

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Special Provisions

364	165 Charnwood Drive, former Chisholm Public School (Block 'A', Registered Plan M-51)	Parent Zone: RL2-0
Map 19(10)		(2015-067)
15.364.1 Only Permitted Uses		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Detached dwelling</i>	
b)	Accessory Residential Uses in Table 6.2.1	
15.364.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>lot area</i>	836 m ²
b)	Minimum <i>lot frontage</i>	22.5 m
c)	Minimum <i>front yard</i>	9.0 m
d)	Maximum <i>front yard</i>	14.5 m
e)	Minimum <i>flankage yard</i>	3.5 m
f)	Minimum <i>interior side yard</i> The <i>minimum interior side yard</i> shall be reduced to 1.2 metres on one side only where an attached <i>private garage</i> meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.	2.4 m
g)	Minimum <i>rear yard</i> The <i>minimum rear yard</i> shall be reduced to 3.5 metres on a <i>corner lot</i> where an <i>interior side yard</i> of 3.0 metres is provided.	7.5 m
h)	Maximum number of <i>storeys</i>	2
i)	Maximum height	9.0 m
j)	Maximum lot coverage for a <i>lot</i> with a <i>detached dwelling</i> greater than 7.0 metres in height No additional lot coverage is permitted for <i>accessory buildings</i> and <i>structures</i> in a -0 Suffix <i>Zone</i> .	25 %
k)	Maximum lot coverage for a <i>lot</i> with a <i>detached dwelling</i> less than or equal to 7.0 metres in height No additional lot coverage is permitted for <i>accessory buildings</i> and <i>structures</i> in a -0 Suffix <i>Zone</i> .	30 %
l)	The maximum lot coverage for <i>accessory buildings</i> and <i>structures</i> shall be the greater of 5% of the <i>lot area</i> or 42.0 square metres of <i>building area</i> .	

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- m) The maximum *residential floor area ratio* for a *detached dwelling* shall be as shown in Table 15.364.2 below:

Table 15.364.2 Maximum Residential Floor Area Ratio	
Lot area	Maximum Residential Floor Area Ratio
836.00 m ² – 928.99 m ²	39 %
929.00 m ² – 1,021.99 m ²	38 %
1,022.00 m ² – 1,114.99 m ²	37 %
1,115.00 m ² – 1,207.99 m ²	35 %
1,208.00 m ² – 1,300.99 m ²	32 %
1,301.00 m ² or greater	29 %

- n) A minimum of 50% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.

- o) *Balconies* and uncovered platforms are prohibited above the floor level of the *first storey*.

15.364.3 Special Site Provisions

The following additional provisions apply:

- a) Height means the vertical distance between *established grade* to the highest point of a *structure*, unless otherwise specified by this By-law.
- b) Lot coverage means the calculation of the total horizontal area of that part of the *lot* covered by all roofed *structures* and *buildings* above grade excluding eave projections to a maximum of 0.6 metres and *balconies*.
- c) Residential floor area means the aggregate area of a residential *building* containing a *dwelling* measured from the exterior of the outside walls, but shall not include a *private garage*, *basement* or *attic* unless otherwise specified by this By-law.
- i)
Where residential floor area is located on the same level as an *attic*, residential floor area shall be calculated from the exterior face of the dwarf wall.
- ii)
Where *attic* space is located on the same level as a permitted *storey* including an *attic* above an attached *private garage* and the *attic* shares a common wall(s) in whole or in part with the permitted *storey* and exceeds a headroom clearance below the roof framing of 1.8 metres at any given point, the entire *attic* space shall be included in the residential floor area calculation.
- iii)
Where any *dwelling* having more than one *storey* has an attached *private garage* with a height equal to or greater than 6.0 metres, measured from the finished floor level of the *private garage* to the highest point of the *structure* containing the *private garage*, an area equal to the *floor area* of the *private garage* without *floor area* above shall be residential floor area.
- d) Uncovered platform means an attached or freestanding platform or series of platforms not covered by a roof or *building* which is located on the same level as or lower than the *first storey* of the *building* associated with the platform. An uncovered platform covered by a permitted *balcony* or other platform shall continue to be an uncovered platform for the purposes of this By-law.