

## Mark-up of Proposed Text Amendment to Bylaw 18013, which amends section 814 Mature Neighbourhood Overlay in Zoning Bylaw 12800

Black Font                      Existing Text in Bylaw 18013, which amends Zoning Bylaw 12800  
~~Strikethrough:~~              Proposed deletion from Bylaw 18013, which amends Zoning Bylaw 12800  
Underline:                      Proposed addition to Bylaw 18013, which amends Zoning Bylaw 12800

### 814.3 Development Regulations

~~17. Vehicle Access shall be provided as follows:~~

- ~~a. where a Site is Abutting a Treed Landscaped Boulevard, and an Abutting Lane is present, any existing vehicle access from the front or flanking roadway shall be discontinued and any new vehicle access shall be from the Lane; or~~
- ~~b. where a Site is Abutting a Lane, and there is no Treed Landscaped Boulevard, any existing vehicle access from the front or flanking roadway shall be discontinued and any new vehicle access shall be from the Lane unless 50% of the principal Dwellings on the blockface have vehicle access from the front or flanking roadway.~~

17. Regardless of whether a Site has existing vehicular access from a public roadway, other than a Lane, no such access shall be permitted to continue where an Abutting Lane exists.

### 814.5 Proposed Variances

1. When the Development Officer receives a Development Permit Application for a new principal building, new Garage Suite, or new Garden Suite that does not comply with any

#### Rationale

814.3.17 - to remove the opportunity for front attached garages on sites with Lane access.

814.5.1 - to fix a minor error so that the Development Officer has to follow the stated regulations in

regulation contained within this Overlay, or receives a Development Permit for alterations to an existing structure that require a variance to Section 814.3(1), 814.3(3), 814.3(5) ~~and~~ or 814.3(9) of this Overlay:

- a. the Development Officer shall send notice, to the recipient parties specified in Table 814.5(2), to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
- b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified affected parties in accordance with Table 814.5(2); and
- c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit Application in accordance with Sections 11.2 and 11.3.

regards to Variances to any one of the Sections listed.