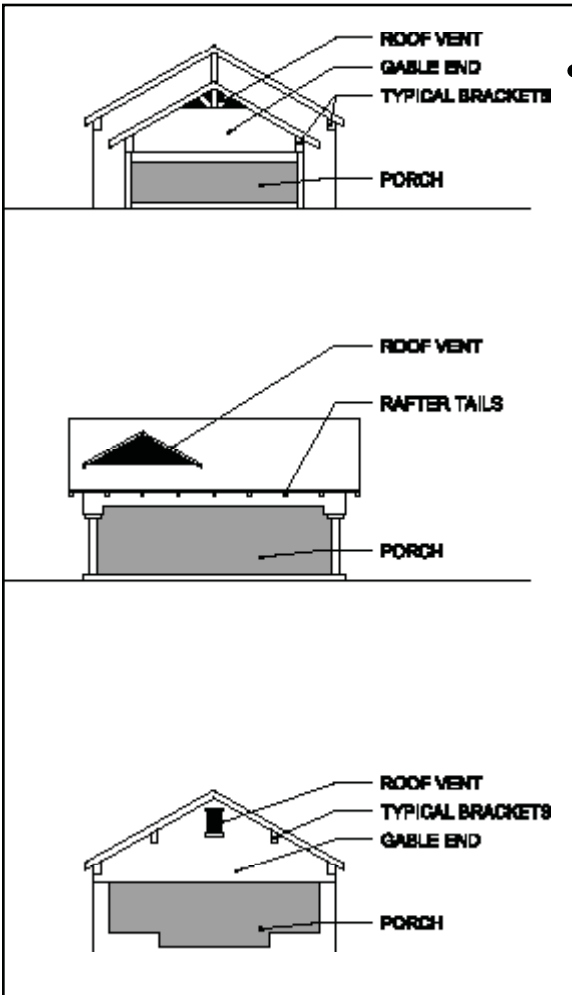


Retention of existing mature trees will be required unless development absolutely precludes retention. New development will be required at minimum to plant one tree per lot with a maximum distance between trees of 15 metres.

Match setback, footprint, size and massing patterns of the neighbourhood, particularly to the immediately adjacent neighbours.

Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street.





The use of architectural elements such as roof shapes and design elements should be in keeping and complementary to existing and surrounding buildings, traditional patterns and neighbourhood.

The use of materials and colours that are representative of the texture, character and palette of the community/neighbourhood is strongly encouraged.



#### 5.4.5 North Garden Street Special Exception – 1, NGS-X1

Notwithstanding any other policy or section of this By-law to the contrary the area along north Garden Street between Adelaide and Charles Street shall permit the following uses:

- Personal Service Shop
- School, Commercial
- Clinic

#### 5.4.6 Residential Special Exception Designations

R-X1 Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X1 on Schedule C the following provisions shall apply:

Rear Yard	7m
Lot Coverage	40%

By-law 1992.26

R-X2 Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X2 on Schedule C the following provisions shall apply:

Permitted Use: Single Detached Dwelling only

Provisions:

Lot Area	Only that portion of the subject property above the 1:100 year flood elevation of 83.5 metres geodetic immediately Emma Street shall be used for residential purposes.
Lot Frontage	25m (minimum)
Front Yard	7m
Rear Yard	9m
Side Yard	1.4m
Building Opening	All the building openings must be at a minimum elevation of 83.8m geodetic.

By-law 1991-13

R-X3 Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X3 on Schedule C the following provisions shall apply:

Lot Frontage	5.70m
Density (maximum)	44 units/ha
Lot Area	197.5m <sup>2</sup>

By-law 1993-8

R-X4 Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X4 on Schedule C the following provisions shall apply:

Front Yard	6m
Rear	7m
Lot Coverage	40%

By-law 1992-26

R-X5 Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X5 on Schedule C the following provisions shall apply:

Lot Area                    384m<sup>2</sup>  
Lot Frontage                11.95m  
Front Yard                   6m  
By-law 2006-33

R-X6 Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X6 on Schedule C the following provisions shall apply:

Permitted Use:              School, Private  
By-law 2004-41

R-X7 Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X7 on Schedule C the following provisions shall apply:

Permitted Use:              Clinic  
By-law 2005-19

R-X8 Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X8 on Schedule C the following provisions shall apply:

Lot Area                    445m<sup>2</sup>  
Front Yard                   6.5m  
Rear Yard                    4.5m  
Exterior Yard                3.5m  
By-law 2010-12

R-X9 Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X9 on Schedule C the following provisions shall apply:

Apartment Dwelling  
Front Yard                   5.5m  
Rear Yard                    6m  
Density (maximum)        9 units  
By-law 2006-50

R-X10 Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X10 on Schedule C the following provisions shall apply:

That the Residential Use may develop on private services.

By-law 2001-37



# ESTATE RESIDENTIAL



## 5.5 ESTATE RESIDENTIAL

It is the intent of the Estate Residential designation to allow for low density residential uses. Notwithstanding anything in this By-law to the contrary Estate Residential uses may develop on private services where municipal services can

### 5.5.1 Uses

PERMITTED USES	DISCRETIONARY USES
Single Detached Dwelling	Group Home
Existing Agricultural Use	
Home Based Business subject to section 3.23	

### 5.5.2 Provisions - Permitted Uses

#### Single Detached Dwelling

Site Provisions	Requirements
1. Lot Area (minimum)	1.0 ha (2.5 acres)
2. Lot Coverage (maximum)	10%
3. Lot Frontage (minimum)	60 metres (196.9 feet)
4. Front Yard Setback (minimum)	15 metres (49.2 feet), minimum
5. Exterior Side Yard Setback (minimum)	15 metres (49.2 feet), minimum
6. Interior Side Yard (minimum)	7.0 metres (23 feet)
7. Rear Yard Depth (minimum)	15 metres (49.2 feet)
8. Building Height (maximum)	12 metres (36 feet)

#### Location of Parking Spaces

Where parking spaces are provided for the exclusive use of a triplex, duplex, single detached or semi-detached dwelling, the driveway and parking spaces shall not cover more than 50% of the front yard or exterior side yard area.

### 5.5.3 Discretionary Uses

All discretionary uses shall be subject to the Class III Development Permit approval stream.

All discretionary use permit applications shall be supported by a report and related architectural elevation drawings, prepared by qualified professionals, which demonstrate that the cultural and architectural heritage integrity of the Estate Residential designation have been respected and enhanced by the proposed development. The Class III permit shall also require demonstration that the proposed discretionary use can be appropriately developed on the basis of the land uses functional requirements such as street frontage, access, yard setbacks, vehicular movements and parking requirements, safety etc.

#### 5.5.4 Design Criteria

The following design criteria shall be applied in the review of building permit applications and development permit applications in the Estate Residential designation.

### GENERAL DESIGN CRITERIA

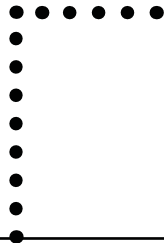
Corner lots should be encouraged to provide architectural interest on both street fronts.

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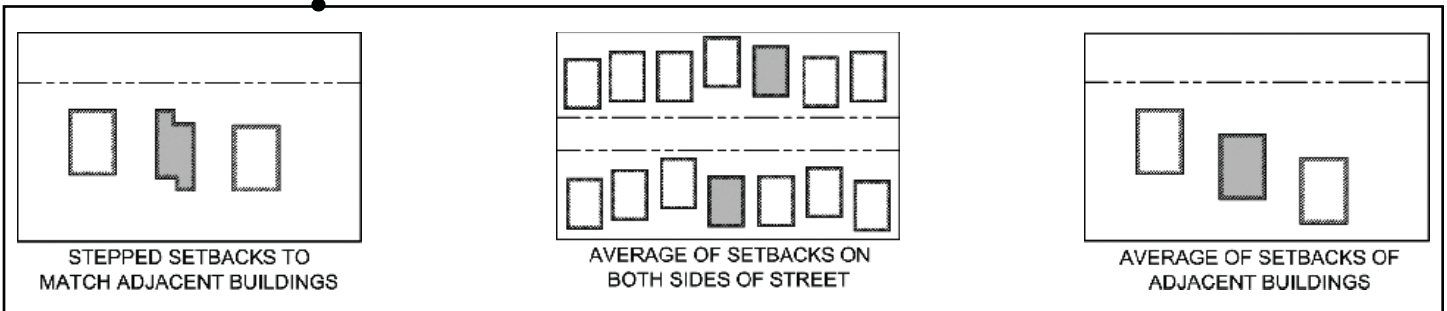


New buildings and entrances should be oriented to the street and are encouraged to have architectural interest to contribute to the esthetics and visual appeal of the community.

Match setback, footprint, size and massing patterns of the neighbourhood, particularly to the immediately adjacent neighbours.



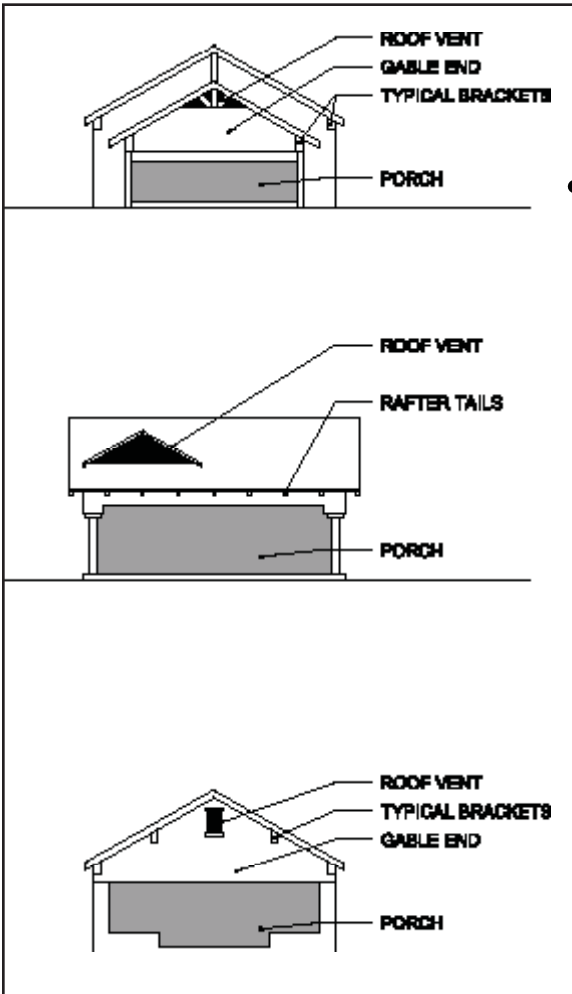
Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street.



The use of materials and colours that are representative of the texture, character and palette of the community/ neighbourhood is strongly encouraged.







The use of architectural elements such as roof shapes and design elements should be in keeping and complementary to existing and surrounding buildings, traditional patterns and neighbourhood.

### 5.5.5 Special Exception Designations

ER-X1 Notwithstanding any provisions of this By-law to the contrary the lands identified as ER-X1 on Schedule C the following provisions shall apply:

Lot Frontage 0 m

Lots may be located on private rights-of-way and shall have a minimum lot width adjacent to the right of way of 60 metres. (196.9 ft)

By-law 2004-11

ER-X2 Notwithstanding any provisions of this By-law to the contrary the lands identified as ER-X2 on Schedule C the following provisions shall apply:

Lot Area (minimum) 1800m<sup>2</sup>

Lot Frontage 20 m

Front Yard 7.5m

Rear Yard waterfrontage 15m

Side Yard 3m

Building Open Elevation 76.9m geodetic

By-law 1990-22

ER-X3 Notwithstanding any provisions of this By-law to the contrary the lands identified as ER-X3 on Schedule C the following provisions shall apply:

Lot Area (minimum) 1600m<sup>2</sup>

Lot Frontage 20 m

Front Yard 7.5m

Rear Yard waterfrontage 10m

Side Yard 3m

Floor Area per dwelling 150m<sup>2</sup>

By-law 1984-10