

Ferguson South Subdivision						
ZONES		Medium Density Residential Exception 49 - RES3(49) Zone	Low Density Residential Two Exception 50 - RES2-1(50) Zone	Neighbourhood Commercial Exception 54 - COM1(54)	Major Recreational Exception 55 - OSR(55)	Open Space Exception 56 - OS(56)
REGULATIONS	Maximum Lot Coverage all Buildings and structures	45%	45%	30%	Not applicable	Not applicable
	Maximum Coverage by Open Parking Area, Driveways & Vehicular Movement Areas	10%	Not applicable	25%	Not applicable	Not applicable
	Minimum Landscaped Open Space	30%	30%	Non residential uses only - 10% of the lot. Non residential and residential uses - 30% of the lot.	Not applicable	Not applicable
	Maximum number of dwelling units ² (does not include additional residential units)	Block 1: 55 units Block 2: 35 units Block 4: 39 units Block 7: 15 units TOTAL: 144 UNITS	1 single detached dwelling per lot as shown on the Registered Plan	Block 11: 8 units TOTAL: 8 UNITS	Not applicable	Not applicable
	Maximum height of building	11 metres	11 metres	14 metres and 2- storeys	Not applicable	Not applicable
	Other zone provisions	Not applicable	Not applicable	Minimum parking requirement: <u>Non-residential</u> : 5 parking spaces per 93 sq. m. of gross leasable floor area. <u>Residential</u> : 1.5 parking spaces per dwelling unit. Not applicable. Minimum loading requirement: 1 loading space	Not applicable	Not applicable
<p>NOTE(S)</p> <p>1. Uncovered parking areas may be permitted in all yards provided that no part of any parking area other than a driveway is located within 6.0 metres to any street line and is no closer than 3.0 metres to any side lot line or rear lot line or within 1.8 metres of any residential building located on the lot.</p> <p>2. Notwithstanding the maximum number of dwelling units per block, the units can be transferred from block to block provided it is within the same Zone and the total number of units within that Zone remains the same. The transfer shall not exceed a 15% decrease or 15% cumulative increase.</p>						

SCHEDULE 'C-6.2' ZONING BY-LAW 20/2010

LAST CONSOLIDATED: September 7, 2023