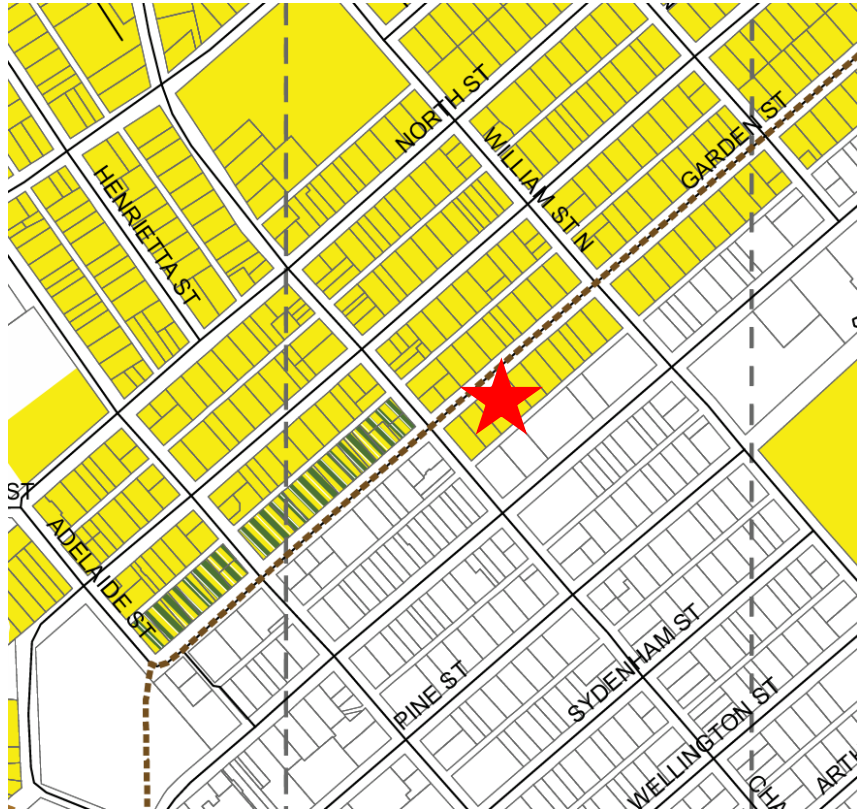


# Zoning Information

## 221 Garden St, Gananoque



Residential

## DEVELOPMENT PERMIT BY-LAW

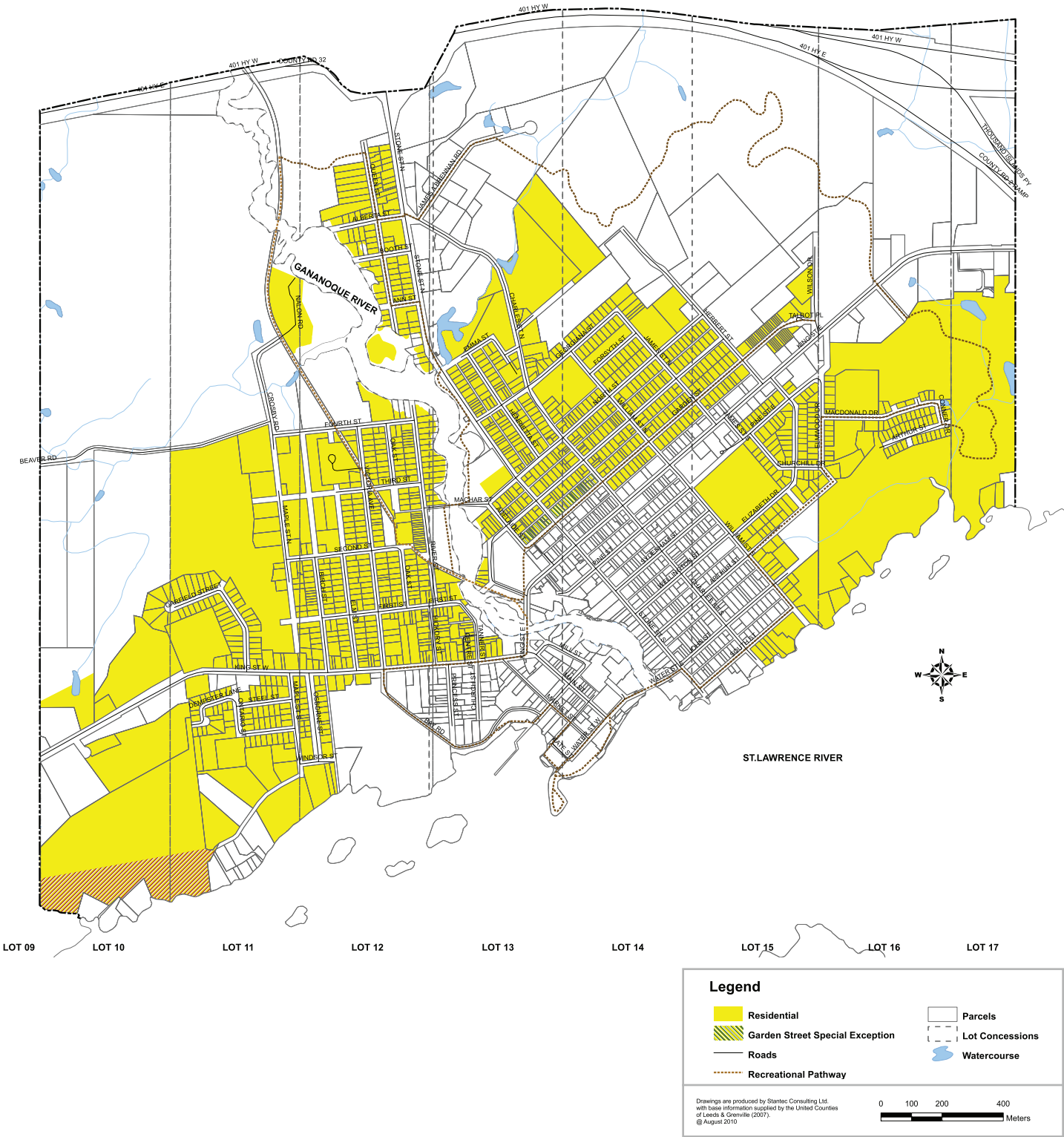
Being a by-law to regulate  
land use and development on lands  
within the Town of Gananoque

October 05 2010





# RESIDENTIAL



## 5.3 RESIDENTIAL

It is the intent of the Residential Designation to allow for a varied density of residential uses.

### 5.3.1 Uses

PERMITTED USES	DISCRETIONARY USES
Single Detached Dwelling	Converted Dwellings
Semi-Detached Dwelling	Bed and Breakfast Establishments
Duplex Dwelling	Group Home
Triplex Dwelling	Heritage Tourist Inn
Home Based Business subject to section 3.23	Personal Service Establishment
Playground	Places of Worship
	School, Public or Private
	Apartment Dwelling (freehold or condominium)
	Day Nursery
	Townhouse Dwelling (freehold or condominium)

### 5.3.2 Provisions - Permitted Uses

#### Single Detached Dwelling

Site Provisions	Requirements
1. Lot Area (minimum)	464 square metre (4995 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	15 metres (49 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum)	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)



## RESIDENTIAL



### **Semi-Detached**

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	334 square metre (3595 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	9.0 metres (29.5 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)

### **Duplex Dwelling**

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	557 square metre (5996 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	18.0 metres (59.0 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)

## Triplex

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	668 square metre (7191 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	20 metres (65.6 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum)	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	9.0 metres (29.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)
9. Dwelling Units Per Lot	3

## Townhouse Dwellings

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	220 square metre (2368 square feet)
2. Lot Coverage (maximum)	40%
3. Lot Frontage (minimum)	6.0 metres (19.6 feet)
4. Front Yard	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Build Within Area	4.5 metres (14.7 feet), minimum
6. Interior Side Yard End Unit (min.) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	9.0 metres (29.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)

## Location of Parking Spaces

Where parking spaces are provided for the exclusive use of a triplex, duplex, single detached or semi-detached dwelling, the driveway and parking spaces shall not cover more than 50% of the front yard or exterior side yard area.



## Apartment

Site Provisions	Requirements
1. Lot Area (minimum)	930 square metre (10,011 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	24 metres (78.7 feet)
4. Front Yard	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard	4.5 metres (14.7 feet), minimum
6. Interior Side Yard End Unit (min.) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	6.5 metres (21.3 feet)
8. Building Height (maximum)	20.0 metres (65.5 feet)

### 5.4 ADDITIONAL PROVISIONS

#### 5.4.1 Condominium Provisions:

Interior roads shall be so designed as to minimize hazards to pedestrians and to vehicles on roads within the development and on roads in adjacent areas

Off street parking areas shall not open directly on to a public street, but shall be provided with access drives or other controlled access. Access drives shall not serve as part of a specified parking area and shall be kept clear of parked vehicles.

Pedestrian walks shall be not less than 1.2 metres (4 feet) in width and shall be provided wherever normal pedestrian traffic will occur.

Garbage and refuse pickup and other multi- family utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the development and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least 1.5 metres (5 feet) in height around the perimeter.

All service utilities shall be underground in all multi-family developments.

All developments shall be provided with a liberal and functional landscaping scheme. Interior roads, parking areas and pedestrian walks



shall be provided with shade trees which are an appropriate size and character. Open space adjacent to buildings and malls between buildings that are to be utilized by residents and border strips along the sides of pedestrian walks shall be graded and seeded.

Approaches to multi-family dwelling structures and entrance areas shall be provided with trees and attractively shrubbed. Areas not used for buildings, drives and parking space shall be seeded or landscaped and shall be kept in an attractive condition.

Interior development roads, parking areas, dwelling entranceways and pedestrian walks shall be provided with sufficient illumination to minimize hazards to pedestrians and vehicles utilizing the same and shall, where necessary, be shielded to avoid distributing glares to occupants of buildings. Lighting shall be so arranged as to reflect away from adjoining properties.

#### **5.4.2 Multi-Unit Dwellings (Triplex, Townhomes and Apartment Dwellings)**

All multi-unit residential dwellings shall be required to obtain a Class II Development Permit.

All residential buildings containing more than three (3) dwelling units shall be required to be located on an arterial or collector roadway.

No parking shall be allowed in either the required front or exterior side yards.

A maximum of 40% of the lot area may be used for at grade parking.

20 square metres of amenity space shall be provided per dwelling unit. The provision of an equipped children's play area may be required as a condition of any Development Permit.

Pedestrian walks shall be not less than 1.2 metres (4 feet) in width and shall be provided wherever normal pedestrian traffic will occur.

Garbage and refuse pickup and other multi-family utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the development and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least 1.5 metres (5 feet) in height around the perimeter.

Approaches to multi-family dwelling structures and entrance areas shall be provided with trees and attractively shrubbed. Areas not used for buildings, drives and parking space shall be seeded or landscaped.

### 5.4.3 Discretionary Uses

All discretionary uses shall be subject to the Class III Development Permit approval stream.

All discretionary use permit applications shall be supported by a report and related architectural elevation drawings, prepared by qualified professionals, which demonstrate that the cultural and architectural heritage integrity of the Residential designation have been respected and enhanced by the proposed development. The Class III permit shall also require demonstration that the proposed discretionary use can be appropriately developed on the basis of the land uses functional requirements such as street frontage, access, yard setbacks, vehicular movements and parking requirements, safety etc.

**Day Nurseries** may be permitted subject to the following provisions:

- All proposals will require submission of design drawings and demonstration of the following;
  - Play areas and amenity spaces.
- No adverse impacts will occur to abutting property owners as a result of the proposed use. Where impacts are anticipated or identified they shall be mitigated to the satisfaction of the Town of Gananoque.
- Proposed development must meet the provisions, requirements and standards of section 5.3.2 above.

### 5.4.4 Design Criteria

The following design criteria shall be applied in the review of building permit applications and development permit applications in the Residential designation. Refer to the illustrations in section 5.3 for further guidance and information.

Corner lots should be encouraged to provide architectural interest on both street fronts.



# RESIDENTIAL DESIGN CRITERIA

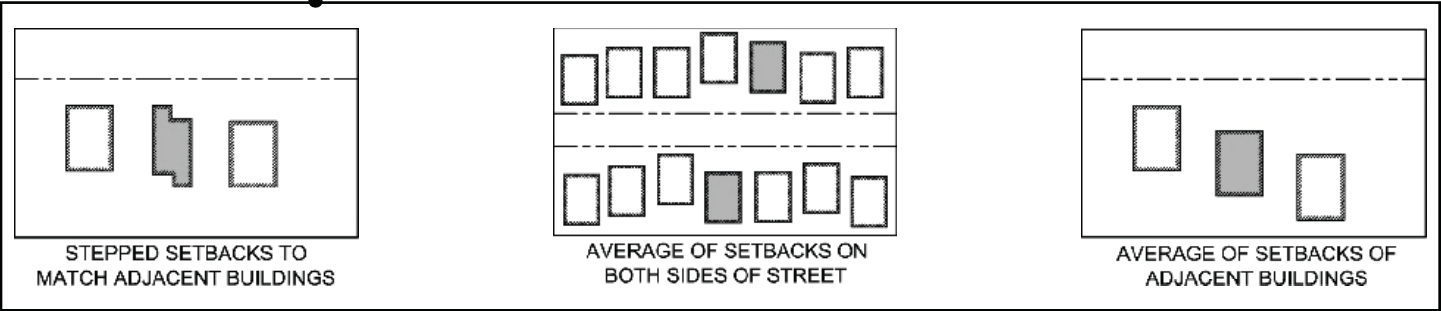
New buildings and entrances should be oriented to the street and are encouraged to have architectural interest to contribute to the esthetics and visual appeal of the community.



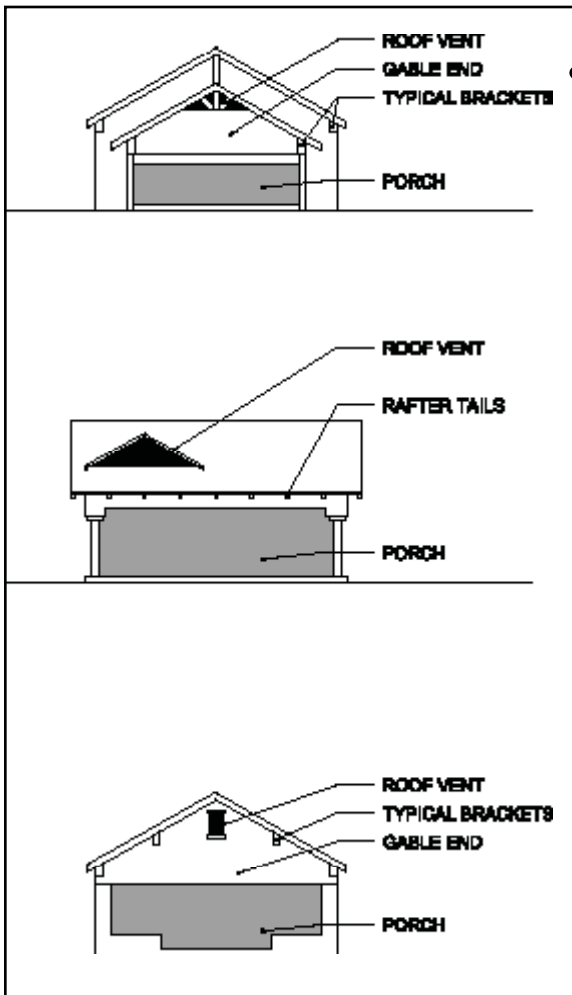
Retention of existing mature trees will be required unless development absolutely precludes retention. New development will be required at minimum to plant one tree per lot with a maximum distance between trees of 15 metres.

Match setback, footprint, size and massing patterns of the neighbourhood, particularly to the immediately adjacent neighbours.

Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street.







• • • • The use of architectural elements such as roof shapes and design elements should be in keeping and complementary to existing and surrounding buildings, traditional patterns and neighbourhood.

The use of materials and colours that are representative of the texture, character and palette of the community/neighbourhood is strongly encouraged.



#### 5.4.5 North Garden Street Special Exception – 1, NGS-X1

Notwithstanding any other policy or section of this By-law to the contrary the area along north Garden Street between Adelaide and Charles Street shall permit the following uses:

- Personal Service Shop
- School, Commercial
- Clinic

#### 5.4.6 Residential Special Exception Designations

**R-X1** Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X1 on Schedule C the following provisions shall apply:

Rear Yard	7m
Lot Coverage	40%
By-law	1992.26

**R-X2** Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X2 on Schedule C the following provisions shall apply:

Permitted Use: Single Detached Dwelling only

Provisions:

Lot Area	Only that portion of the subject property above the 1:100 year flood elevation of 83.5 metres geodetic immediately Emma Street shall be used for residential purposes.
Lot Frontage	25m (minimum)
Front Yard	7m
Rear Yard	9m
Side Yard	1.4m
Building Opening	All the building openings must be at a minimum elevation of 83.8m geodetic.

By-law 1991-13

**R-X3** Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X3 on Schedule C the following provisions shall apply:

Lot Frontage	5.70m
Density (maximum)	44 units/ha
Lot Area	197.5m <sup>2</sup>
By-law	1993-8

**R-X4** Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X4 on Schedule C the following provisions shall apply:

Front Yard	6m
Rear	7m
Lot Coverage	40%
By-law	1992-26

**R-X5** Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X5 on Schedule C the following provisions shall apply:

Lot Area                      384m<sup>2</sup>  
Lot Frontage                11.95m  
Front Yard                   6m  
By-law 2006-33

**R-X6** Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X6 on Schedule C the following provisions shall apply:

Permitted Use:              School, Private  
By-law 2004-41

**R-X7** Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X7 on Schedule C the following provisions shall apply:

Permitted Use:              Clinic  
By-law 2005-19

**R-X8** Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X8 on Schedule C the following provisions shall apply:

Lot Area                      445m<sup>2</sup>  
Front Yard                   6.5m  
Rear Yard                    4.5m  
Exterior Yard               3.5m  
By-law 2010-12

**R-X9** Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X9 on Schedule C the following provisions shall apply:

Apartment Dwelling  
Front Yard                   5.5m  
Rear Yard                    6m  
Density (maximum)       9 units  
By-law 2006-50

**R-X10** Notwithstanding any other policy or section of this By-law to the contrary on the lands identified as R-X10 on Schedule C the following provisions shall apply:

That the Residential Use may develop on private services.

By-law 2001-37