

EAST ROYALTY: PROPOSED AMENDMENTS TO EXISTING SECTIONS AND PROPOSED NEW SECTIONS TO ZONING AND DEVELOPMENT BYLAW

Zone Regulations

Low Density Residential (Land Use Designation)

Zone Categories:

R-1L – Same regs. as existing Bylaw

R-1S – Same regs as existing Bylaw

R-1N – Same regs as existing Bylaw

R-2 – Amendment to the master plan to allow semidetached and duplex as low density to correspond to existing zoning in the rest of the city.

R-2S (Amendment to the Master Plan to allow 25% semis in the Low Density Residential Land use Designation to correspond to existing zoning in the rest of the city.

Amend Section 15 by adding the text as shown in red

SECTION 15 - LOW DENSITY RESIDENTIAL ZONE (R-2)

(Added regs. for rear access lanes. Also, added additional text regulations from East Royalty Design Guidelines.)

Permitted Uses:

- Uses permitted in R-1S Zone subject to R-1S Zone Regulations.
- Semi-detached dwellings
- Duplex dwellings

- Group Homes

- Neighbourhood Daycares (subject to Section 4.21)

REGULATIONS FOR SEMI-DETACHED DWELLINGS

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	696 sq. m (7,492.0 sq. ft.)	790 sq. m (8,503.8 sq. ft.)
2 Lot Frontage (Minimum) Front Access and Rear Access Lanes	11.0 m per unit (36.1 ft. per unit)	12.2 m per end unit (40 ft. per end unit)
3 Front Yard Front Access (Minimum) Rear Lane Access (Minimum)	6.0 m (19.7 ft.) 4.2 m (14 ft.)	6.0 m (19.7 ft.) 4.2 m (14 ft.)
4 Rear Yard Front Access (Minimum) Rear Lane Access (Minimum)	7.5 m (24.6 ft.) 10.5 m (34.6 ft.)	7.5 m (24.6 ft.) 10.5 m (34.6 ft.)
5 Side Yard (Minimum)	3.0 m (9.8 ft)	3.0 m (9.8 ft)
6 Flankage Yard (Minimum)		6.0 m (19.7 ft)
7 Height (Maximum)	10.0 m (32.8ft)	10.0 m (32.8ft)

REGULATIONS FOR DUPLEX DWELLINGS

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	650 sq. m (6,996.8 sq. ft.)	740 sq. m (7,965.6 sq. ft.)
2 Lot Frontage (Minimum) Front Access and Rear Access Lanes	22.0 m (72.2 ft.)	23.2 m (76.1 ft.)
3 Front Yard		

	Front Access (Minimum)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
	Rear Access Lane	4.2 m (14 ft.)	4.2 m (14 ft.)
4	Rear Yard		
	Front Access (Minimum)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
	Rear Lane Access (minimum)	9.1 m (30 ft.)	9.1 m (30 ft.)
5	Side Yard (Minimum)	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)
6	Flankage Yard (Minimum)		6.0 m (19.7 ft.)
7	Height (Maximum)	10.0 m (32.8 ft.)	10.0 m (32.8 ft.)

- .8 Where a Garage is incorporated in the Main building, the minimum Side Yard Setback shall be 1.83 m (6 ft.).
- .9 Semi-detached and Duplex dwellings Shall be oriented toward the street with front doors and windows facing the street.
- .10 On streets where multiple accesses are not deemed appropriate in the interest of safety semi-detached and duplex dwellings shall have rear lane accesses.
- .11 Garages located in the front yard or front of a building shall be set behind or flush with the main building face and the garage door shall not protrude beyond the main face of the building.
- .12 In the case of buildings with a double car garage and double wide driveway, the garage doors facing a public road, Shall be set back a minimum of 7.5 meters (24.6 ft.) from the road right-of-way. This does not apply to laneways.
- .13 Buildings will be generally aligned with a public road.

REGULATIONS FOR GROUP HOMES

		Interior Lot	Corner Lot
1	Lot Area (Minimum)	650 sq. m (6,996.8 sq. ft)	740 sq. m (7,965.6 sq. ft)
2	Lot Frontage (Minimum)	22.0 m (72.2 ft)	23.2 m (76.1 ft)
3	Front Yard (Minimum)	6.0 m (19.7 ft)	6.0 m (19.7 ft)

4	Rear Yard (Minimum)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
5	Side Yard (Minimum)	3.0 m (9.8 ft)	3.0 m (9.8 ft)
6	Flankage Yard (Minimum)		6.0 m (19.7 ft)
7	Height (Maximum)	10.0 m (32.8 ft)	10.0 m (32.8 ft)

- .8 Where a Garage is incorporated in the Main building, the minimum Side Yard Setback shall be 1.83 m (6 ft.).
- .9 The maximum number of rooms is determined by the following:
 - a. for the first 370 sq. m (3,982.8 sq. ft.) of Lot Area three (3) bedrooms are permitted;
 - b. for every additional bedroom the Lot must be increased by 100 sq. m (1076.4 sq. ft.).

SETBACK

- .1 A building or structure that was lawfully erected on or before the effective date of this By-law with a Setback from the Front Lot Line which is less than that permitted in the zone in which it is located may have additions to such building or structure with a minimum Setback from the Front Lot Line that is equal to or greater than its Setback before the adoption of this By-law.
- .2 Where a Lot is located between existing buildings on the same Block and side of the Street:
 - a. the Setback from the Front Lot Line shall be the average distance that the front walls of the existing buildings, other than Accessory buildings or Structures, are set back from their Front Lot Lines; or
 - b. where a building can meet the minimum Front Yard Setback and will not be located closer to the Street than the buildings on the adjoining Lots, it may be permitted.

SECTION 16- LOW DENSITY RESIDENTIAL SINGLE ZONE

(R-2S)

(Added regs. for rear access lanes. Also, added additional text regulations from East Royalty Design Guidelines.)

Permitted Uses:

- Uses permitted in R-1L Zone subject to R-1L Zone Regulations.
- Semi-detached dwellings
- Duplex dwellings
- Group Homes
- Neighbourhood Daycares (subject to Section 4.21)

REGULATIONS FOR SEMI-DETACHED DWELLINGS

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	696 sq. m (7,492.0 sq. ft.)	790 sq. m (8,503.8 sq. ft.)
2 Lot Frontage (Minimum) Front Access and Rear Access Lanes	11.0 m per unit (36.1 ft. per unit)	12.2 m per end unit (40 ft. per end unit)
3 Front Yard Front Access (Minimum) Rear Lane Access (Minimum)	6.0 m (19.7 ft.) 4.2 m (14 ft.)	6.0 m (19.7 ft.) 4.2 m (14 ft.)
4 Rear Yard Front Access (Minimum) Rear Lane Access (Minimum)	7.5 m (24.6 ft.) 10.5 m (34.6 ft.)	7.5 m (24.6 ft.) 10.5 m (34.6 ft.)
5 Side Yard (Minimum)	3.0 m (9.8 ft)	3.0 m (9.8 ft)
6 Flankage Yard (Minimum)		6.0 m (19.7 ft)

7	Height (Maximum)	10.0 m (32.8ft)	10.0 m (32.8ft)
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REGULATIONS FOR DUPLEX DWELLINGS

		Interior Lot	Corner Lot
1	Lot Area (Minimum)	650 sq. m (6,996.8 sq. ft.)	740 sq. m (7,965.6 sq. ft.)
2	Lot Frontage (Minimum) Front Access and Rear Access Lanes	22.0 m (72.2 ft.)	23.2 m (76.1 ft.)
3	Front Yard Front Access (Minimum) Rear Access Lane	6.0 m (19.7 ft.) 4.2 m (14 ft.)	6.0 m (19.7 ft.) 4.2 m (14 ft.)
4	Rear Yard Front Access (Minimum) Rear Lane Access (minimum)	6.0 m (19.7 ft.) 9.1 m (30 ft.)	6.0 m (19.7 ft.) 9.1 m (30 ft.)
5	Side Yard (Minimum)	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)
6	Flankage Yard (Minimum)		6.0 m (19.7 ft.)
7	Height (Maximum)	10.0 m (32.8 ft.)	10.0 m (32.8 ft.)

.8 Where a Garage is incorporated in the Main building, the minimum Side Yard Setback shall be 1.83 m (6 ft.).

.9 Semi-detached and Duplex dwellings Shall be oriented toward the street with front doors and windows facing the street.

.10 On streets where multiple accesses are not deemed appropriate in the interest of safety semi-detached and duplex dwellings shall have rear lane accesses.

.11 Garages located in the front yard or front of a building shall be set behind or flush with the main building face and the garage door shall not protrude beyond the main face of the building.

.12 In the case of buildings with a double car garage and double wide driveway, the garage doors facing a public road, Shall be set back a minimum of 7.5 meters (24.6 ft.) from the road right-of-way. This does not apply to laneways.

.13 Buildings will be generally aligned with a public road.

REGULATIONS FOR GROUP HOMES

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	650 sq. m (6,996.8 sq. ft)	740 sq. m (7,965.6 sq. ft)
2 Lot Frontage (Minimum)	22.0 m (72.2 ft)	23.2 m (76.1 ft)
3 Front Yard (Minimum)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
4 Rear Yard (Minimum)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
5 Side Yard (Minimum)	3.0 m (9.8 ft)	3.0 m (9.8 ft)
6 Flankage Yard (Minimum)		6.0 m (19.7 ft)
7 Height (Maximum)	10.0 m (32.8 ft)	10.0 m (32.8 ft)

.8 Where a Garage is incorporated in the Main building, the minimum Side Yard Setback shall be 1.83 m (6 ft.).

.9 The maximum number of rooms is determined by the following:

- c. for the first 370 sq. m (3,982.8 sq. ft.) of Lot Area three (3) bedrooms are permitted;
- d. for every additional bedroom the Lot must be increased by 100 sq. m (1076.4 sq. ft.).

SETBACK

.3 A building or structure that was lawfully erected on or before the effective date of this By-law with a Setback from the Front Lot Line which is less than that permitted in the zone in which it is located may have additions to such building or structure with a minimum Setback from the Front Lot Line that is equal to or greater than its Setback before the adoption of this By-law.

- .4 Where a Lot is located between existing buildings on the same Block and side of the Street:
- c. the Setback from the Front Lot Line shall be the average distance that the front walls of the existing buildings, other than Accessory buildings or Structures, are set back from their Front Lot Lines; or
 - d. where a building can meet the minimum Front Yard Setback and will not be located closer to the Street than the buildings on the adjoining Lots, it may be permitted.

Medium Density Residential (Land Use Designation E.R.)

Zone Categories: Both are new zones

R-3T (Medium Density Residential Townhouse Zone) – See regs. below

MUR (Medium Density Mixed Residential Zone) – See regs. below

SECTION (TBD?) – MEDIUM DENSITY RESIDENTIAL

TOWN HOUSE ZONE (R-3T) (Note this zone was created because the R-3 Zone in the rest of the City allows for apartment buildings and stacked townhouses. Medium Density in East Royalty does not include apartments or stacked townhouses.)

Permitted Uses:

- Uses permitted in R-1S, R-1N and R-2 Zones subject to the R-1S, R-1N and R-2 Zone Regulations.
- Semi-detached dwellings
- Duplex dwellings
- Townhouse Dwellings
- Block Townhouse Dwellings

- Boarding or Rooming House
- Converted Dwelling
- Community Institutional
- Nursing home
- Community Care Facility
- Bed and Breakfast or Tourist Home
- Inn or Heritage Inn

REGULATIONS FOR SEMI-DETACHED DWELLINGS

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	696 sq. m (7,492.0 sq. ft.)	790 sq. m (8,503.8 sq. ft.)
2 Lot Frontage (Minimum) Front Access and Rear Access Lanes	11.0 m per unit (36.1 ft. per unit)	12.2 m per end unit (40 ft. per end unit)
3 Front Yard Front Access (Minimum) Rear Lane Access (Minimum)	6.0 m (19.7 ft.) 4.2 m (14 ft.)	6.0 m (19.7 ft.) 4.2 m (14 ft.)
4 Rear Yard Front Access (Minimum) Rear Lane Access (Minimum)	7.5 m (24.6 ft.) 10.5 m (34.6 ft.)	7.5 m (24.6 ft.) 10.5 m (34.6 ft.)
5 Side Yard (Minimum)	3.0 m (9.8 ft)	3.0 m (9.8 ft)
6 Flankage Yard (Minimum)		6.0 m (19.7 ft)
7 Height (Maximum)	10.0 m (32.8ft)	10.0 m (32.8ft)

REGULATIONS FOR DUPLEX DWELLINGS

		Interior Lot	Corner Lot
1	Lot Area (Minimum)	650 sq. m (6,996.8 sq. ft.)	740 sq. m (7,965.6 sq. ft.)
2	Lot Frontage (Minimum) Front Access and Rear Access Lanes	22.0 m (72.2 ft.)	23.2 m (76.1 ft.)
3	Front Yard		
	Front Access (Minimum)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
	Rear Access Lane	4.2 m (14 ft.)	4.2 m (14 ft.)
4	Rear Yard		
	Front Access (Minimum)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
	Rear Lane Access (minimum)	9.1 m (30 ft.)	9.1 m (30 ft.)
5	Side Yard (Minimum)	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)
6	Flankage Yard (Minimum)		6.0 m (19.7 ft.)
7	Height (Maximum)	10.0 m (32.8 ft.)	10.0 m (32.8 ft.)

.8 Where a Garage is incorporated in the Main building, the minimum Side Yard Setback shall be 1.83 m (6 ft.).

.9 Semi-detached and Duplex dwellings Shall be oriented toward the street with front doors and windows facing the street.

.10 On streets (collector or arterial) where multiple accesses are not deemed appropriate in the interest of safety semi-detached and duplex dwellings shall have rear lane accesses.

.11 Garages located in the front yard or front of a building shall be set behind or flush with the main building face and the garage door shall not protrude beyond the main face of the building.

.12 In the case of buildings with a double car garage and double wide driveway, the garage doors facing a public road, Shall be set back a minimum of 7.5 meters (24.6 ft.) from the road right-of-way. This does not apply to laneways.

REGULATIONS FOR TOWNHOUSE DWELLINGS

		Interior Lot	Corner Lot
1	Lot Area (Minimum) Rear Lane (Minimum)	195 sq. m per unit (2,099.0 sq. ft.) per unit	220 sq. m (2,368.1 sq. ft.) per end unit
2	Lot Frontage (Minimum) Rear Lane Access (Minimum)	6.1 m (20.0 ft.) per unit, OR 25.0 m (82 ft.) whichever is less 6.1 m (20.0 ft.) per unit, OR 25.0 m (82 ft.) whichever is less	9.0 m (29.5 ft.) per end unit, OR 30.0 m (98.4 ft.) whichever is less 9.0 m (29.5 ft.) per end unit, OR 30.0 m (98.4 ft.) whichever is less
3	Front Yard Front Access (Minimum) Rear Lane Access (Minimum)	6.0 m (19.7 ft.) 4.3 m (14 ft.)	6.0 m (19.7 ft.) 4.3 m (14 ft.)
4	Rear Yard Front Access (Minimum) Rear Lane Access (Minimum)	7.5 m (24.6 ft.) 10.5 m (34.5 ft.)	7.5 m (24.6 ft.) 10.5 m (34.5 ft.)
5	Side Yard (Minimum)	3.0 m (9.8 ft.) for end units	3.0 m (9.8 ft.) for end units
6	Flankage Yard (Minimum)		6.0 m (19.7 ft.)
7	Height (Maximum)	12.0 m (39.4 ft.)	12.0 m (39.4 ft.)

REGULATIONS FOR BLOCK TOWNHOUSE DWELLINGS

		Interior Lot	Corner Lot
1	Lot Area (Minimum)	186 sq. m (2,002.0 sq. ft.)	210 sq. m (2,260.5 sq. ft.)

	per unit	per end unit
2 Lot Frontage (Minimum)	6.1 m (20.0 ft.) per block units, OR 25 m (82 ft.) whichever is less	8.0 m (26.2 ft.) per block end units, OR 30 m (98.4 ft.) whichever is less
Rear Lane Access (Minimum)	6.1 m (20.0 ft.) per block units, OR 25 m (82 ft.) whichever is less	8.0 m (26.2 ft.) per block end units, OR 30 m (98.4 ft.) whichever is less
3 Front Yard		
Front Access (Minimum)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
Rear Lane Access (Minimum)	4.3 m (14 ft.)	4.3 m (14 ft.)
4 Rear Yard		
Front Access (Minimum)	6.1 m (20 ft.)	6.1 m (20 ft.)
Rear Lane Access (Minimum)	9.1 m (30 ft.)	9.1 m (30 ft.)
5 Side Yard (Minimum)	3.0 m (9.8 ft.) for end units	3.0 m (9.8 ft.) for end units
6 Flankage Yard (Minimum)		6.0 m (19.7 ft.)
7 Height (Maximum)	12.0 m (39.4 ft.)	12.0 m (39.4 ft.)

.8 For every Stacked townhouse Dwelling over eight (8) units, the Side Yard Setback shall be 4.5 m (14.8 ft.) and 6.0 m (19.7 ft.) on a Corner Lot.

.9 Where townhouse Dwelling parcels are to be subdivided, the Subdivider shall provide an Easement to the central units for access to the rear Yards from the Street.

.10 Townhouses Shall be oriented toward the street with front doors and windows facing the street.

.11 On streets where multiple accesses are not deemed appropriate in the interest of safety townhouses shall have rear lane accesses.

.12 Townhouse built form will be limited to a maximum of 8 consecutive units, with 6 units preferred. Where 8 units are proposed, individual unit widths shall not exceed 6.5 meters.

REGULATIONS FOR BOARDING OR ROOMING HOUSES, GROUP HOMES AND COMMUNITY CARE FACILITIES

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	370 sq. m (3,982.8 sq. ft)	395 sq. m (4,251.9 sq. ft)
2 Lot Frontage (Minimum)	15 m (49.2 ft)	15 m (49.2 ft)
3 Front Yard (Minimum)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
4 Rear Yard (Minimum)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
5 Side Yard (Minimum)	1.3 m (4.9 ft)	3.0 m (9.8 ft)
6 Flankage Yard (Minimum)		6.0 m (19.7 ft)
7 Height (Maximum)	12.0 m (39.4 ft)	12.0 m (39.4 ft)

- .8 The number of rooms is determined by the following:
- a. for the first 370 sq. m (3,982.8 sq. ft.) of Lot Area, three (3) bedrooms are permitted
 - b. for every additional bedroom over three (3) bedrooms, the Lot must be increased by 100 sq. m (1076.4 sq. ft.).

REGULATIONS FOR NURSING HOMES

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	930 sq. m (10,010.8 sq. ft)	955 sq. m (10,279.9 sq. ft)
2 Lot Frontage (Minimum)	24.0 m (78.7 ft)	24.0 m (78.7 ft)
3 Front Yard (Minimum)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
4 Rear Yard (Minimum)	7.6 m (24.9 ft)	7.6 m (24.9 ft)

5	Side Yard (Minimum)	3.0 m (9.8 ft)	3.0 m (9.8 ft)
6	Flankage Yard (Minimum)		6.0 m (19.7 ft)
7	Height (Maximum)	12.0 m (39.4 ft)	12.0 m (39.4 ft)

REGULATIONS FOR A CONVERTED DWELLING

A Dwelling may be Altered and used as a duplex or semi-detached or an apartment building proved that:

- .1 The building is structurally sound;
- .2 The conversion can be undertaken without extreme Alterations or additions excepting the construction or addition of new windows, fire escapes and outside stairways;
- .3 In the case of Converted Dwellings, the Lot Area shall be at least 370 sq. m (3,982.8 sq. ft.) for conversion to two (2) Dwelling units and 116 sq. m (1,248.7 sq. ft.) for conversion of each additional Dwelling unit.;

REGULATIONS FOR BED & BREAKFASTS, TOURIST HOMES AND INNS

1. Refer to Section 4.15 of this Bylaw

OTHER PERMITTED USES

Notwithstanding the requirements of this zone, where Accessory buildings; Home Occupations; and Neighbourhood Daycare Centres; are located, they shall be subject, in addition, to the requirements set out for such uses in Section 4 of this By-law.

SECTION TBD? – MEDIUM DENSITY MIXED USE

RESIDENTIAL ZONE (MUR) (This is a new zone that was created to allow for mixing of residential unit types. The purpose of the zone is to create an area that has various forms of housing options and typologies. The mixing requirement will prevent large swaths of one form of housing occurring in a specific area.)

Permitted Uses:

- Uses permitted in the R-1S Zone subject to R-1S Zone Regulations
- Semi-detached dwellings
- Duplex dwellings
- Townhouse Dwellings
- Block Townhouse Dwellings
- Bed and Breakfast or Tourist Home
- Inn
- Nursing home
- Community Care Facility
- Group Homes
- Boarding and Rooming Houses

REGULATIONS FOR THE MIXED USE RESIDENTIAL (MUR) ZONE

- .1 Development within the MUR Zone is meant to be varied. Building forms within this zone shall consist of a combination of townhouse dwellings, semi-detached or duplex dwellings, single detached dwellings, nursing homes and community care facilities.
- .2 Within the MUR Zone the following building forms shall be permitted on any City Block in the percentages indicated. Semi-detached and duplex dwellings Shall be permitted on up to 25% of the lots, townhouses shall be permitted on up to 25% of the lots, single detached dwellings shall be permitted on up to 35% of the lots and nursing homes, community care facilities shall be permitted on up to 15% of the lots. If the percentage for nursing homes or community care facilities is not used than the percentage allocated to this use can be allocated in 1/3 increments for the remaining uses as stipulated in this section or the remaining portion can be allocated in whole to single detached dwellings.
- .3 Single detached, semi-detached and duplex dwellings shall be permitted on adjoining lots on the same side of the street adjacent to townhouse dwellings. At least one side of a run of semi-detached or duplex dwellings must be flanked by a single detached dwelling.

- .4 At no time shall more than one (1) townhouse consisting of 5- 8 units be permitted to be constructed on adjoining lots or shall more than two (2) townhouses consisting of 3-4 units be permitted to be constructed on adjoining lots on the same side of the street.
- .5 Subdivision of land within the Mixed Use Residential Zone (MUR) shall be undertaken in phases. Prior to approval of a subdivision within the MUR Zone a concept plan shall be submitted for the overall parcel. The concept plan shall indicate the phases of development and shall ensure the appropriate mixing formula has been satisfied for the overall parcel of land. Any changes to the concept plan in subsequent phases of the development shall require approval by the Development Officer.

REGULATIONS FOR SEMI-DETACHED DWELLINGS

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	696 sq. m (7,492.0 sq. ft.)	790 sq. m (8,503.8 sq. ft.)
2 Lot Frontage (Minimum) Front Access and Rear Access Lanes	11.0 m per unit (36.1 ft. per unit)	12.2 m per end unit (40 ft. per end unit)
3 Front Yard Front Access (Minimum) Rear Lane Access (Minimum)	6.0 m (19.7 ft.) 4.2 m (14 ft.)	6.0 m (19.7 ft.) 4.2 m (14 ft.)
4 Rear Yard Front Access (Minimum) Rear Lane Access (Minimum)	7.5 m (24.6 ft.) 10.5 m (34.6 ft.)	7.5 m (24.6 ft.) 10.5 m (34.6 ft.)
5 Side Yard (Minimum)	3.0 m (9.8 ft)	3.0 m (9.8 ft)
6 Flankage Yard (Minimum)		6.0 m (19.7 ft)
7 Height (Maximum)	10.0 m (32.8ft)	10.0 m (32.8ft)

REGULATIONS FOR DUPLEX DWELLINGS

		Interior Lot	Corner Lot
1	Lot Area (Minimum)	650 sq. m (6,996.8 sq. ft.)	740 sq. m (7,965.6 sq. ft.)
2	Lot Frontage (Minimum) Front Access and Rear Access Lanes	22.0 m (72.2 ft.)	23.2 m (76.1 ft.)
3	Front Yard		
	Front Access (Minimum)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
	Rear Access Lane	4.2 m (14 ft.)	4.2 m (14 ft.)
4	Rear Yard		
	Front Access (Minimum)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
	Rear Lane Access (minimum)	9.1 m (30 ft.)	9.1 m (30 ft.)
5	Side Yard (Minimum)	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)
6	Flankage Yard (Minimum)		6.0 m (19.7 ft.)
7	Height (Maximum)	10.0 m (32.8 ft.)	10.0 m (32.8 ft.)

.8 Where a Garage is incorporated in the Main building, the minimum Side Yard Setback shall be 1.83 m (6 ft.).

.9 Semi-detached and Duplex dwellings Shall be oriented toward the street with front doors and windows facing the street.

.10 On streets (collector or arterial) where multiple accesses are not deemed appropriate in the interest of safety semi-detached and duplex dwellings shall have rear lane accesses.

.11 Garages located in the front yard or front of a building shall be set behind or flush with the main building face and the garage door shall not protrude beyond the main face of the building.

.12 In the case of buildings with a double car garage and double wide driveway, the garage doors facing a public road, Shall be set back a minimum of 7.5 meters (24.6 ft.) from the road right-of-way. This does not apply to laneways.

.13 Buildings will be generally aligned with a public road.

REGULATIONS FOR TOWNHOUSE DWELLINGS

	Interior Lot	Corner Lot
1 Lot Area (Minimum) Rear Lane (Minimum)	195 sq. m per unit (2,099.0 sq. ft.) per unit	220 sq. m (2,368.1 sq. ft.) per end unit
2 Lot Frontage (Minimum) Rear Lane Access (Minimum)	6.1 m (20.0 ft.) per unit, OR 25.0 m (82 ft.) whichever is less 6.1 m (20.0 ft.) per unit, OR 25.0 m (82 ft.) whichever is less	9.0 m (29.5 ft.) per end unit, OR 30.0 m (98.4 ft.) whichever is less 9.0 m (29.5 ft.) per end unit, OR 30.0 m (98.4 ft.) whichever is less
3 Front Yard Front Access (Minimum) Rear Lane Access (Minimum)	6.0 m (19.7 ft.) 4.3 m (14 ft.)	6.0 m (19.7 ft.) 4.3 m (14 ft.)
4 Rear Yard Front Access (Minimum) Rear Lane Access (Minimum)	7.5 m (24.6 ft.) 10.5 m (34.5 ft.)	7.5 m (24.6 ft.) 10.5 m (34.5 ft.)
5 Side Yard (Minimum)	3.0 m (9.8 ft.) for end units	3.0 m (9.8 ft.) for end units
6 Flankage Yard (Minimum)		6.0 m (19.7 ft.)
7 Height (Maximum)	12.0 m (39.4 ft.)	12.0 m (39.4 ft.)

REGULATIONS FOR BLOCK TOWNHOUSE DWELLINGS

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	186 sq. m (2,002.0 sq. ft.) per unit	210 sq. m (2,260.5 sq. ft.) per end unit

2	Lot Frontage (Minimum)	6.1 m (20.0 ft.) per block units, OR 25 m (82 ft.) whichever is less	8.0 m (26.2 ft.) per block end units, OR 30 m (98.4 ft.) whichever is less
	Rear Lane Access (Minimum)	6.1 m (20.0 ft.) per block units, OR 25 m (82 ft.) whichever is less	8.0 m (26.2 ft.) per block end units, OR 30 m (98.4 ft.) whichever is less
3	Front Yard		
	Front Access (Minimum)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
	Rear Lane Access (Minimum)	4.3 m (14 ft.)	4.3 m (14 ft.)
4	Rear Yard		
	Front Access (Minimum)	6.1 m (20 ft.)	6.1 m (20 ft.)
	Rear Lane Access (Minimum)	9.1 m (30 ft.)	9.1 m (30 ft.)
5	Side Yard (Minimum)	3.0 m (9.8 ft.) for end units	3.0 m (9.8 ft.) for end units
6	Flankage Yard (Minimum)		6.0 m (19.7 ft.)
7	Height (Maximum)	12.0 m (39.4 ft.)	12.0 m (39.4 ft.)

- .8 Where Townhouse Dwelling parcels are to be subdivided, the Subdivider shall provide an Easement to the central units for access to the rear Yards from the Street.
- .9 Townhouses Shall be oriented toward the street with front doors and windows facing the street.
- .10 On streets (collector or arterial) where multiple accesses are not deemed appropriate in the interest of safety townhouses shall have rear lane accesses.
- .11 Townhouse built form will be limited to a maximum of 8 consecutive units, with 6 units preferred. Where 8 units are proposed, individual unit widths shall not exceed 6.5 meters.

REGULATIONS FOR BOARDING OR ROOMING HOUSES, GROUP HOMES AND COMMUNITY CARE FACILITIES

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	370 sq. m (3,982.8 sq. ft)	395 sq. m (4,251.9 sq. ft)
2 Lot Frontage (Minimum)	15 m (49.2 ft)	15 m (49.2 ft)
3 Front Yard (Minimum)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
4 Rear Yard (Minimum)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
5 Side Yard (Minimum)	1.4 m (4.9 ft)	3.0 m (9.8 ft)
6 Flankage Yard (Minimum)		6.0 m (19.7 ft)
7 Height (Maximum)	12.0 m (39.4 ft)	12.0 m (39.4 ft)

.8 The number of rooms is determined by the following:

- c. for the first 370 sq. m (3,982.8 sq. ft.) of Lot Area, three (3) bedrooms are permitted
- d. for every additional bedroom over three (3) bedrooms, the Lot must be increased by 100 sq. m (1076.4 sq. ft.).

REGULATIONS FOR NURSING HOMES

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	930 sq. m (10,010.8 sq. ft)	955 sq. m (10,279.9 sq. ft)
2 Lot Frontage (Minimum)	24.0 m (78.7 ft)	24.0 m (78.7 ft)
3 Front Yard (Minimum)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
4 Rear Yard (Minimum)	7.6 m (24.9 ft)	7.6 m (24.9 ft)
5 Side Yard (Minimum)	3.0 m (9.8 ft)	3.0 m (9.8 ft)
6 Flankage Yard (Minimum)		6.0 m (19.7 ft)

7	Height (Maximum)	12.0 m (39.4 ft)	12.0 m (39.4 ft)
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REGULATIONS FOR A CONVERTED DWELLING

A Dwelling may be Altered and used as a duplex or semi-detached or an apartment building proved that:

- .4 The building is structurally sound;
- .5 The conversion can be undertaken without extreme Alterations or additions excepting the construction or addition of new windows, fire escapes and outside stairways;
- .6 In the case of Converted Dwellings, the Lot Area shall be at least 370 sq. m (3,982.8 sq. ft.) for conversion to two (2) Dwelling units and 116 sq. m (1,248.7 sq. ft.) for conversion of each additional Dwelling unit.;

REGULATIONS FOR BED & BREAKFASTS, TOURIST HOMES AND INNS

- 1 Refer to Section 4.15 of this Bylaw

OTHER PERMITTED USES

Notwithstanding the requirements of this zone, where Accessory buildings; Home Occupations; and Neighbourhood Daycare Centres; are located, they shall be subject, in addition, to the requirements set out for such uses in Section 4 of this By-law.

SETBACK

- .5 A building or structure that was lawfully erected on or before the effective date of this By-law with a Setback from the Front Lot Line which is less than that permitted in the zone in which it is located may have additions to such building or structure with a minimum Setback from the Front Lot Line that is equal to or greater than its Setback before the adoption of this By-law.
- .6 Where a Lot is located between existing buildings on the same Block and side of the Street:
 - e. the Setback from the Front Lot Line shall be the average distance that the front walls of the existing buildings, other than Accessory buildings or Structures, are set back from their Front Lot Lines; or

- f. where a building can meet the minimum Front Yard Setback and will not be located closer to the Street than the buildings on the adjoining Lots, it may be permitted.

High Density Residential (Land Use Designation)

Zone Categories:

APARTMENT RESIDENTIAL ZONE (R4-A) (This zone was created as a higher density zone and only allows apartment buildings and various forms of townhouses. The requirements for apartment buildings in this zone uses the requirements for apartment buildings in the existing R-3 Zone in the current Zoning and Development By-law.)

Permitted Uses:

- Uses permitted in the R-3 T Zone subject to the R-3 T Zone regulations with exception to single detached dwellings.
- Town Houses
- Blocked Town Houses
- Stacked Town Houses
- Apartment Buildings

REGULATIONS FOR TOWNHOUSE DWELLINGS

	Interior Lot	Corner Lot
1 Lot Area (Minimum) Rear Lane(Minimum)	195 sq. m per unit (2,099.0 sq. ft.) per unit	220 sq. m (2,368.1 sq. ft.) per end unit
2 Lot Frontage (Minimum)	6.1 m (20.0 ft.) per unit, OR 25.0 m (82 ft.) whichever is less 6.1 m (20.0 ft.) per	9.0 m (29.5 ft.) per end unit, OR 30.0 m (98.4 ft.) whichever is less 9.0 m (29.5 ft.) per

Rear Lane Access (Minimum)	unit, OR 25.0 m (82 ft.) whichever is less	end unit, OR 30.0 m (98.4 ft.) whichever is less
3 Front Yard		
Front Access (Minimum)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
Rear Lane Access (Minimum)	4.3 m (14 ft.)	4.3 m (14 ft.)
4 Rear Yard		
Front Access (Minimum)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Rear Lane Access (Minimum)	10.5 m (34.5 ft.)	10.5 m (34.5 ft.)
5 Side Yard (Minimum)	3.0 m (9.8 ft.) for end units	3.0 m (9.8 ft.) for end units
6 Flankage Yard (Minimum)		6.0 m (19.7 ft.)
7 Height (Maximum)	12.0 m (39.4 ft.)	12.0 m (39.4 ft.)

17.4 REGULATIONS FOR STACKED TOWNHOUSE DWELLINGS

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	140 sq. m (1,507.0 sq. ft.) per unit	165 sq. m (1,776.1 sq. ft.) per end unit
2 Lot Frontage (Minimum)	6.1 m (20.0 ft.) per stacked units 25.0 m (82 ft.) whichever is less	8.0 m (26.2 ft.) per stacked end unit 30.0 m (95.1 ft.) whichever is less
Rear Lane Access (Minimum)	6.1 m (20.0 ft.) per unit, OR 25.0 m (82 ft.) whichever is less	8.0 m (26.2 ft.) per end unit, OR 30.0 m (95.1 ft.) whichever is less
3 Front Yard		
Front Access (Minimum)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
Rear Lane Access (Minimum)	4.3 m (14 ft.)	4.3 m (14 ft.)

4 Rear Yard		
Front Access (Minimum)	6.1 m (20.0 ft.)	6.1 m (20.0 ft.)
Rear Lane Access (Minimum)	9.1 m (30 ft.)	9.1 m (30 ft.)
5 Side Yard (Minimum)	3.0 m (9.8 ft.) for end units	3.0 m (9.8 ft.) for end units
6 Flankage Yard (Minimum)		6.0 m (19.7 ft.)
7 Height (Maximum)	12.0 m (39.4 ft.)	12.0 m (39.4 ft.)

17.5 REGULATIONS FOR BLOCK TOWNHOUSE DWELLINGS

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	186 sq. m (2,002.0 sq. ft.) per unit	210 sq. m (2,260.5 sq. ft.) per end unit
2 Lot Frontage (Minimum)	6.1 m (20.0 ft.) per block units, OR 25 m (82 ft.) whichever is less	8.0 m (26.2 ft.) per block end units, OR 30 m (98.4 ft.) whichever is less
Rear Lane Access (Minimum)	6.1 m (20.0 ft.) per block units, OR 25 m (82 ft.) whichever is less	8.0 m (26.2 ft.) per block end units, OR 30 m (98.4 ft.) whichever is less
3 Front Yard		
Front Access (Minimum)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
Rear Lane Access (Minimum)	4.3 m (14 ft.)	4.3 m (14 ft.)
4 Rear Yard		
Front Access (Minimum)	6.1 m (20 ft.)	6.1 m (20 ft.)
Rear Lane Access (Minimum)	9.1 m (30 ft.)	9.1 m (30 ft.)

5	Side Yard (Minimum)	3.0 m (9.8 ft.) for end units	3.0 m (9.8 ft.) for end units
6	Flankage Yard (Minimum)		6.0 m (19.7 ft.)
7	Height (Maximum)	12.0 m (39.4 ft.)	12.0 m (39.4 ft.)

17.6 REGULATIONS FOR APARTMENT DWELLINGS

	Interior Lot	Corner Lot
1	Lot Area (Minimum)	135 sq. m (1,453.2 sq. ft) per unit
		160 sq. m (1,722.3 sq. ft) per unit
2	Lot Frontage (Minimum)	25 m (82 ft)
		30 m (98.4 ft)
3	Front Yard (Minimum)	6.0 m (19.7 ft)
		6.0 m (19.7 ft)
4	Rear Yard (Minimum)	6.0 m (19.7 ft)
		6.0 m (19.7 ft)
5	Side Yard (Minimum)	3.0 m (9.8 ft)
		3.0 m (9.8 ft)
6	Flankage Yard (Minimum)	6.0 m (19.7 ft)
		6.0 m (19.7 ft)
7	Height (Maximum)	12.0 m (39.4 ft)
		12.0 m (39.4 ft)

.8 For every Stacked townhouse Dwelling or Apartment Dwelling over eight (8) units, the Side Yard Setback shall be 4.5 m (14.8 ft.) and 6.0 m (19.7 ft.) on a Corner Lot.

.9 Where Townhouse Dwelling parcels are to be subdivided, the Subdivider shall provide an Easement to the central units for access to the rear Yards from the Street.

.10 Townhouses Shall be oriented toward the street with front doors and windows facing the street.

.11 On streets (collector or arterial) where multiple accesses are not deemed appropriate in the interest of safety townhouses shall have rear lane accesses.

.12 Townhouse built form will be limited to a maximum of 8 consecutive units, with 6 units preferred. Where 8 units are proposed, individual unit widths shall not exceed 6.5 meters.

SECTION - TBD? – APARTMENT RESIDENTIAL ZONE (R- 4 B)

(This zone was created as a higher density zone and only allows apartment buildings and various forms of townhouses. The requirements for apartment buildings in this zone uses the requirements for apartment buildings in the existing R-4 Zone in the current zoning by-law.)

PERMITTED USES

Subject to the Standards set out in this subsection, uses permitted in the R-4 A Zone subject to the R-4 A Zone regulations.

REGULATIONS FOR APARTMENT DWELLINGS

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	115 sq. m (1,237.9 sq. ft) per unit	140 sq. m (1,507.0 sq. ft) per unit
2 Lot Frontage (Minimum)	25 m (82 ft)	30 m (98.4 ft)
3 Front Yard (Minimum)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
4 Rear Yard (Minimum)	8.0 m (26.2 ft)	8.0 m (26.2 ft)
5 Side Yard (Minimum)	3.5 m (11.5 ft)	3.5 m (11.5 ft)
6 Flankage Yard (Minimum)		6.0 m (19.7 ft)
7 Height (Maximum)	12.0 m (39.4 ft)	12.0 m (39.4 ft)

- .8 For every Apartment Dwelling and Stacked townhouse Dwelling over eight (8) units, the Side Yard Setback shall be 4.5 m (14.8 ft.) and 6 m (19.7 ft.) on a Corner Lot.
- .9 Where Townhouse Dwelling parcels are to be subdivided, the Subdivider shall provide an Easement to the central units for access to the rear Yards from the Street.
- .10 Townhouses Shall be oriented toward the street with front doors and windows facing the street.
- .11 On streets (collector or arterial) where multiple accesses are not deemed appropriate in the interest of safety townhouses shall have rear lane accesses.

.12 Townhouse built form will be limited to a maximum of 8 consecutive units, with 6 units preferred. Where 8 units are proposed, individual unit widths shall not exceed 6.5 meters.

SETBACK

- .1 A building or structure that was lawfully erected on or before the effective date of this By-law with a Setback from the Front Lot Line which is less than that permitted in the zone in which it is located may have additions to such building or structure with a minimum Setback from the Front Lot Line that is equal to or greater than its Setback before the adoption of this By-law.
- .2 Where a Lot is located between existing buildings on the same Block and side of the Street:
 - a. the Setback from the Front Lot Line shall be the average distance that the front walls of the existing buildings, other than Accessory buildings or Structures, are set back from their Front Lot Lines; or
 - b. where a building can meet the minimum Front Yard Setback and will not be located closer to the Street than the buildings on the adjoining Lots, it may be permitted.

Amend Section 19 by inserting the following words and subsections.

SECTION 19 - MANUFACTURED HOUSING ZONE (MH)

19.1 PERMITTED USES

- .1 Modular Homes;
- .2 Mini-homes;
- .3 Community building as per provisions of Institutional (I) Zone;
- .4 Open Space;
- .5 Park; and
- .6 Public Park.

19.2 REGULATIONS FOR MODULAR HOMES AND MINI-HOMES

Interior Lot	Corner Lot
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1	Delete Let change to Site Area (Minimum)	465 sq. m (5,005.4 sq. ft.)	540 sq. m (5,812.7 sq. ft)
2	Delete Let change to Site Frontage		
	End-on Sites (Minimum)	15 m (49.2 ft.)	18 m (59.1 ft)
	Front-on Sites (Minimum)	29.1 m (89 ft.)	29.1 m (89 ft.)
3	Front Yard (Minimum)	6.0 m (19.7 ft.)	6.0 m (19.7 ft)
4	Rear Yard (Minimum)	4.5 m (14.8 ft.)	4.5 m (14.8 ft)
5	Side Yard (Minimum)	1.83 m (6 ft.)	1.83m (6 ft)
6	Flankage Yard (Minimum)		6.0 m (19.7 ft)

Amend by inserting the following subsections...

.7 A mini-home/modular home park development or mini-home/modular home subdivision shall be located on a designated site that is not less than 3.0 hectares in area.

.8 Mini-home or modular home park developments shall not have a density greater than 20 units per hectare.

.9 Private streets within a mini-home or modular home park development shall have a minimum paved surface width of 7.3 meters and have an overall right-of-way width of 10.7 meters.

.10 All sites shall be connected to municipal water and sewer services.

.11 The entire undercarriage of a mini-home shall be skirted with an opaque material.

.12 A storm water management plan shall be required for a mini-home or modular home park development. Storm water shall be managed through the use of a storm sewer system.

19.3 LANDSCAPED OPEN SPACE

Amend by inserting the following words...

.1 A minimum of 10% of the gross land area of a mini-home or modular home park development or expansion shall be provided as parks, playgrounds or landscaped open space.

.2 Where a public land dedication is required pursuant to Section 10 General Provisions for Subdividing Land 10% of the gross area of the subdivision shall be conveyed to the City as public open space or cash-in-lieu.

.3 In addition to the above landscaped open space requirements a minimum 6 meter wide landscaped strip shall be maintained along all property lines. The buffer shall be planted with deciduous and conifer trees and shrubs. Such vegetation shall be a minimum of 1.5 meters in height at the time of planting and shall be spaced no greater than 5 meters apart, to the satisfaction of the Development Officer.

A Landscaped Open Space plan for a (amend by inserting the following words) Min-home or Modular Home Park (delete and replace with or) Subdivision shall be submitted to the City having consideration for the following:

- .1 trees and other vegetation;
- .2 natural areas;
- .3 elevations of the land;
- .4 buffer areas along the perimeter of the amend by inserting... Min-home, Modular Home Park or Subdivision; and
- .5 walkways or Open Space areas for general use of residents.

(This zone is a new zone to promote the creation of a village centre in East Royalty. The zone promotes a mixture of commercial and higher density residential uses. This zone promotes the mixing of commercial service type and retail uses with residential above the ground floors)

SECTION 24 – East Royalty - MIXED-USE VILLAGE CENTRE ZONE (ER-MUVC)

PERMITTED USES

- .1 uses permitted in the R-4 B Zone subject to the R-4 B Zone regulations;
- .2 Bank or Financial Institution;
- .3 beer, wine, or liquor store;
- .4 brew-pub;
- .5 Club;
- .6 Commercial Daycare Centre;
- .7 Commercial Recreation Establishment;

- .8 Community building;
- .9 Convenience Store;
- .10 Drive-thru Business;
- .11 Eating and Drinking Establishment;
- .12 Educational Institution;
- .13 Entertainment Establishment; *(See Licensed Premises below)*
- .14 Fitness Centre;
- .15 Gasoline Bar;
- .16 Grocery Store;
- .17 Hotel or Motel;
- .18 Laundromat;
- .19 Medical and Health Office;
- .20 Office;
- .21 Parking Lot;
- .22 Personal Service Shop;
- .23 Place of Worship;
- .24 Retail Store;
- .25 Shopping Centre;
- .26 Supermarket;
- .27 Taxi Stand;
- .28 Theatre;
- .29 Veterinary Services;
- .30 Video Store;

REGULATIONS FOR ALL COMMERCIAL USES IN THE MUVZ ZONE

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	600 sq. m (6,458.4 sq ft)	700 sq. m (7,535 sq ft)
2 Lot Frontage (Minimum)	20 m (65.6 ft)	20 m (65.6 ft)
3 Front Yard (Minimum)	8 m (26.2 ft)	8 m (26.2 ft)

4	Rear Yard (Minimum)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
5	Side Yard (Minimum)	3.0 m (9.8 ft)	3.0 m (9.8 ft)
6	Flankage Yard (Minimum)		6.0 m (19.7 ft)
7	Height (Maximum)	12.0 m (39.4 ft)	12.0 m (39.4 ft)

- .8 Where a Parking area is provided in front of any building, a 3.7 m (12 ft.) landscaped strip shall be provided between the Parking area and the Front Lot Line. This landscaped strip shall be planted with a combination of salt tolerant shrubs, coniferous or deciduous trees of approximately five to six feet (5-6 ft.) in height with a caliper of at least 45 mm, grasses and/or landscaped planting beds.
- .9 A strip of land not less than 3.7 m (12 ft.) in width shall be provided along a Lot Line which abuts a Street Line and shall be used for no other purpose than Landscaping. This landscaped strip shall be planted with a combination of salt tolerant shrubs, coniferous or deciduous trees of approximately five to six feet (5-6 ft.) in height with a caliper of at least 45 mm, grasses and/or landscaped planting beds. This shall not prevent the provision of access driveways across this strip.
- .10 Where a large parcel of land or a Lot consolidation is proposed for the purpose of constructing any commercial building in excess of 1,500 square metres (16,000 sq. ft.), the Development Officer may submit the proposal to Planning Board for a review of the site plan and the Design of the project to determine to its satisfaction that the bulk and mass of the said commercial building will be compatible with the general scale and character of the ER Mixed Use Village Centre Zone, and that the site Development principles, as set out in Section 4 of this By-law, are satisfactorily applied.
- .11 Where the Council, on recommendation of the Planning Board, determines that a proposed commercial building would not be reasonably in keeping with the general scale and character of the ER Mixed Use Village Centre Zone,
- a. Council may deny approval for the Lot consolidation; or
 - b. Council may authorize a negotiation between the City and the Developer to affect reasonable improvements in the Design compatibility of the proposed commercial building.
- .12 The frontage requirements of this subsection may be reduced by 15% if the access to the Lot and Parking is shared with an adjoining Lot to provide common access to both Lots and provided the Owner enter into a Development agreement and there is one less access to a street(s) than existed previously.
- .13 Buildings will be generally aligned with a public road and front facades oriented to face a public street.

SETBACKS

- .1 A building or structure that was lawfully erected on or before the effective date of this By-law with a Setback from the Front Lot Line which is less than that permitted in the zone in which it is located may have additions to such building or structure with a minimum Setback from the Front Lot Line that is equal to or greater than its Setback before the adoption of this By-law.
- .2 Where a Lot is located between existing buildings on the same Block and side of the Street:
 - a. the Setback from the Front Lot Line shall be the average distance that the front walls of the existing buildings, other than Accessory buildings or Structures, are set back from their Front Lot Lines; or
 - b. where a building can meet the minimum Front Yard Setback and will not be located closer to the Street than the buildings on the adjoining Lots, it may be permitted.

REGULATIONS FOR DWELLING UNITS IN COMMERCIAL BUILDINGS

- .1 No Dwelling unit, or any part thereof, shall be located on the ground floor or at Street level below a commercial use unless permitted by Council.
- .2 On floors other than the ground floor or at Street level, Dwelling units may be permitted on the same floor as commercial uses provided that they are completely segregated from the commercial uses and have a separate entrance which serves the Dwelling units.
- .3 Minimum Amenity Area, as defined in Section 4 of this By-law, shall be provided.

REGULATIONS FOR INSTITUTIONAL USES

The regulations for institutional uses shall be the same as those regulations applicable in the Institutional (I) Zone.

REGULATIONS FOR RESIDENTIAL USES

The regulations for residential uses shall be the same as those regulations applicable in the Apartment Residential (R-4 B) Zone.

Regulations for Entertainment Establishments which are a licensed premises

- .1 An Entertainment Establishment which is a Licensed Premises shall not be located within 100 meters of any Educational Institution, Day Care, Group Home, Emergency Transition Facility or of an existing residentially zoned property.

Amend SECTION 21 - HIGHWAY COMMERCIAL ZONE (C-2)

21.1 PERMITTED USES

- .1 uses permitted in the R-4 Zone subject to the R-4 Zone regulations;
- .2 Automobile Sales and Services;
- .3 Automobile Shop;
- .4 Automobile Service Station;
- .5 Bank or Financial Institution;
- .6 beer, wine, or liquor store;
- .7 Commercial Recreation Establishment;
- .8 Convenience Store;
- .9 Custom workshop;
- .10 Automotive Drive-in Business;
- .11 Drive-thru Business;
- .12 Dwelling units above commercial units;
- .13 Educational Institution;
- .14 Entertainment Establishment;
- .15 Equipment Sales, Rental Service;
- .16 Eating and Drinking Establishment;
- .17 fire hall;
- .18 Funeral Establishment;
- .19 Garden Centre;
- .20 Gasoline Bar;
- .21 Grocery Store;
- .22 Fitness Centre;
- .23 Hotel or Motel;
- .24 Laundromat;
- .25 Medical and Health Office;
- .26 Office;
- .27 Outdoor Display Court;
- .28 Parking Lot;
- .29 Personal Service Shop;

- .30 Place of Worship;
- .31 police station;
- .32 Printing Establishment;
- .33 Retail Store with connected storage, light manufacturing or assembly facility;
- .34 Retail Store;
- .35 Retail Warehouse;
- .36 Service Repair Establishment;
- .37 Supermarket;
- .38 Theatre;
- .39 Transport Terminal;
- .40 Transportation Service;
- .41 Veterinary Services;
- .42 Video Store;
- .43 Warehouse and/or Distribution Centre; and
- .44 Wholesale Establishment.

21.2 DISCRETIONARY USES

The following uses may be permitted subject to approval by Council, on the recommendation of Planning Board, and subject to such terms and conditions as Council may prescribe including entering into a Development agreement:

- .1 Commercial Daycare Centre;
- .2 Kennel;
- .3 Shopping Centre; and
- .4 Nursing Home.

21.3 REGULATIONS FOR DISCRETIONARY USES

- .1 Before issuing a permit for a Discretionary use, the Development Officer shall:
 - a. receive from the applicant sufficient funds to cover the costs associated with the mail-outs and processing of this application;
 - b. give Notice by ordinary mail explaining the purpose of the Discretionary use;

c. Subject to such terms and conditions as may prescribe including entering into a Development Agreement.

.2 If any objections are received within fourteen (14) calendar days from the date of the Notice, the application shall be automatically referred to the Planning Board which shall consider the application having regard for the compatibility of the proposed Development and shall make a recommendation to the Council on the disposition of the application but if no objections are received within that time the permit may be issued by the Development Officer.

21.4 Regulations for Entertainment Establishments which are a licensed premises

.1 An Entertainment Establishment which is a Licensed Premises shall not be located within 100 meters of any Educational Institution, Day Care, Group Home, Emergency Transition Facility or of an existing residentially zoned property

21.5 REGULATIONS FOR COMMERCIAL AND INSTITUTIONAL USES

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	550 sq. m (5,920.3 sq. ft)	650 sq. m (6,996.8 sq. ft)
2 Lot Frontage (Minimum)	15 m (49.2 ft)	15 m (49.2 ft)
3 Front Yard (Minimum)	8.0 m (26.2 ft)	8.0 m (26.2 ft)
4 Rear Yard (Minimum)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
5 Side Yard (Minimum)	3.0 m (9.8 ft)	3.0 m (9.8 ft)
6 Flankage Yard (Minimum)		8.0 m (26.2 ft)
7 Height (Maximum)	12.0 m (39.4 ft)	12.0 m (39.4 ft)

.2 Where a Parking area is located in front of any building, a 4.5 m (14.8 ft) landscape strip shall be provided between the Parking area and the Front Lot Line. *Amend by inserting the following words.. This landscaped strip shall be planted with a combination of salt tolerant shrubs, coniferous or deciduous trees of approximately five to six feet (5-6 ft.) in height with a caliper of at least 45 mm, grasses and/or landscaped planting beds. This shall not prevent the provision of access driveways across this strip.*

.3 A strip of land not less than 4.5 m (14.8 ft.) in width shall be provided along a Lot Line which abuts a Street Line and shall be used for no other purpose than Landscaping. *Amend by inserting the following words.. This landscaped strip shall be planted with a combination of salt tolerant shrubs, coniferous or deciduous trees of approximately five to six feet (5-6 ft.) in height with a caliper of at least 45 mm,*

grasses and/or landscaped planting beds. This shall not prevent the provision of access driveways across this strip.

- .4 The frontage requirements of this subsection may be reduced by 10% if the access to the Lot and Parking is shared with an adjoining Lot to provide common access to both Lots.

Amend SECTION 24 - MIXED-USE CORRIDOR ZONE (MUC)

24.1 PERMITTED USES

- .31 uses permitted in the R-4 Zone subject to the R-4 Zone regulations;
- .32 Automobile Service Station;
- .33 Automobile Shop;
- .34 Automobile Sales and Services;
- .35 automotive drive-in business;
- .36 Bank or Financial Institution;
- .37 beer, wine, or liquor store;
- .38 brew-pub;
- .39 building supply store and warehouse;
- .40 Car Wash;
- .41 Club;
- .42 Commercial Daycare Centre;
- .43 Commercial Recreation Establishment;
- .44 Community building;
- .45 Convenience Store;
- .46 Drive-thru Business;
- .47 Eating and Drinking Establishment;
- .48 Educational Institution;
- .49 Entertainment Establishment; *(See Licensed Premises below)*
- .50 Equipment Sales, Rental Service;
- .51 Fire hall;
- .52 Fitness Centre;

- .53 Funeral Establishment;
- .54 Garden Centre;
- .55 Gasoline Bar;
- .56 Greenhouse;
- .57 Grocery Store;
- .58 Hostel;
- .59 Hotel or Motel;
- .60 Laundromat;
- .61 lumber yard;
- .62 Medical and Health Office;
- .63 Office;
- .64 Outdoor Display Court;
- .65 Parking Lot;
- .66 Personal Service Shop;
- .67 Place of Worship;
- .68 Police station;
- .69 Printing Establishment;
- .70 Retail Store;
- .71 Retail Warehouse and storage building;
- .72 Shopping Centre;
- .73 Supermarket;
- .74 Taxi Stand;
- .75 Theatre;
- .76 Transport Terminal;
- .77 Transportation Service;
- .78 Veterinary Services;
- .79 Video Store;
- .80 Warehouse and/or Distribution Centre; and
- .81 Wholesale Establishment.

24.2 DISCRETIONARY USES

Subject to the approval of the Council, on recommendation from the Planning Board, the following uses may be permitted:

- .1 Automobile Body Shop;
- .2 custom workshop;
- .3 Retail Store with connected storage, light manufacturing or assembly facility;
- .4 Service Repair Establishment.
- .5 Subject to such terms and conditions as Council may prescribe including entering into a Development agreement.

24.3 REGULATIONS FOR DISCRETIONARY USES

- .1 Before issuing a permit for a Discretionary use, the Development Officer shall:
 - a. receive from the applicant sufficient funds to cover the costs associated with the mail-outs and processing of this application;
 - b. give Notice by ordinary mail explaining the purpose of the Discretionary;
 - c. Subject to such terms and conditions as may prescribe including entering into a Development Agreement.
- .2 If any objections are received within fourteen (14) calendar days from the date of the Notice, the application shall be automatically referred to the Planning Board which shall consider the application having regard for the compatibility of the proposed Development and shall make a recommendation to the Council on the disposition of the application but if no objections are received within that time the permit may be issued by the Development Officer.

24.4 REGULATIONS FOR ALL COMMERCIAL USES IN THE MUC ZONE

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	600 sq. m (6,458.4 sq ft)	700 sq. m (7,535 sq ft)
2 Lot Frontage (Minimum)	20 m (65.6 ft)	20 m (65.6 ft)
3 Front Yard (Minimum)	8 m (26.2 ft)	8 m (26.2 ft)
4 Rear Yard (Minimum)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
5 Side Yard (Minimum)	3.0 m (9.8 ft)	3.0 m (9.8 ft)

6	Flankage Yard (Minimum)		6.0 m (19.7 ft)
7	Height (Maximum)	12.0 m (39.4 ft)	12.0 m (39.4 ft)

- .5 Where a Parking area is provided in front of any building, a 3.0 m (9.8 ft.) landscaped strip shall be provided between the Parking area and the Front Lot Line. . Amend by inserting the following words.. *This landscaped strip shall be planted with a combination of salt tolerant shrubs, coniferous or deciduous trees of approximately five to six feet (5-6 ft.) in height with a caliper of at least 45 mm, grasses and/or landscaped planting beds. This shall not prevent the provision of access driveways across this strip.*
- .14 A strip of land not less than 3.0 m (9.8 ft.) in width shall be provided along a Lot Line which abuts a Street Line and shall be used for no other purpose than Landscaping. Amend by inserting the following words.... *This landscaped strip shall be planted with a combination of salt tolerant shrubs, coniferous or deciduous trees of approximately five to six feet (5-6 ft.) in height with a caliper of at least 45 mm, grasses and/or landscaped planting beds.* This shall not prevent the provision of access driveways across this strip.
- .15 Buildings will be generally aligned with a public road with front facades oriented toward the public street.

The Greenlands System (Land Use Designation) includes...

Environmental Open Space

Parks/Open Space

Parks/Open Space in Residential Neighbourhoods

Shall follow the same regulations as SECTION 29 – OPEN SPACE ZONE (OS) of the existing Zoning and Development Bylaw.

Community Institutional (Land Use Designation)

Shall follow the same regulations as SECTION 28 – INSTITUTIONAL ZONE (I) of the existing Zoning and Development Bylaw.

Future Development Area (Land Use Designation)

SECTION - TBD ? – FUTURE DEVELOPMENT ZONE (FD)

PERMITTED USES

- .1 Agriculture and farming;
- .2 Forestry;
- .3 Kennel;
- .4 One single family dwelling per lot with serviced frontage;

REGULATIONS FOR THE FUTURE DEVELOPMENT ZONE (FD) ZONE

- .1 The Future Development Zone FD Zone is meant to preserve land for future urban development that is not already serviced. A limited number of uses are permitted within the zone until servicing becomes available and Council deems it appropriate for development.
- .2 A land owner may submit a proposal for subdivision within the Future Development Zone. Such a proposal shall be presented in the form of a Development Concept Plan. Upon receiving a Development Concept Plan in the Future Development Zone Council shall first review it and make a determination on if it is appropriate to release the land for development. Such a determination shall be based on factors such as: location of servicing in proximity to the parcel of land; availability of land currently serviced and ready for development; existing and future road networks and any other factors Council deems appropriate and necessary in making a determination on whether to release the land for development.
- 3. Applications for subdivision and development (uses that are not listed in Permitted Uses of this section) within the Future Development Zone shall follow the same process for approval as Section 4.27 *Amendments To The Zoning and Development Bylaw* and Section 31 *Comprehensive Development Area*.
- 4. Council shall require the applicant/landowner to enter into a Development Agreement upon approval of a Development Concept Plan within the Future Development Zone.

19.2 REGULATIONS FOR SINGLE DETACHED DWELLINGS

Interior Lot

Corner Lot

1	Lot Area (Minimum)	1.6 hectares (4 acres)	1.6 hectares (4 acres)
2	Lot Frontage	46 m (150.9 ft.)	46 m (150.9 ft.)
3	Front Yard (Minimum)	15 m (49.2 ft.)	15 m (49.2 ft.)
4	Rear Yard (Minimum)	15 m (49.2 ft.)	15 m (49.2 ft.)
5	Side Yard (Minimum)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
6	Flankage Yard (Minimum)		15 m (49.2 ft.)
7	Height (Minimum)	10.0 m (32.8 ft.)	10.0 m (32.8 ft.)

19.2 REGULATIONS FOR AGRICULTURAL BUILDINGS

		Interior Lot	Corner Lot
1	Lot Area (Minimum)	1.6 hectares (4 acres)	1.6 hectares (4 acres)
2	Lot Frontage	46 m (150.9 ft.)	46 m (150.9 ft.)
3	Front Yard (Minimum)	15 m (49.2 ft.)	15 m (49.2 ft.)
4	Rear Yard (Minimum)	15 m (49.2 ft.)	15 m (49.2 ft.)
5	Side Yard (Minimum)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
6	Flankage Yard (Minimum)		15 m (49.2 ft.)
7	Height (Minimum)	20.0 m (65.6 ft.)	20.0 m (65.6 ft.)

Section 31 - Comprehensive Planning Area (Land Use Designation)

Shall follow the same regulations as SECTION 31 – COMPREHENSIVE DEVELOPMENT AREA (CDA) of the existing Zoning and Development Bylaw.