

Appendix A – Summary of Zoning Requirements and Proposal

Current Zoning: Core Area – Schomberg (CAS) and CAS-SPA

Zoning Provision	Current Requirement Under By-law 2017-66	Proposed Zone Provisions 326 Main Street
Minimum Lot Area	350 m ²	8,152 m ²
Minimum Lot Frontage	12.0 m	30.61 m
Minimum Front Yard	0.0 m	38m to Existing Dwelling
Maximum Front Yard	2.5m	38m to Existing Dwelling*
Minimum Rear Yard	7.5 m	5.4 m*
Minimum Interior Side Yard (North Side)	4.5 m	5.5 m, 7.5m, 17.18m
Minimum Interior Side Yard (South Side)	1.0 m	27.7 m
Maximum Lot Coverage	70%	30%
Minimum required step back for all storeys above the 2 nd storey	1.0 m	0*
Minimum number of storeys for the main building	2	6
Minimum Height	7.0m	22 m
Maximum Height	11.0 m	22 m*
Maximum Floor Space Index	1.0 for all commercial uses on the lot; No requirement for all other uses	0.03 FSI 1.19 FSI
Other Minimum Density Requirements	No Requirement	121.44 units/ha
Minimum Parking Supply (Residential)	1.25 per apt. unit 124 spaces	99 spaces*
Minimum Parking Supply (Visitor)	Zero Spaces Required	4 spaces
Minimum Parking Supply (Commercial)	1.0 space per 22 sq.m 12 spaces	3 spaces*
Accessible Parking	4% Total	5 (4 Required)
Minimum Bicycle Parking Supply	0.25 spaces per Apt Unit 25 spaces 1/100sq.m Commercial 3 spaces	25 spaces 3 spaces

*Amendment to By-law required