

# SETBACKS

**01-4-1 SMALLER LOTS**

108/96

Where a vacant building lot having a lesser frontage or area than that required is held under distinct and separate ownership from adjacent building lots at the time of the passing of this By-law as shown by the records of the Registry of Land Titles Office, a dwelling may be erected and used on such small building lot provided it conforms to all other requirements of this By-law.

Where a lot is less than 100 feet in depth, the depth of the rear yard may be reduced in the proportion of 6" rear yard depth to 12" total depth of lot. No rear yard shall be less than 30 feet in depth.

	<b>DEPTH OF LOT</b>	<b>DEPTH OF REAR YARD</b>
038/02	30.4 metres	10.5 metres
	29.8 metres	10.3 metres
	29.2 metres	10.0 metres
	28.6 metres	9.7 metres
	28.0 metres	9.4 metres
	27.4 metres	9.1 metres

**01-4-2 LOTS OF IRREGULAR SHAPE**

A lot of irregular shape may have frontage of less than the required minimum at the street line provided that the width of the lot at the line of minimum setback shall not be less than the minimum frontage.

**01-4-3 SETBACKS**

43/83  
038/02

On lots in RES 10, 15 and 20 zones within plans of subdivision registered before June 24, 1960 which have less than 60 foot frontage the setbacks for main buildings and accessory structures may be reduced to 20 feet on one street and 12 feet on the other.

021/01

For accessory structures abutting a laneway, a setback of 0.8 metres shall apply.

**01-4-4**

028/79

Subject to subsection 01-4-3, where a property having lesser front, side or back yard than that required herein is held under complete and separate ownership from adjacent property, at the time of the passing of By-law 751-69, the property shall be considered in conformity with the said requirements of By-law 751-69.

In RES. 10, 15, and 20 zones, plans of subdivision registered after June 24, 1960, or lots created through consent application after the date of passing of this By-law (043, 1983) shall provide corner lots of not less than 18 metres in width. Buildings on corner lots shall be setback not less than 6 metres from both streets.

On all streets or rights-of-way of less than 66 feet in width, 33 feet from the centre line both ways should become the future street line, and all setbacks shall be figured from that line with the following interior streets excepted: Giroux Avenue, Gleason Avenue, Conliffe Avenue, Rideau Avenue, or any streets which are dead-ended or have cul-de-sac.

On the following streets, 43 feet from the center line both ways of the present right-of-way shall determine the future street line and all setbacks shall be figured from that line.

092/98  
Removed  
specific  
street  
references

<b>STREET</b>	<b>FROM</b>	<b>TO</b>
Second Street	Robertson Avenue	Brookdale Avenue
Montreal Road	Danis Avenue	Dunbar Avenue
Brookdale Avenue	Water Street	Second Street
Pitt Street	Thirteenth Street	CAH #401
Sydney Street	Ninth Street	Balmoral Avenue
Sydney Street	Water Street	Ninth Street
Marlborough Street	Montreal Road	Tenth Street
Tenth Street	McConnell Avenue	Boundary Road

On the following streets, 38 feet from the center line both ways of the present right-of-way shall determine the future street line and all setbacks shall be figured from that line.

<b>STREET</b>	<b>FROM</b>	<b>TO</b>
Emma Avenue	Existing west limit	Pitt Street
Balmoral Avenue	Pitt Street	West Limit Lot 7
Marleau Avenue	McConnell Avenue	Iroquois Drive
Second Street	Power Dam Drive	Robertson Avenue
Power Dam Drive	Second Street	Cornwall Centre Road
Pitt Street	CAH #401	Cornwall Centre Road
Baldwin Avenue	Montreal Road	Fifth Street
McConnell Avenue	Montreal Road	Eleventh Street
Tollgate Road	Pitt Street	McConnell Avenue

948/70

On the following street from center line both ways of the present right-of-way, the following measurements shall determine the future street line and all setbacks shall be figured from that line.

- a) Forty-three (43) feet from the center line of the present right-of-way shall determine the future north street line and all setbacks shall be figured from that line.
- b) Sixty-two (62) and one half (½) feet from the center line of the present right-of-way shall determine the future south street line and all setbacks shall be figured from that line.

092/98

STREET	FROM	TO
Montreal Road	Dunbar Avenue	Copeland Drive <i>(formerly known as Boundary Road)</i>

042/85

This section shall not apply to Part of Lot 9, South side First Street, property having 176 feet frontage on First Street and 267 feet depth along Amelia Street, and shown hatched on Schedule "A" attached to By-law Number 042, 1985.

**01-4-5 PERMITTED ENCROACHMENTS INTO YARDS**

133/90

Every part required by this By-law shall be open and unobstructed by any structure from the ground to the sky provided however, that those structures listed in the following table shall be permitted to project into the minimum required yards indicated for the distances specified:

021/01

STRUCTURE	YARD	MAXIMUM PROJECTION FROM MAIN WALL INTO REQUIRED YARD
a) Sills, belt courses, cornices, eaves, gutters, fireplace, chimneys, pilasters, awnings, parapets or similar architectural adornments	Front Yard, Side Yard and Rear Yard	0.5 metres
b) Window Bays	Front yard, rear yard or yard abutting a street	0.5 metres
c) Steps, Landings and Handicap Ramps	Front Yard	-Projection of 1.8 metres (6 feet) is permitted for steps and landings; -Projection of 2.4 metres (8 feet) is permitted for handicap ramps -Steps and handicap ramps less than 0.61 metres (24 inches) in height shall be permitted to project more than 2.4 metres (8 feet) up to 0.8 metres (2.62 feet) from the front yard property line.
	Side Yard	0.8 metres

069/94  
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086/12  
068/15

069/94

	<b>STRUCTURE</b>	<b>YARD</b>	<b>MAXIMUM PROJECTION FROM MAIN WALL INTO REQUIRED YARD</b>
108/86 092/98	d) Porches	Front Yard or exterior side yard	6 feet
2010-103	e) Canopy over gas pumps	Front Yard, Interior and Exterior Side Yard	Projections from canopies are allowed within the required yards provided there is a minimum 1 metre setback from any property line

069/94  
108/96 Unless specifically provided for in the By-law, nothing in this section should be interpreted to effectively permit a zero (0) metre side yard for all listed structural projections. In cases where such a situation may exist the minimum setback from property line must not be less than 0.15 metres.

021/01 In the cases where a front yard or a side abutting a street requires a front yard setback of other than zero then nothing in this section shall allow a setback of less than 1.0 metre. When calculating the distances for setbacks from property line to the nearest point of the main wall of the building, such measurement(s) shall include municipal reserves.

**01-4-6 DEVELOPMENT ABUTTING CANADIAN NATIONAL MAINLINE RAILWAY**

018/93 a) **Residential, Institutional, Commercial, and Recreational Development**

Minimum building setback of 30m from railway right-of-way, in conjunction with a 2.5m high safety berm, or 120m from railway right-of-way in absence of a safety berm.

b) **Manufacturing and Automotive Repair Uses**

Minimum building setback of 15m from railway right-of-way in conjunction with a 2.0m high safety berm, or 60m from railway right-of-way in absence of a safety berm.

c) **Warehouse and Heavy Industrial Uses**

Minimum building setback of 15m from railway right-of-way.

**01-4-7 SETBACKS PROVISION FOR PRIVATE OUTDOOR ABOVE-GROUND POOLS WITH ASSOCIATED DECKS**

2010-116

No person shall locate any part of a private outdoor above-ground swimming pool or associated deck, that has a height greater than 1.2m (4 feet) closer than 1.5 metres (5 feet) to any rear or interior side lot line and 6 metres (19.68 feet) to any exterior lot line adjacent to a street.