



## DEVELOPMENT STANDARDS SUMMARY

FILE NUMBER: \_\_\_\_\_

*The Development Standards Summary applies to all Shoreline Permit Applications and provides the applicant an opportunity to demonstrate how the proposal meets the regulations of the Town's Community Planning Permit By-law 062-17. Please refer to the Town's website at <https://innisfil.ca/living/permits/ShorelinePermits>*

**ALL MEASUREMENTS TO BE PROVIDED IN METRIC.**

		Property Details	Standard Requirement	Proposal
		<b>Lot Area (minimum)</b>	1400 m <sup>2</sup>	
		<b>Lot Frontage (minimum)</b>	17 m	
		<b>Water Frontage (minimum)</b>	15 m	
<b>Waterfront Yard</b>	Lot Depth < 60 m		15 m	
	Lot Depth > 60 m		30 m	
	Attached structures (i.e. decks, porches, gazebos, pergolas)		15 m	
<b>Front Yard (minimum)</b>	Dwelling unit		4.5 m	
	Attached Garage		6 m	
	Attached Garage with doors facing the interior/exterior side yard		4.5 m	
	Attached decks, porches, balconies		3 m	
<b>Front Yard (maximum)</b>	Dwelling unit		7 m	
	Attached Garage		7 m	
	Attached Garage with doors facing the interior/exterior side yard		7 m	
	Attached Garage doors facing a street		50% maximum of principal building width	
<b>Interior Side Yard (minimum)</b>	Dwelling unit		3 m	
	Attached Garage		2 m	
	Attached Garage with doors facing the interior side yard		6 m	
	Attached decks, porches, balconies		2 m	
<b>Exterior Side Yard (minimum)</b>	Dwelling unit		4 m	
	Attached Garage		4 m	
	Attached Garage with doors facing the exterior side yard		6 m	
	Attached decks, porches, balconies		3 m	
		<b>Total Lot Coverage (maximum)</b>	35%	
		<b>Building Height (maximum)</b>	8 m Flat Roof = 7.5 m	
		<b>Landscaped Open Space (minimum of lot area)</b>	40%	
		<b>Landscaped Open Space (minimum of front yard and exterior side yard)</b>	40%	