

ZONING MATRIX – PARK MEADOW COURT SUBDIVISION

ONE-UNIT DETACHED DWELLING Lots 1 to 15		
PROVISIONS	REQUIRED R2-2 Zone	PROPOSED
LOT AREA (MIN.)	340.0m²	340.2m²
LOT FRONTAGE (MIN.)	11.0m	11.0m
LOT COVERAGE (MAX.)	45%	-
MIN. LANDSCAPE AREA	40%	-
FRONT YARD SETBACK (MIN.)	6.0m	6.0m
INTERIOR SIDE YARD (MIN.)	1.2m	1.2m
REAR YARD (MIN.)	7.0m	7.0m
HEIGHT (MAX.)	11.0m	11.0m
REQUIRED PARKING	1.0 PER UNIT	2.0 PER UNIT

FOUR-UNIT DWELLING Blocks 3 to 5		
PROVISIONS	REQUIRED R2-2 Zone	PROPOSED
LOT AREA (MIN.)	910.0m²	932.6m²
LOT FRONTAGE (MIN.)	22.5m	22.5m
LOT COVERAGE (MAX.)	35%	15.2%
MIN. LANDSCAPE AREA	40%	58.0%
FRONT YARD SETBACK (MIN.)	6.0m	6.0m
INTERIOR SIDE YARD (MIN.)	1.2m	2.4m
REAR YARD (MIN.)	7.0m	7.5m
HEIGHT (MAX.)	12.0m	11.6m
REQUIRED PARKING	1.0 PER UNIT	2.0 PER UNIT

STACKED TOWNHOUSE Block 6		
PROVISIONS	REQUIRED R2-2 Zone	PROPOSED
LOT AREA (MIN.) – 16 units	2,584.0m²	2,941.4m²
LOT FRONTAGE (MIN.)	24.0m	21.3m
LOT COVERAGE (MAX.)	30%	17.7%
MIN. LANDSCAPE AREA	40%	46.7%
FRONT YARD SETBACK (MIN.)	6.0m	7.5m
INTERIOR SIDE YARD (MIN.)	1.2m	6.0m
REAR YARD (MIN.)	7.0m	7.0m
HEIGHT (MAX.)	13.5m	12.0m
REQUIRED PARKING	0.95 PER UNIT	2.0 PER UNIT

ONE-UNIT MULTI-STOREY TOWNHOUSES		
Blocks 8 to 16 and 19 to 23		
PROVISIONS	REQUIRED R2-2 Zone	PROPOSED
LOT AREA (MIN.)	180.0m <sup>2</sup>	181.8m <sup>2</sup>
LOT FRONTAGE (MIN.)	6.0m	6.0m
LOT COVERAGE (MAX.)	48%	-
MIN. LANDSCAPE AREA	25%	-
FRONT YARD SETBACK (MIN.)	6.0m	6.0m
INTERIOR SIDE YARD (MIN.)	1.2m	1.2m
REAR YARD (MIN.)	7.0m	7.0m
HEIGHT (MAX.)	12.0m	12.0m
REQUIRED PARKING	1.0 PER UNIT	2.0 PER UNIT

ONE-UNIT SEMI-DETACHED DWELLING		
Blocks 17 & 18 and 24 & 25		
PROVISIONS	REQUIRED R2-2 Zone	PROPOSED
LOT AREA (MIN.)	230.0m <sup>2</sup>	326.5m <sup>2</sup>
LOT FRONTAGE (MIN.)	7.5m	7.5m
LOT COVERAGE (MAX.)	48%	-
MIN. LANDSCAPE AREA	40%	-
FRONT YARD SETBACK (MIN.)	6.0m	6.0m
INTERIOR SIDE YARD (MIN.)	1.2m	1.2m
REAR YARD (MIN.)	7.0m	7.0m
HEIGHT (MAX.)	11.0m	11.0m
REQUIRED PARKING	1.0 PER UNIT	2.0 PER UNIT