

Planned Development Overlay (PDO) and Infill Guideline Checklist

- This checklist is intended to help simplify the review of development applications for properties located within the “Areas 1 & 2 Mature Communities PDO 1 (Mature Communities PDO-1),
- The purpose is to confirm that all necessary information is provided to help determine alignment with relevant regulations and guidelines in order to streamline the review and approval process.
- Based on language contained within the Mature Communities PDO-1, the review will take into consideration alignment with the PDO and the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)*.
- The below checklist has combined the relevant regulations from the PDO and *Infill Guidelines* for ease of review.
- Please review the checklist below and answer to the best of your ability prior to submitting a formal application.
- If the item is not applicable, please mark n/a or leave blank. If you are unclear, answer to the best of your knowledge and flag outstanding questions to discuss with the zoning officer or district planner. Once completed, sign and date at the bottom.
- After reviewing the checklist, if necessary, please design or revise your plans to ensure compliance.
- In the left-hand column, you will see the item identified as either being from the PDO (P) or the *Infill Guidelines* (G) as well as the associated policy number.

General			
P	Is the property located within the Mature Communities PDO -1? Check here	Yes No	If no, please refer to the City of Winnipeg Zoning By-law for zoning regulations. Click link - Winnipeg Zoning By-law
	If yes, is the subject site located within Infill Area 1 or Area 2?	Area 1 <input type="checkbox"/> Area 2 <input type="checkbox"/>	See Figure 1 in Appendix A to confirm layers to select once on the City’s aerial map website.
P	Is the subject property zoned R1, R2, or RMF-S? Check here	R1 <input type="checkbox"/> R2 <input type="checkbox"/> RMF-S <input type="checkbox"/>	See Figure 2 in Appendix A to confirm layers to select once on the City’s aerial map website.
P	Is the proposed development an expansion to an existing building or a newly constructed building?	Expansion <input type="checkbox"/> New Build <input type="checkbox"/>	“expansion” means: (a) an increase in the gross floor area of a building where the expansion represents 50% or more of the pre-expansion gross floor area; or (b) an increase in the

			gross floor area of a building pursuant to a development application;																																						
Submission																																									
P - 5(1)	Is the proposed development a single family detached dwelling? Two-family dwelling? Semi-detached dwelling? 3-unit multi family dwelling?	single-family detached dwelling(s) <input type="checkbox"/> two-family dwelling <input type="checkbox"/> semi-detached dwelling <input type="checkbox"/> 3-unit multi-family dwelling <input type="checkbox"/>	Please note – a two family dwelling is considered to be a two unit dwelling that is stacked with one unit above another. Whereas a semi-detached dwelling would be a two unit dwelling where the units are side-by-side.																																						
P - 5(3)	The application includes all necessary information: fully dimensioned site plans, landscaping plans and elevation drawings	fully dimensioned site plans <input type="checkbox"/> fully dimensioned landscaping plans <input type="checkbox"/> fully dimensioned elevation drawings <input type="checkbox"/>	See Submission Requirements for further detail																																						
Design Review																																									
P - 9(2), 10, 11, 12, 13, 14(1), 15	Subdivision and Lot Size(s) Is there a public lane located at the rear of the lot(s)? What is/are the lot area(s) of the proposed lot(s)? Lot width(s)? Please note* for the subdivision of one lot into two lots in the R1 zoning districts, the public lane at the rear of the lot must be paved.																																								
	<table border="1"> <thead> <tr> <th>Housing Typology</th><th colspan="2">Single Family Dwelling(s)</th><th colspan="2">Two-Family Dwelling</th><th colspan="2">Three-unit Dwelling</th></tr> </thead> <tbody> <tr> <td>Public lane at rear of lot(s)</td><td>Yes <input type="checkbox"/> No <input type="checkbox"/></td><td>Is the lane paved? Yes <input type="checkbox"/> No <input type="checkbox"/></td><td>Yes <input type="checkbox"/> No <input type="checkbox"/></td><td>Is the lane paved? Yes <input type="checkbox"/> No <input type="checkbox"/></td><td>Yes <input type="checkbox"/> No <input type="checkbox"/></td><td>Is the lane paved? Yes <input type="checkbox"/> No <input type="checkbox"/></td></tr> <tr> <td>Lot Area(s)</td><td colspan="2">Minimum required lot area with rear lane – 2,500 sq. ft.</td><td colspan="2">Minimum required lot area with rear lane – 2,880 sq. ft.</td><td colspan="2">Minimum required lot area with rear lane – 3,495 sq. ft.</td></tr> <tr> <td></td><td colspan="2">Minimum required lot area without rear lane – 4,000 sq. ft.</td><td colspan="2">Minimum required lot area without rear lane – 4,000 sq. ft.</td><td colspan="2"></td></tr> <tr> <td></td><td colspan="2">Proposed lot area(s)</td><td colspan="2">Proposed lot area(s)</td><td colspan="2">Proposed lot area(s)</td></tr> </tbody> </table>						Housing Typology	Single Family Dwelling(s)		Two-Family Dwelling		Three-unit Dwelling		Public lane at rear of lot(s)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Is the lane paved? Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Is the lane paved? Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Is the lane paved? Yes <input type="checkbox"/> No <input type="checkbox"/>	Lot Area(s)	Minimum required lot area with rear lane – 2,500 sq. ft.		Minimum required lot area with rear lane – 2,880 sq. ft.		Minimum required lot area with rear lane – 3,495 sq. ft.			Minimum required lot area without rear lane – 4,000 sq. ft.		Minimum required lot area without rear lane – 4,000 sq. ft.					Proposed lot area(s)		Proposed lot area(s)		Proposed lot area(s)	
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		_____ sq. ft. _____ sq. ft.	_____ sq. ft. _____ sq. ft.	_____ sq. ft. _____ sq. ft.
Lot width(s)	Minimum required lot width with rear lane – 25 ft.	Minimum required lot width with rear lane and up/down configuration – 32 ft.	Minimum required lot width with rear lane – 35 ft.	
	Minimum required lot size without rear lane – 40 ft.	Minimum required lot width with rear lane and semi-detached configuration – 40 ft. (20 ft. per dwelling unit)		
	Proposed lot width(s) _____ ft. _____ ft.	Proposed lot width(s) _____ ft. _____ ft.	Proposed lot width(s) _____ ft. _____ ft.	

Yard Setbacks – Building Heights – Lot Coverage

P – 16(1), 16(2), 16(3)	<p>Front Yards (for all typologies - (single fam, two-fam and triplex))</p> <p>The minimum front yard setback of a lot is the greater of:</p> <p>(a) 5 feet less than the average of the existing front yards within that street block or portion of the street block; or</p> <p>(b) 10 feet.</p> <p>The maximum front yard setback of a lot is 5 feet more than the average front yard setback of abutting lots.</p>	<p>Front yard alignment is: _____ ft.</p> <p>Proposed front yard setback is: _____ ft.</p>	<p>Please note* Before starting your site and building plans you should contact Zoning and Permits to confirm the alignment and required front yard setback.</p> <p>For the purposes of determining the maximum front yard setback, where an abutting lot is vacant, the vacant lot is deemed to have the same front yard setback as the next closest developed lot.</p>
P - 17	<p>Rear Yards (for all typologies - (single fam, two-fam and triplex))</p>	<p>Rear yard setbacks of abutting lots are: _____ ft. _____ ft.</p> <p>Average setback _____ ft.</p>	<p>Please note* Before starting your site and building plans you should contact Zoning and Permits to confirm the rear yard setback average of abutting lots.</p>

	<p>The minimum rear yard setback of a lot is the greater of:</p> <p>(a) 36% of the lot depth or the average rear yard setback of abutting lots less 10 feet, whichever is less; or</p> <p>(b) 25 feet.</p>	<p>Proposed rear yard setback(s):</p> <p>Lot 1: ____ ft.</p> <p>Lot 2: ____ ft.</p>	
P – 18(1)	<p>Side Yards Single Family Dwellings</p> <p>(1) The side yard setback for a single-family detached dwelling are determined as follows:</p> <p>(a) for a lot that is at 30 or more feet wide, the minimum side yard setback is 4 feet on each side of the building;</p> <p>(b) for a lot that is less than 30 feet wide, the minimum side yard setback is 4 feet on one side and 3 feet on the other side; and</p> <p>(c) in all cases, at least one side yard setback must be 4 feet and must be clear of all projections for the first storey.</p>	<p>Proposed lot width(s) is (are):</p> <p>Lot 1: ____ ft.</p> <p>Lot 2: ____ ft.</p> <p>Side yard setbacks are:</p> <p>Lot 1: ____ ft. and ____ ft.</p> <p>Lot 2: ____ ft. and ____ ft.</p>	
G – 3.1.3 (2)	<p>In instances where a property is subdivided and two new dwellings are built, the 3-foot side yards should be oriented towards one another between each of the new dwellings.</p>	<p>Please confirm if side yard setbacks comply with this guideline criteria:</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	

P – 18(2)	<p>Side Yards for two-family, semi-detached and 3-unit dwellings</p> <p>(2) The minimum side yard setback for a two-family dwelling, a semi-detached dwelling or a 3-unit multi-family dwelling is 4 feet from the exterior side lot lines.</p>	<p>Proposed lot width(s) is(are) Lot 1 ____ ft. Lot 2 ____ ft.</p> <p>Side yard setbacks are: Lot 1 ____ ft. and ____ ft.</p> <p>Lot 2 ____ ft. and ____ ft.</p>	
P - 19	<p>Building Height for all typologies (single, up-down duplex, semi-detached, triplex)</p> <p>The maximum building height for a lot is:</p> <p>(a) 35 feet; or</p> <p>(b) where the lot is less than 60 feet wide, the greater of:</p> <p>(i) 28 feet; or</p> <p>(ii) the average building heights of abutting lots plus 5 feet, to a maximum of 35 feet.</p>	<p>Height of buildings on abutting lots: ____ ft. and ____ ft.</p> <p>Average height is ____ ft.</p> <p>Proposed building height(s) is (are): Lot 1 ____ ft. Lot 2 ____ ft.</p>	<p>Please note* Before starting your site and building plans you should contact Zoning and Permits to confirm the building heights of abutting lots.</p>
P – 20(1), 20(2), 20(3)	<p>Lot Coverage</p> <p>(1) The maximum lot coverage for the principal building is 30%.</p> <p>(2) The maximum lot coverage for a principal building with an attached garage is:</p>	<p>Proposed lot coverage for principal building(s) is (are) ____ % ____ %</p>	<p>(3) For the purposes of calculating lot coverage:</p> <p>(a) living space above an attached garage is counted as part of the principal building; and</p> <p>(b) unenclosed porches, permitted projections and decks are not counted.</p>

	<p>(a) 30% for the principal building plus 440 square feet for the attached garage, where the lot area is 3,700 or fewer square feet; or</p> <p>(b) 42% where the lot area is greater than 3,700 square feet.</p>		
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Entrances

P - 21(1) 21(2)	<p>Entrance Height</p> <p>(1) The maximum height of a front entrance or a rear entrance is 4 feet measured from established grade to the finished floor height.</p> <p>(2) The maximum height of a side entrance is 2 feet measured from established grade to the finished floor height.</p>	<p>Front entrance height is:</p> <p>Lot 1 ____ ft. Lot 2 ____ ft.</p> <p>Side entrance height is:</p> <p>Lot 1 ____ ft. Lot 2 ____ ft.</p>	
P - 22(1)	<p>Entrances for single family detached and semi-detached dwellings</p> <p>The primary entrance to a single-family detached dwelling or to each dwelling unit in a semi-detached dwelling must:</p> <p>a) Be located on the front façade of the building;</p> <p>b) Be clearly visible from the street; and</p>	<p>Primary entrance is located on the front façade? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Primary entrance is clearly visible from the street? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>There is a direct path to the public sidewalk from the primary entrance? Yes <input type="checkbox"/> No <input type="checkbox"/></p>	

	c) Have a direct path to the public sidewalk		
P – 22(2)	<p>Entrances for two family dwelling other than semi-detached or a 3-unit multi family dwelling</p> <p>The primary entrance for at least one of the dwelling units in a two-family dwelling, other than a semi-detached dwelling, or a 3-unit multi-family dwelling must:</p> <ul style="list-style-type: none"> a) Be located on the front façade of the building; and b) Be clearly visible from the street 	<p>Primary entrance of at least 1 unit is located on the front of the building?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>At least 1 primary entrance is clearly visible from the street?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	
G - 3.2.5.5	<p>Secondary Entrances</p> <p>Side yard entrances should be considered secondary entrances and should be located close to grade to respect the privacy of abutting properties.</p>	<p>Is there a side yard entrance?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>If yes, what is (are) the landing height(s)?</p> <p>_____ ft.</p> <p>_____ ft.</p>	
G – 3.2.5.6	<p>On a corner lot, entrances for secondary suites should face the flanking street.</p>	<p>Corner lot?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Does secondary entrance face the flanking street?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	
Building Design			
P – 23(1) 23(2)	Façade Materials	List cladding material and percentage on the front façade below:	

	<p>(1) Excluding foundation parging, windows, and dormers, the façade of the principal building must include at least two types of exterior cladding.</p> <p>(2) A minimum of 20% of the front façade of a principal building must be covered by one of at least two types of exterior cladding.</p>	<p>Cladding material _____</p> <p>Percentage of coverage _____ %</p> <p>Cladding material _____</p> <p>Percentage of coverage _____ %</p> <p>Cladding material _____</p> <p>Percentage of coverage _____ %</p> <p>Cladding material _____</p> <p>Percentage of coverage _____ %</p>	
G – 3.2.4.10	<p>Buildings on corner lots should extend architectural details and features, finishing materials, and windows to the side façade that faces the flanking street in order to animate the street and provide visual interest. Careful consideration to window placement can support an eyes-on-the-street approach to design.</p>	<p>Is the site located on a corner?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>If yes, confirm if architectural features extend to façade facing flanking street.</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>If Yes, list materials or features:</p> <p>1) _____</p> <p>2) _____</p> <p>3) _____</p>	
P – 24(1)(2)	<p>Architectural Features</p> <p>(1) Newly constructed single-family detached dwellings or two-family</p>	<p>Are dwellings or units identically mirrored?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>Infill Guidelines Section 3.2.4.4 outlines examples of design elements or architectural features that may achieve this PDO requirement.</p>

	<p>dwellings must not have identical or mirrored front elevations with development on abutting lots; each building must be architecturally distinct through the use of at least two different design elements or architectural features.</p> <p>(2) Newly constructed semi-detached dwellings must not have identical or mirrored front elevations; each dwelling unit must be architecturally distinct through the use of at least two different design elements or architectural features.</p>	<p>Explain which design elements or architectural features are different between:</p> <p>Dwelling/Unit 1</p> <p>And</p> <p>Dwelling/Unit 2</p>	<p>Examples of design elements may include, but is not limited to: variations in rooflines, façade materials, entrance features, placement of windows and doors, building articulations and recesses, dormers and porches.</p> <p>Minor architectural features including, but not limited to: shutters, window details, and awnings will count as half of a significant architectural feature. Stucco textured trims and moldings around windows will not count toward the calculation of significant or minor architectural details.</p>
G – 3.2.4.3	<p>The front façade of the building or each individual unit for a side-by-side duplex or triplex is encouraged to include an area that is projecting or recessed.</p> <p>This portion can be recessed or projecting from the front façade with a minimum dimension of 8 feet in width, 2 feet in depth and 8 feet in height; or, the front façade shall include a porch that projects with a minimum dimension of 8 feet in width and 4 feet in depth.</p>	<p>Does the proposed development include a portion of the front façade that is projecting or recessed from front facing building wall?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Does the proposed development include a front porch?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Dimensions of the projection/recess or porch are?</p> <p>_____ ft. in width</p> <p>_____ ft. in height</p> <p>_____ ft. in depth</p>	

P - 27	Permitted Projections Despite anything else in this By-law, the projections listed in Table 1.0 below are permitted.	See Appendix B	
Accessory Structures			
P - 25	Lot Coverage – Accessory Structures The maximum lot coverage for accessory structures (including detached garages) is: (a) where the lot area is 3,700 or fewer square feet, 440 square feet; or (b) where the lot area is more than 3,700 square feet, the lesser of 12% of the lot area or 880 square feet.	Proposed lot area(s): Lot 1_____ sq. ft. Lot 2_____ sq. ft. Total coverage of accessory structures, (including detached garages, sheds, etc.) Lot 1_____ sq. ft. Lot 2_____ sq. ft.	
P - 26	Separation Distance – Accessory Structures A detached accessory structure must be separated from a principal building by a distance of at least: (a) 10 feet where the lot depth is 100 feet or greater; or (b) 5 feet where the lot depth is less than 100 feet.	Lot depth is: Lot 1 _____ ft. Lot 2 _____ ft. Separation distance between principal building and accessory structure is: Lot 1 _____ ft. Lot 2 _____ ft.	Please note* Rear decks may encroach into the separation distance between the principal dwelling and detached garage. Please note* In the Zoning By-law 200/2006 Sec 142.2.c, it is indicated that separation space is clear of all projections (eaves/troughs).

Utilities, Servicing and Mechanical			
G - 3.2.9	Utilities, Servicing and Mechanical	<p>Air conditioner is located, at least 2 feet from property line?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>LOT GRADING BY-LAW NO. 7294/98</p>
	<p>(1) Air conditioning equipment, or similar units that produce noise or exhaust, should be placed at the rear of buildings or on the flanking side yard of a corner property. The unit may project a maximum of 3 feet into a rear or side yard setback area, as long as at least 2 feet is maintained from the side property line. In the case where infill development creates two buildings that are adjacent, air conditioning equipment should be located in the side yard between said units in order to minimize impact on existing adjacent buildings.</p>	<p>Are there any mechanical units visible from street?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>All sump pump discharge pipes discharging weeping tile water shall be located such that effective positive drainage away from the buildings is achieved. These sump pump discharge pipes shall be fitted with a suitable elbow and shall discharge onto a splash pad as detailed in Schedule "C" or by an equivalent method approved by the designated City Administrator, and shall not be located nor directed so as to cause discharge water to drain directly onto adjacent property and streets. Sump pump installation</p>
	<p>(2) Mechanical units should not be visible from the street. Where this is unavoidable, such units should be adequately screened and/or landscaped.</p>	<p>If visible from street is there is a screen/landscaping provided?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	
	<p>(3) The outlet pipe as part of the sump pump discharge should be located on the rear or front elevation of the building in accordance</p>	<p>Is sump pump discharge located at front or rear of building?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	

	with the Lot Grading By-law		
Driveways and Approaches			
G - 3.1.5	(1) Where a property abuts an improved lane, vehicle access will be required to be taken from the lane and no existing vehicle access from the roadway shall be permitted to continue. Any existing front approach must be removed and the curb, sidewalk, and boulevard be restored.	<p>Does the property abut a public lane?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Is there an existing approach to the property?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>If yes to both of the above two questions, removal of the approach and restoration of the boulevard will be required.</p>	
	(2) Where a property does not abut a lane, the driveway access should not have an impact on mature trees within the public right-of-way, and its design should minimize conflict between vehicles and non-motorists and offer opportunity for shared driveway use.	<p>Will any new approach(es) result in the removal of mature trees within the public right-of-way?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>If yes, consider revising location of approach.</p> <p>If relocation is not possible, please consult the Urban Forestry Branch on removal requirements.</p>	
Landscaping			
P – 28(1) to 28(8)	<p>(1) For any lot to which this PDO applies with a single-family detached dwelling, two-family dwelling, semi-detached dwelling or 3-unit multi-family dwelling must be landscaped in accordance with this section where:</p> <p>(a) a new principal dwelling is being constructed on the lot; or</p> <p>(b) an existing principal dwelling is being</p> <p>(i) redeveloped; or</p>		

	(ii) expanded where the expansion represents 50% or more of the gross floor area of the existing building.	
	<p>(2) Plant materials used must:</p> <p>(a) be No. 1 Grade Nursery Stock, supplied and installed in conformance with the latest edition of Canadian Nursery Landscape Association "Canadian Standards for Nursery Stock";</p> <p>(b) be of a species capable of remaining healthy when trimmed, where the plant is a shrub;</p> <p>(c) be able to withstand local climatic conditions; and</p> <p>(d) be comprised of a salt-tolerant species when located within 20 feet of a street.</p> <p>*See Appendix C for examples of acceptable tree species</p>	<p>Please confirm the species of planting proposed on site:</p> <p>Trees:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Shrubs:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Species is of a No.1 Grade Nursery Stock</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>
	<p>(3) The following plants must meet the following minimum plant sizes at the time of planting:</p> <p>(a) deciduous trees must have a minimum caliper of 1 ¾ inches;</p>	<p>Deciduous trees are of a minimum caliper of 1 ¾ inches:</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Coniferous trees are a minimum of 6 feet in height:</p> <p>Yes <input type="checkbox"/></p>

	<p>(b) coniferous trees must be a minimum of 6 feet in height; and,</p> <p>(c) all shrubs must fit no less than a two-gallon container.</p>	<p>No <input type="checkbox"/></p> <p>Shrubs fit in a 2-gallon container:</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	
	<p>(4) At least 30% of the lot area must be reserved for soft landscaping.</p>	<p>Soft landscaping is ____ % of lot area</p>	
	<p>Please fill out the section below (5, 6 or 7) that aligns with the site width of your proposed development:</p> <p>a) lot width(s) 35 feet or less,</p> <p>b) lot width(s) greater than 35 feet, but less than 50 feet, of</p> <p>c) lot width(s) greater than 50 feet.</p>		
	<p>(5) Lots 35 feet or less in width must contain at least:</p> <p>(a) one tree; and</p> <p>(b) four shrubs</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	
	<p>(6) Lots greater than 35 feet but less than 50 feet in width must contain at least:</p> <p>(a) two trees; and</p> <p>(b) six shrubs.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	
	<p>(7) Lots 50 feet or greater in width must contain at least:</p> <p>(a) three trees; and</p> <p>(b) six shrubs.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	

(8) The requirements to provide trees and shrubs under subsections (5), (6) and (7) may be satisfied by preserving existing healthy mature trees, subject to an arborist report identifying how these trees will be preserved and protected, in accordance with the below table:

Mature Trees to be preserved?

Yes ☐

No ☐

Arborist Report conducted?

Yes ☐

No ☐

If yes, please include in your submission package.

Number of trees intended to be preserved: _____

Preserved deciduous tree(s) have a caliper of:

____ inches

____ inches

____ inches

and/or

Preserved coniferous trees have a height of:

____ ft

____ ft

Number of trees credited

_____ trees

Tree Type	Minimum Caliper of Preserved Tree (inches)	Minimum Tree Height (Ft)	Number of Required Trees Credited
Deciduous	7 ¾	n/a	2
Coniferous	n/a	20	2
Deciduous	18	n/a	All
Coniferous	n/a	33	All

Signature_____

Date:_____

Appendix A

Figure 1

Screenshot of the website used to identify if the property falls within the Mature Communities PDO and sub-area (e.g. Area 1, or Area 2). All layers should be selected to confirm which policies your development proposal is subject to (See circled area below)

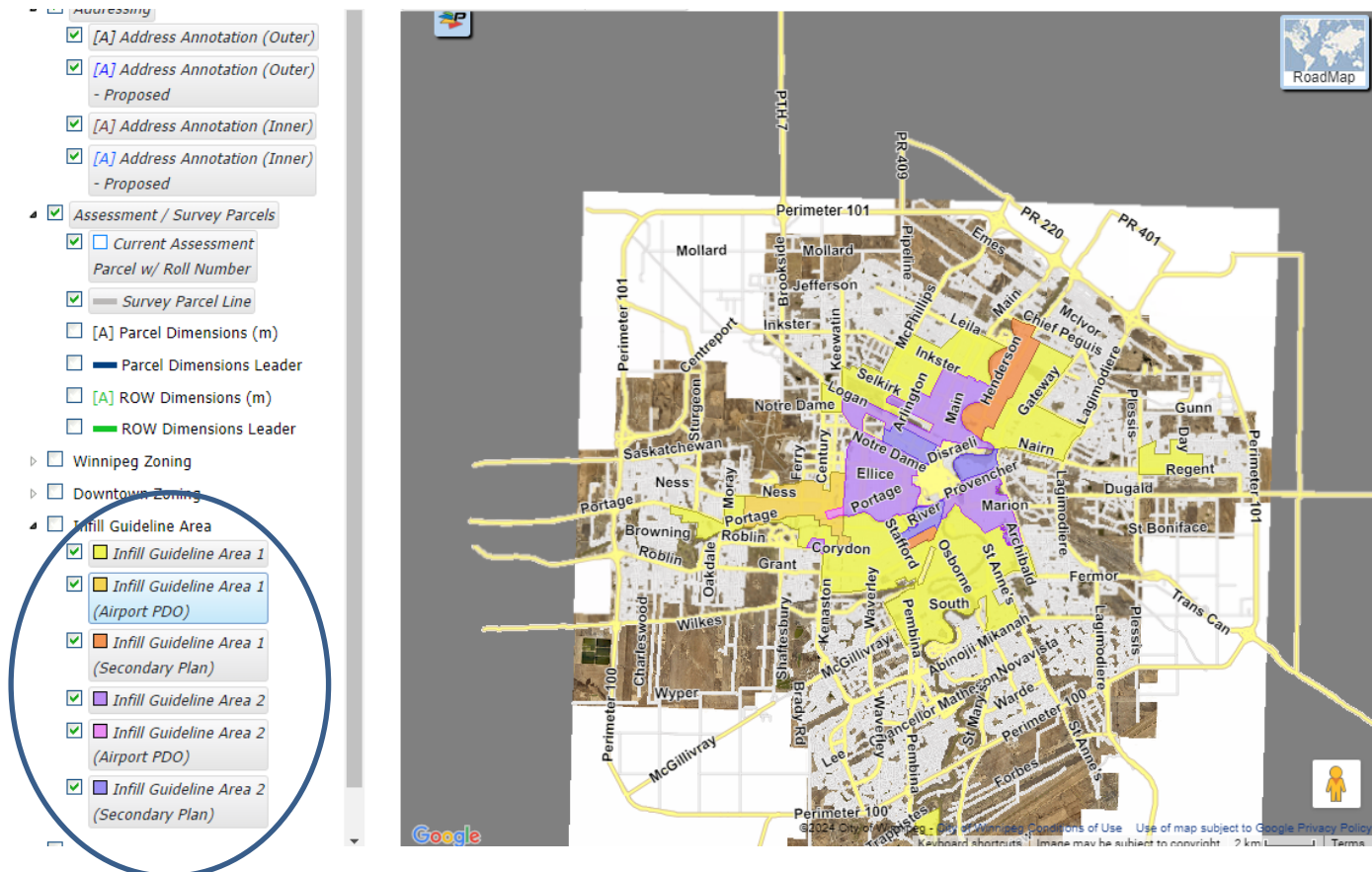
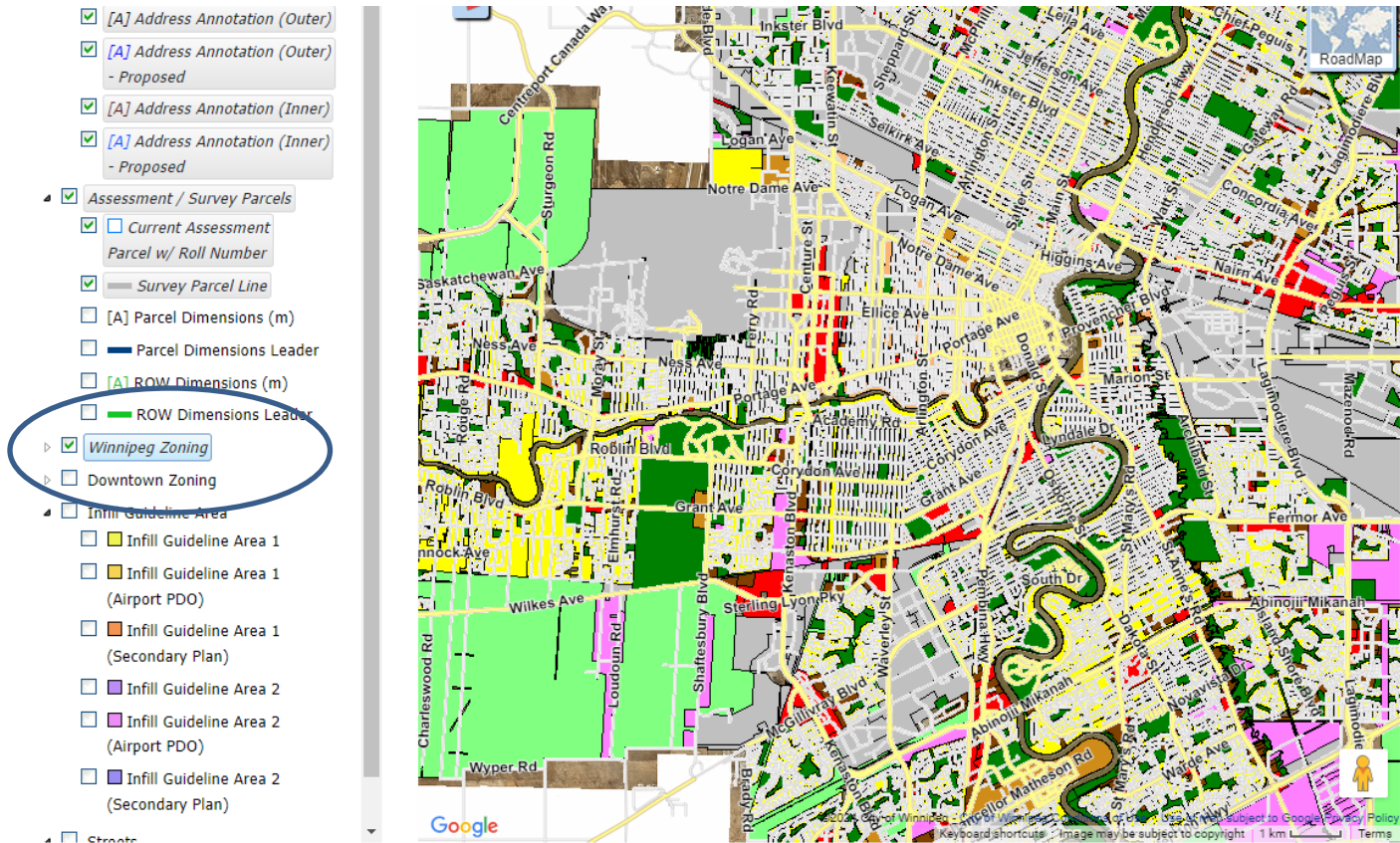


Figure 2

Screenshot of the website used to identify the zoning district of the property. The layer shown circled below should be selected to help confirm which policies are applicable to your development proposal.



Appendix B

Projections Table

Features	Zoning District	Projections Permitted	
		Front Yard	Side Yard
Building Elements			
Alcoves, bay windows, vestibules, and similar additions creating interior floor area	R1, R2, RMF-S	Not limited to one storey Maximum depth = 5 ft. Maximum combined total floor area = 50 sq. ft.; no closer than 10 feet from front lot line	Limited to one storey Maximum floor area = 50 sq. ft. in any yard Maximum depth 1 foot where 3 feet is the required side yard to maximum length of 10 feet; no closer than 2 feet to side lot line. [note a.] Not permitted on first storey; maximum depth 2 feet on second storey only where 4 feet is the required side yard to a maximum length of 10 feet; no closer than 2 feet to side lot line. [note a.]
Other balconies	R1, R2, RMF-S	Maximum depth of 4 inches per foot of yard but not exceeding 5 feet; no closer than 10 feet from the front lot line	Maximum depth of 4 inches per foot of yard; no closer than 2 feet to side lot line
Brick facing	R1, R2, RMF-S	Maximum depth = 5 inches; no closer than 10 feet from front lot line	Maximum depth = 3 inches, no closer than 2 feet to side lot line
Exterior wall finish, excluding brick facing	R1, R2, RMF-S	Maximum depth = 3 inches; no closer than 10 feet from front lot line	Maximum depth = 3 inches, no closer than 2 feet to side lot line
Incidental building architectural features	R1, R2, RMF-S	Maximum depth = 5 ft; no closer than 10 feet from front lot line	4 inches per foot of side yard; no closer than 2 feet to side lot line

Appendix C

Examples of Acceptable Tree Planting Species

Large Deciduous Trees (Mature height 15 metres or greater)			
Genus	Species	Cultivar	Common Name
Acer (A.)	A. negundo A. saccharum A. saccharinum	‘Jefferselk’	Manitoba Maple Lord Selkirk Sugar Maple Silver Maple
Gleditsia (G.)	G. triacanthos	‘Harve’	Northern Acclaim Honey-locust
Populus (P.)	P. tremuloides P. x ‘Assiniboine’ P. x canadensis	‘Assiniboine’ ‘Prairie Sky’	Trembling Aspen Assiniboine Poplar Prairie Sky Poplar
Quercus (Q.)	Q. macrocarpa		Bur Oak
Salix (S.)	S. pentandra		Laurel Leaf Willow
Tilia (T.)	T. americana	Multiple cultivars	Basswood or American Linden
Ulmus (U.)	U. americana U. americana U. x ‘Morton Glossy’	‘Lewis and Clark’ ‘Triumph’	American Elm Prairie Expedition Elm Triumph Hybrid Elm
Large Coniferous Trees (Mature height 15 metres or greater)			
Genus	Species	Cultivar	Common Name
Larix (L.)	L. siberica		Siberian Larch
Picea (P.)	P. glauca P. pungens	‘Densata’ Multiple cultivars	Black Hills White Spruce Colorado Spruce
Pinus (P.)	P. sylvestris		Scots Pine
Medium-sized Trees (Mature height nine metres to 15 metres)			
Genus	Species	Cultivar	Common Name
Aesculus (A.)	A. glabra		Ohio Buckeye
Alnus (A.)	A. hirsute	‘Harbin’	Prairie Horizon Alder
Betula (B.)	B. papyrifera		Paper Birch
Celtis (C.)	C. occidentalis	‘Delta’	Delta Hackberry
Juglans (J.)	J. cinerea J. nigra		Butternut Black Walnut
Tilia (T.)	T. cordata T. cordata T. x flavescens T. x flavescens T. mongolica	‘Golden Cascade’ Multiple cultivars ‘Dropmore’ ‘Glenleven’ ‘Harvest Gold’	Golden Cascade Linden Littleleaf Linden Dropmore Linden Glenleven Linden Harvest Gold Linden
Ulmus (U.)	U. davidiana japonica U. davidiana japonica	‘Discovery’ ‘Night Rider’	Discovery Japanese Elm Night Rider Japanese Elm

Medium Coniferous Trees

(Mature height nine metres to 15 metres)

Genus	Species	Cultivar	Common Name
Pinus (P.)	P. cembra		Swis Stone Pine

Small-sized Trees

(Mature height less than nine metres)

Genus	Species	Cultivar	Common Name
Acer (A.)	A. ginnala	Multiple cultivars	Amur Maple
	A. tatarica	'GarAnn'	Hot Wings Tatarian Maple
Crataegus (C.)	C. x mordenensis	'Snowbird'	Snowbird Hawthorn
Maackia (M.)	M. amurensis		Amur Maackia
Malus (M.)	M. x adstringens	Multiple cultivars	Rosybloom Crabapples
	M. x 'Spring Snow'	'Spring snow'	Spring Snow Flowering Crabapple
	M. x 'Jefstar'	'Jefstar'	Starlite Flowering Crabapple
Ostrya (O.)	O. virginiana		Ironwood
Prunus (P.)	P. maackii		Amur Chokecherry
	P. x nigrella	'Muckle'	Muckle Plum
	P. pensylvanica		Pincherry
Sorbus (S.)	S. aucuparia	'Rossica'	Russian Mountain Ash
	S. decora		Showy Mountain Ash
Syringa (S.)	S. reticulata	Multiple cultivars	Japanese Tree Lilac

Small Coniferous Trees

(Mature height less than nine metres)

Genus	Species	Cultivar	Common Name
Juniperus (J.)	J. scopulorum	'Medora'	Medora Upright Juniper
Thuja (T.)	T. occidentalis		Eastern White Cedar (upright cultivars)