

ZONING BY-LAW
WELLINGTON NORTH COMPREHENSIVE ZONING BY-LAW 66-01
[DEC. 2001 (FEB 2022 CONSOLIDATION)]

ZONING
R2 - MEDIUM DENSITY RESIDENTIAL ZONE

PERMITTED USES

- Single detached residential dwelling
- Semi-detached residential dwelling
- Duplex dwelling
- Triplex residential dwelling
- Fourplex residential dwelling
- Three or Four Unit Street Townhouse
- An accessory Bed and Breakfast establishment (Class 2)
- Boarding, lodging or rooming establishment not exceeding 5 rooms or dwelling units for let
- Additional Dwelling Unit in accordance with Section 6.29
- Home Occupation
- Accessory uses buildings and structures

ZONING MATRIX

CURRENT ZONE: R2 MEDIUM DENSITY RESIDENTIAL ZONE
 PROPOSED ZONE: R2-XX SITE SPECIFIC WITH PERMITTED USE OF CURRENT TOWNHOMES

STREET TOWNHOUSES: PERMITTED USE IN R2 FOR BUILDING BLOCKS A AND B

PROVISION	REQUIRED	PROPOSED
a) MIN LOT AREA	280.0 m ² (3,014.0 sq.ft)	282.80 m ² (3,044.0 sq.ft)
b) MIN LOT FRONTAGE	6.5 m (21'-3")	9.08 m (29'-9")
b) MIN LOT FRONTAGE CORNER LOT	13.6 m (44'-7")	15.12 m (49'-7")
c) MIN FRONT YARD DEPTH	6 m (19'-8")	6.09m (19'-11")
d) MIN REAR YARD DEPTH	7.6 m (24'-11")	7.6 m (24'-11")
e) MIN INTERIOR SIDE YARD WIDTH	1.2 m (3'-11")	1.2 m (3'-11")
f) MIN EXTERIOR SIDE YARD WIDTH	6 m (19'-8")	6 m (19'-8")

CONSIDERING ONE UNIT AS INDIVIDUAL LOT/UNIT
 CLUSTER TOWNHOUSE: PROPOSED SITE SPECIFIC USE IN R2-XX FOR BUILDING BLOCKS: C,D,E,F,G,H AND I TOWNHOUSE UNITS

PROVISION	REQUIRED AS PER SECTION 12.2.6	PROPOSED
a) MIN LOT AREA	280.0 m ² (3,014.0 sq.ft)	271.41 m ² (2921.43 sq.ft)
b) MIN LOT FRONTAGE	6.5 m (21'-3")	8.35 m (27'-4")
b) MIN LOT FRONTAGE CORNER LOT	13.6 m (44'-7")	14.38m (47'-2")
c) MIN FRONT YARD DEPTH	6 m (19'-8")	6 m (19'-8")
d) MIN REAR YARD DEPTH	7.6 m (24'-11")	7.6 m (24'-11")
e) MIN INTERIOR SIDE YARD WIDTH	1.2 m (3'-11")	1.2 m (3'-11")
f) MIN EXTERIOR SIDE YARD WIDTH	6 m (19'-8")	6 m (19'-8")

AMENITY SPACE

REQUIRED: 9.3SQM X 10 UNITS: 93 SQM
 24X 4.6 SQM: 110.4 SQM
 TOTAL: 203.4 SQM

PROVIDED:
 1.) COMMON AMENITY: APPROX. 1990.SQM
 2.) EACH UNIT: MIN APPROX 97.77 SQ.M IN THE REAR YARD (MAX REQUIRED IS 9.3 SQM FOR EACH UNITS)

BUILDING SETBACK, means the least horizontal distance permitted by this By-law as measured between a lot line of a lot and the nearest portion of any building, structure or open storage area, excluding permitted architectural projections/encroachments.

LOT LINE, REAR, means the lot line farthest from and opposite to the front lot line. In the case of a lot having four (4) or more lot lines, the lot line farthest from and opposite to the front lot line shall be the rear lot line. If a lot has less than four (4) lot lines, there shall be deemed to be no rear lot line.

LOT LINE, SIDE, means a lot line other than a front or a rear lot line

LOT LINE, EXTERIOR SIDE, means a side lot line that is also a street line

LOT LINE, INTERIOR SIDE, means any side lot line other than an exterior side lot line.

LOT FRONTAGE, means the horizontal distance between the side lot lines measured along the front lot line, but where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage is to be measured by a line 6.0 metres (19.7 ft) back from and parallel to the chord of the lot frontage, and for the purpose of this paragraph the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line.

CLUSTER TOWNHOUSE	27 UNIT
STREET TOWNHOUSE	7 UNIT
TOTAL	34 UNIT

NOTE*
 TOWNHOUSE BLOCKS: C,D,E,F,G,H AND I ARE THE CLUSTER TOWNHOUSES.



NO.	DATE	REVISION
1	2023-02-16	ISSUED FOR REVIEW

NOT FOR SITE PLAN APPROVAL



PROJECT & CLIENT
 645 MARTIN ST
 MOUNT FOREST

DRAWING TITLE
 SITE PLAN
 CONCEPT

DRAWING NO.
 SK-2

SCALE :- 1:1000



MARTIN STREET