

**7.13. Residential Cluster Dwelling Zone (RCD)**

7.13.3  
OMB Order  
2028

Exceptions

The following Zones apply to specific lands within a RCD Zone.

**.1 Glenwood Drive/Echo Villa Avenue (RCD-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RCD-1 Zone may be used only for the following use:

- .1 Single-detached cluster dwellings
- .2 Accessory uses, buildings and structures

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any RCD-1 Zone use any lot, or erect, alter or use any building or structure for single-detached cluster dwellings, except in accordance with the following provisions:

- .1 The designated front lot line shall be Glenwood Drive.
- .2 Number of Dwelling Units (maximum) 31 units
- .3 Lot Area (minimum) 2.3 ha.
- .4 Lot Width (minimum) 30.0m
- .5 Lot Coverage (maximum) 35.0%
- .6 Building Height (maximum) 1 1/2 storeys
- .7 Front Yard (minimum) 6.0m
- .8 Building Setbacks (minimum)

- .1 A single-detached cluster dwelling shall maintain a minimum yard of 7.5 metres from an abutting lot in a Residential Zone.
- .2 Notwithstanding Sections 6.4.1.1 and 7.13.3.1.8.1 of this Bylaw, an unenclosed deck may be located no closer than 4.5 metres to an abutting lot in a Residential Zone.
- .3 A side exterior wall of a single-detached cluster dwelling shall maintain a minimum setback of 3.0 metres from any private lane or roadway, other than a driveway to a single detached cluster dwelling.

- .4 The vehicular door of an integral garage of a single-detached cluster dwelling shall maintain a minimum setback of 6.0 metres from any private lane or roadway.
- .5 All buildings and structures shall maintain a minimum yard of 7.5 metres from the crest of slope, as shown on Schedule "B" Map RCD-1 and a minimum yard of 7.5 metres from the "OS1-15" Zone.
- .6 All buildings and structures shall maintain a minimum yard of 5.0 metres from the observed top of bank, as shown on Schedule "B" Map RCD-1.
- .7 Notwithstanding Sections 6.4.1.1, 7.13.3.1.8.5 and 7.13.3.1.8.6 of this Bylaw, an unenclosed deck may be located no closer than 4.5 metres to the crest of slope as shown on Schedule "B" Map RCD-1 and no closer than 2.0 metres to the observed top of bank as shown on Schedule "B" Map RCD-1.
- .9 Separation Distance Between Side Exterior Walls of Dwelling Units (minimum) 2.4m
- .10 Every part of any separation between side exterior walls of dwelling units shall be open and unobstructed by any building or structure above grade, except for the following, which may project a maximum of 0.6m into this area:
  - .1 Sills, belt course, cornices, eaves, chimney breasts, pilasters, lintels, and other ornamental structures.
  - .2 Heating/cooling equipment and utility meters.
  - .3 Bay windows (not constructed on foundations)
- .11 Gross Floor Area (minimum) 93.0m<sup>2</sup>/unit
- .12 Landscaped Open Space (minimum) 30.0%
- .13 Parking (minimum)
  - .1 1.5 spaces/unit
  - .2 Each single-detached cluster dwelling shall contain an integral garage providing a minimum of 1.0 parking space

.3 In addition to the required parking pursuant to Section 7.13.3.1.13.1, a minimum of 0.5 parking spaces per dwelling unit shall be provided on the lot in off-street parking areas.

.14 Amenity Space (minimum) 9.0m<sup>2</sup>/unit

.15 Accessory Uses, Buildings and Structures

.1 In accordance with Section 6.3

.2 Notwithstanding Section 7.13.3.1.15.1 of this Bylaw, accessory buildings or structures shall provide the minimum yards required by Sections 7.13.3.1.8.5 and 7.13.3.1.8.6.

That all the provisions of the RCD Zone in Section 7.13 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
206-2004

**.2 54 Glenwood Drive (RCD-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RCD-2 Zone may be used only for the following use:

- .1 Single-detached cluster dwellings
- .2 Accessory uses, buildings and structures

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any RCD-2 Zone use any lot, or erect, alter or use any building or structure for single-detached cluster dwellings, except in accordance with the following provisions:

- .1 Number of Dwelling Units (maximum) 16 units
- .2 Lot Area (minimum) 0.75 ha.
- .3 Lot Width (minimum) 30.0 m
- .4 Lot Coverage (maximum) 35.0%
- .5 Building Height (maximum) 1 storey
- .6 Front Yard (minimum) 7.5 m
- .7 Building Setbacks (minimum)

- .1 The rear exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 10.0 metres from an abutting lot that fronts onto Forest Road.
- .2 The rear exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 9.0 metres from an abutting lot that fronts onto Colborne Street East.
- .3 The side exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 6.5 metres from an abutting lot that fronts onto Colborne Street East.
- .4 The rear exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 7.5 metres from an abutting lot that fronts onto Glenwood Drive.
- .5 A side exterior wall of a single detached cluster dwelling shall maintain a minimum setback of 3.0 metres from any private lane or roadway, other than a driveway to a single detached cluster dwelling.
- .6 The vehicle door of an integral garage of a single detached cluster dwelling shall maintain a minimum setback of 6.0 metres from any private lane or roadway.
- .7 Separation Distance Between Side Exterior Walls of Dwelling Units (minimum) 2.4 m
- .8 Every part of any separation between side exterior walls of dwelling units shall be open and unobstructed by any building or structure above grade, except for the following, which may project a maximum of 0.6m into this area.
  - .1 Sills, belt course, cornices, eaves, chimney breasts, pilasters, lintels, and other ornamental structures.
  - .2 Heating/cooling equipment and utility meters.
  - .3 Bay windows (not constructed on foundations)
- .9 Gross Floor Area (minimum) 93.0m<sup>2</sup>/unit
- .10 Landscaped Open Space (minimum) 30.0%

.11 Parking (minimum)

- .1 1.5 spaces/unit
- .2 Each single-detached cluster dwelling shall contain an integral garage providing a minimum of 1.0 parking space
- .3 In addition to the required parking pursuant to Section 7.13.3.2.11.1, a minimum of 0.5 parking spaces per dwelling unit shall be provided on the lot in off-street parking areas.

.12 Accessory Uses, Buildings and Structure

- .1 In accordance with Section 6.3
- .2 Any patio or deck shall not exceed 0.3 metres in height above the finished grade.

That all the provisions of the RCD Zone in Section 7.13 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis."

Amended by  
Bylaw No.  
77-2006

**.3 95 & 97 North Park Street  
Rear yards of 91 North Park Street and 54 Fulton Street (RCD-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RCD-3 Zone may be used only for the following use:

- .1 Single-detached cluster dwellings
- .2 Accessory uses, buildings and structures

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any RCD-3 Zone use any lot, or erect, alter or use any building or structure for single-detached cluster dwellings, except in accordance with the following provisions:

- |    |                                    |             |
|----|------------------------------------|-------------|
| 1. | Number of dwelling units (maximum) | 17 units    |
| 2. | Lot Area (minimum)                 | 0.74 ha     |
| 3. | Lot Width (minimum )               | 33.0 metres |
| 4. | Lot Coverage (maximum)             | 35%         |
| 5. | Building height (maximum )         | 1 storey    |

- 6. Front Yard (minimum) 6.0 metres
- 7. Building Setbacks (minimum)
  - .1 7.5 metres between the rear exterior wall and the interior side lot lines
  - .2 4.0 metres between a side exterior wall and an internal driveway
  - .3 2.0 metres between a side exterior wall and the interior side lot lines
  - .4 6.0 metres between the door of an internal garage and an internal driveway
  - .5 2.4 metres between exterior side walls with exceptions to allow for 0.6 metre projections for such features as chimneys, eaves, heating/cooling equipment, etc.
  - .6 Gross Floor Area (minimum) 110.0 m<sup>2</sup>/per unit
  - .7 Landscaped Open Space (minimum) 30 %
  - .8 Parking
    - .1 1.5 spaces per unit
    - .2 1.0 spaces within integral garage of each dwelling unit
    - .3 0.5 spaces per unit in off-street parking areas
  - .9 Decks are permitted to project a maximum of 3.0 metres into the required rear yard.

OMB Order  
1033

**.4 68 - 70 Fairview Drive (RCD-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RCD-4 Zone may be used only for the following use:

- .1 Single-detached cluster dwellings
- .2 Accessory uses, buildings and structures

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any RCD-4 Zone use any lot, or erect, alter or use any building or structure for single-detached cluster dwellings, except in accordance with the following provisions:

- .1 Number of Dwelling Units (maximum) 11 units
- .2 Lot Area (minimum) 0.53 ha.

- |    |                           |                                 |
|----|---------------------------|---------------------------------|
| .3 | Lot Width (minimum)       | 45.0 m                          |
| .4 | Lot Coverage (maximum)    | 35.0%                           |
| .5 | Building Height (maximum) | 1 1/2 storeys                   |
| .6 | Front Yard (minimum)      | Established Front Building Line |
|    | (maximum)                 | 12.0m                           |
- .7 Building Setbacks (minimum)
- .1 The rear exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 7.5 metres from an interior lot line.
  - .2 The rear exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 10.5 metres from an abutting side exterior wall.
  - .3 The side exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 1.2 metres from the interior lot line.
  - .4 The side exterior wall of a single detached cluster dwelling shall maintain a minimum setback of 1.5 metres from any private lane or roadway, other than a driveway to a single detached cluster dwelling.
  - .5 A front exterior wall of a single detached cluster dwelling shall maintain a minimum setback of 3.8 metres from any private lane or roadway, other than a driveway to a single detached cluster dwelling.
  - .6 The vehicle door of an integral garage of a single detached cluster dwelling shall maintain a minimum setback of 6.0 metres from any private lane or roadway.
  - .7 Separation Distance Between Side Exterior Wall of Dwelling Units (minimum) 2.4 m
  - .8 Every part of any separation between side exterior walls of dwelling units shall be open and unobstructed by any building or structure above grade, except for the following, which may project a maximum of 0.6m into this area.
    - .1 Sills, belt course, cornices, eaves, chimney breasts, pilasters, lintels, and other ornamental structures.

- .2 Heating/cooling equipment and utility meters.
- .3 Bay windows (not constructed on foundations)
- .9 Gross Floor Area (minimum) 110.0m<sup>2</sup>/unit
- .10 Landscaped Open Space (minimum) 30.0%
- .11 Parking (minimum)
  - .1 1.5 spaces/unit
  - .2 Each single-detached cluster dwelling shall contain an integral garage providing a minimum of 1.0 parking space
  - .3 In addition to the required parking pursuant to Section 7.13.3.3.12.1, a minimum of 0.5 parking spaces per dwelling unit shall be provided on the lot in off-street parking areas.
- .12 Accessory Uses, Buildings and Structure
  - .1 In accordance with Section 6.3
  - .2 Any patio or deck shall not exceed 0.3 metres in height above the finished grade.

That all the provisions of the RCD Zone in Section 7.13 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.