

Committee of the Whole

24 Alfred Street Subdivision

November 19, 2024

Jacqueline Boland

R1-1-150

- The Draft Zoning By-law Amendment has been updated to rezone the entirety of the subject property, with the exception of the OS Zone, as R1-1 Zone with an expanded set of exceptions to permit a reduced lot frontage requirement for one lot fronting onto Alice Street, as well as permitting semi-detached dwellings with similar (increased) setback requirements to single detached dwellings.



Confirm R1-1 Setbacks

Table 6.2.1 – Residential Zoning

Zone Standard	R1-1
Minimum <i>lot area</i> (m ²)	550
Maximum lot coverage	30%
Minimum <i>lot frontage</i> (m)	18.0
Minimum <i>front yard</i> (m)	7.5
Minimum <i>exterior side yard</i> (m)	5.0
Minimum <i>interior side yard</i> (m)	2.0
Minimum <i>rear yard</i> (m)	9.0
Maximum <i>height</i> (m)	9.5
Maximum <i>height</i> (storeys)	2.5

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Provide Equitable
Buffers



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