

Current owners since 1963
Property - 35 X 105 FT

68 TUNIS STREET
- BUILDING LOT -
SHOWING NOTES

Utilities:

- Hydro - available
- Water - available
- Gas - available

Full Legal Description:

LOT 570 TP PLAN 94 GRANTHAM CITY OF ST. CATHARINES

Question about 66 Tunis Street - is Part 2 Buildable?

From: Henderson, Emma <ehenderson@stcatharines.ca>

Date: Wed, Oct 27, 2021 at 10:34 AM

Subject: RE: Question about 66 Tunis Street - is Part 2 Buildable? - Follow up and extra info

To: Tanya DiNicolantonio <tanya@brandow.ca>

Good morning Tanya, Sorry for the delay.

...

The lots are zoned R2 – Low Density Residential – Traditional Neighbourhood. I have attached the list of permitted uses, lot size requirements and setbacks for your records. Please refer the R2 chart.

If you have any additional questions, please let me know.

Regards,

Emma Henderson

Zoning Technician



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SECTION 5 RESIDENTIAL

No person shall use any lot or erect, alter or use any building or structure in any Residential Zone except in accordance with Sections 5.1 to 5.7 of this By-law.

In addition to the above, any lot may be subject to additional regulation or restriction of use by the City, upper tier government or agencies. Refer to Section 1.1.3 and Section 2.19 of this By-law.

5.1 Zone Names and Symbols

Zone Symbol	Zone Name
R1	Low Density Residential – Suburban Neighbourhood
R2	Low Density Residential – Traditional Neighbourhood
R3	Medium Density Residential
R4	High Density Residential

5.2 Permitted Uses

USES	Zones			
Dwelling, Detached	R1	R2	R3	
Dwelling, Semi-detached	R1	R2	R3	
Dwelling, Duplex		R2	R3	
Dwelling, Triplex		R2	R3	R4
Dwelling, Fourplex		R2	R3	R4
Dwelling, Quadruplex	R1	R2	R3	R4
Townhouse	R1	R2	R3	R4
Private Road Development	R1	R2	R3	R4
Apartment Building ^(a)			R3	R4
Long-Term Care Facility ^(a)			R3	R4

5.2.1 Footnotes for Section 5.2 Permitted Uses

- a) Residential Convenience Uses shall be permitted on the ground floor subject to the following provisions:
- i) No individual use shall exceed 150 m² glfa; and
 - ii) The combined maximum glfa of all uses shall not exceed 5% of the total residential gross floor area on the premises.

5.4 Provisions for Residential (R2) Zone

Permitted Uses	Lot Area (e)		Min. Lot Frontage (e)	Minimum Yards			Max. Building Height	Max. No. of Attached Dwelling Units (e)	Density Per Hectare (e)	Min. Landscaped Open Space	Total Lot Coverage
	Min.	Max.		Front Yard (f) (h)	Rear Yard	Interior Side Yard					
Dwelling, Detached	300 m ²	465 m ²	10 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	-	-	35 %	45% (i)
Dwelling, Semi-detached	280 m ² (d)	465 m ² (d)	7.5 m (a)	3 m to dwelling / 6 m to garage (g)	6 m	1.2 m (c)	3 m to dwelling / 6 m to garage (g)	-	-	35 %	45% (i)
Dwelling, Duplex	560 m ²	930 m ²	12 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	-	-	35 %	45% (i)
Dwelling, Triplex	840 m ²	1395 m ²	12 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	-	-	35 %	45% (i)
Dwelling, Fourplex	1120 m ²	1860 m ²	18 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	-	-	35 %	45% (i)
Dwelling, Quadruplex	280 m ² (d)	465 m ² (d)	7 m (a)	3 m to dwelling / 6 m to garage	6 m (c)	1.2 m (c)	3 m to dwelling / 6 m to garage	-	-	35 %	45% (i)
Townhouse	280 m ² (d)	-	6 m (a)	3 m to dwelling / 6 m to garage (g)	6 m	1.2 m (c)	3 m to dwelling / 6 m to garage (g)	4	Min. 20 units	35 %	-
Private Road Development (b)	280 m ² (d)	-	12 m	3 m to dwelling / 6 m to garage	See Section 5.7		3 m to dwelling / 6 m to garage	4	Min. 20 units	35 %	-

5.4.1 Footnotes for Section 5.4 Provisions for Residential (R2) Zone

- (a) Minimum lot frontage shall be per dwelling unit.
- (b) Private Road Development shall permit all dwelling types that are permitted in the Low Density Residential – Traditional Neighbourhood (R2) Zone.
- (c) Common walls shall be centred on the common lot line. (see Section 2.4)
- (d) Lot Area is per dwelling unit
- (e) Accessory dwelling units shall not be included in the calculation of lot area, lot frontage, or density, nor shall accessory dwelling units be included in the maximum number of attached dwelling units.
- (f) The yard requirement for garage applies to an attached garage and to the yard from which the attached garage is accessed by a driveway; and, in addition to the minimum required yard for a garage in Table 5.4, the garage shall be flush with, or recessed beyond, the corresponding wall of the dwelling unit.
- (g) Notwithstanding the definition for 'Lot Line, Front' and 'Lot Line, Exterior Side' in Section 12 Definitions, on a corner lot containing more than one principal dwelling unit divided vertically, the following shall apply:
 - (i) 'Lot Line, Front' means the longest lot line along a public road, and 'Lot Line, Exterior Side' means the shortest lot line along a public road; and the corresponding requirements in Table 5.4 shall apply.
- (h) Yard for Dwellings, Average
 - (i) If the average front yard and /or average exterior side yard for a dwelling is in excess of 2 m of the minimum required yard for a dwelling in Table 5.4, the average front yard and /or average exterior side yard will be the required minimum and maximum yard for the dwelling, plus or minus 0.75 m.
 - (ii) The minimum required front yard and/or minimum required exterior side yard for a dwelling in Table 5.4 may be reduced to the average front yard and /or average exterior side yard for dwellings, provided that the building line is setback a minimum 1 m from the lot line to be established by any required public acquisition of lands.
- (i) Only applies to a lot in excess of the Maximum Lot Area regulation.

5.7 Additional Private Road Development Provisions

On Private Road Developments, all dwellings except apartment buildings and long term care facilities shall be subject to the following additional requirements.

	Minimum Yard Requirements										
	Interior Side Yard		Rear Yard		Between Buildings			Min. Distance From Private Road		Maximum Unit Driveway Width	
ZONE	From End Wall	From Rear Wall	From End Wall	From Rear Wall	Between End Walls	Between Rear Walls	Between End and Rear Wall	To attached Garage	To Dwelling		
R1	5 m	7.5 m	5 m	7.5 m	3 m	7.5 m	6 m	6 m	3 m	50% of unit width	
R2	5 m	6 m	5 m	6 m	3 m	7.5 m	6 m	6 m	3 m	50% of unit width	
R3 and R4 where abutting an R1 or R2 **	5 m	6 m	5 m	6 m	3 m	7.5 m	6 m	6 m	3 m	50% of unit width	
R3 and R4 where not abutting an R1 or R2 **	3 m	6 m	3 m	6 m	3 m	7.5 m	6 m	6 m	3 m	50% of unit width	

** Apartment buildings and long term care facilities in Private Road Developments in the R3 or R4 Zone are subject to the applicable yard and height regulations for apartment buildings and long term care facilities as set out in Section 5.5 or 5.6.