

DRIVEWAY-RELATED STANDARDS IN THE ZONING BY-LAW

Zone Standards (Section 6.2.2)

	Standards Per Dwelling Unit									
	CR	R1-A	R1-B	R1-C	R1-D	R1-E	R1-F	R2-A	R2-B	R3
Maximum <i>Driveway Width</i>	(*1)	7.8 m (*2)	6.1 m (*2)	5.6 m (*2)	5.6 m (*2)	5.2 m (*2)	5.2 m (*2)	5.2 m (*2)	3.0 m (*2)	3.0 m (*2)
Maximum Number of <i>Driveway Accesses</i>	2 (*3)	1	1	1	1	1	1	1	1	1
Minimum <i>Driveway Setback from Interior Side Lot Line</i>	(*4)	(*4)	(*4)	(*4)	(*4)	(*4)	(*4)	(*4)	(*4)	(*4)
Maximum <i>Apron and Curb Cut Width</i>	9.0 m	7.8 m	6.1 m	5.6 m	5.6 m	5.2 m	5.2 m	5.2 m	3.0 m	3.0 m

- (*1) There is no maximum *driveway width* but *driveways* and/or parking areas shall not occupy more than 30% of the area of the *front yard* or more than 10% of the aggregate area of the *rear* and *side yards* of any *lot*.
- (*2) A *driveway-adjacent walkway* is permitted to extend a maximum of 1.8 metres beyond the listed maximum *driveway width* on the side of a *driveway* nearest the principle entrance of the *dwelling* and a maximum of 0.6 metres beyond the listed maximum *driveway width* on the opposite side of the *driveway*. Where a *driveway-adjacent walkway* intersects at grade with a hard landscaping surface other than a *driveway*, the connection point between the two must not exceed a maximum width of 1.5 metres.
- (*3) Where two *driveway* accesses exist on one *lot*, the aggregate width of these accesses shall not exceed the standard for Maximum *Apron and Curb Cut Width* in the corresponding zone. Further, the two *driveway* accesses must be separated by a minimum distance of 9.0 metres.
- (*4) 0.3 metres in all cases except for properties with attached *dwelling*s or historically paired *driveway*s, where the required setback is reduced to 0.0 metres on the side of the attachment or paired *driveway*. This setback applies to both *driveway*s and *driveway-adjacent walkway*s.

Parking Area Location on a Lot in a Residential Zone (Section 5.6)

- i) Unless otherwise specified in this By-law, in any Residential Zone, not more than 30% of the aggregate area of the *side yards* and *rear yard* of any *lot* shall be occupied by *parking spaces* with the exception of *parking spaces* accessed by a *rear lane*.
- ii) In any Residential Zone, not including Multiple Residential Zones, the parking of *motor vehicle*(s) in the *front yard* shall be restricted to within the limits of the permitted *driveway* and *driveway-adjacent walkway*.

Definitions (Section 3)

APRON

Shall mean an area of the boulevard consisting of a hard surface leading from the travelled portion of the highway to a private *driveway*.

CURB CUT

Shall mean the portion of a concrete curb that has been constructed or cut to grade level to facilitate the passing of vehicles and pedestrians.

DRIVEWAY

Shall mean that portion of a *lot* used to provide vehicular access from a roadway to an off-street parking or loading area located on the same *lot*.

DRIVEWAY-ADJACENT WALKWAY

Shall mean a hard surface alongside a *driveway* that is constructed to connect at-grade with the *driveway* and has a maximum width regulated by this By-Law. A *driveway-adjacent walkway* shall be visually delineated from the *driveway* through a change in material, a change in the colour of the material or a change in the layout or pattern of the material.

DRIVEWAY WIDTH

Shall mean the widest horizontal surface of any *driveway* required by this By-law, measured along a line parallel to the *lot line* through which it passes. Measurements of *driveway width* shall include any portion of hard surface contiguous to a *driveway* or *parking space*, except for *driveway-adjacent walkways* as permitted in this By-law or other hard surfaces elevated a minimum of 0.15 metres above the surface grade of the *driveway*.

DWELLING

Shall mean a *building*, occupied or capable of being occupied as a home, residence, or sleeping place by one or more *persons*, containing one or more *dwelling units*.

LOT LINE, SIDE

Shall mean a *lot line* other than a front or *rear lot line*

PARKING SPACE

Shall mean an area of land that is accessible by a *driveway* or aisle, having access to a *public street* or *lane*, that is reserved for the purpose of the temporary parking or storage of one *motor vehicle* and does not include any lands constituting a *driveway-adjacent walkway*.

YARD, FRONT

Shall mean a *yard* extending across the full width of a *lot* between the *front lot line* and front walls of the nearest *building* or *structure* on the *lot*.

YARD, REAR

Shall mean a *yard* extending across the full width of a *lot* between the *rear lot line* and the nearest wall or walls of any main *building* on the *lot* for which the *yard* is required.

YARD, SIDE

Shall mean a *yard* extending from the *front yard* to the *rear yard* between the *side lot line* and the nearest wall of any *building* or *structure* on the *lot* for which the *yard* is required.