

Mark-up of Proposed Text Amendment to Zoning Bylaw 12800

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

155. (RMD) Residential Mixed Dwelling Zone

155.4. Development Regulations for Permitted and Discretionary Uses

4. ~~Single Detached Housing, Semi-detached Housing and Row Housing may be developed as a Zero Lot Line Development.~~

(Renumber the rest of Section 155.4 accordingly)

18. Excluding Zero Lot Line Development, the Side Setback for Single Detached Housing, Semi-detached Housing, and Row Housing shall be in accordance with Table 155.4(~~17~~18) as follows:

Table 155.4(17 <u>18</u>) – Minimum Side Setback			
	Internal Sites	Corner Sites where the principal building faces the Front Lot Line	Corner Sites where the principal building faces the flanking Side Lot Line
(a) Single Detached Housing	1.2 m	1.2 m for the interior Side Setback	1.2 m for the interior Side Setback
(b) Semi-detached		2.4 m for the Side	3.0 m for a Side

Rationale

Housekeeping amendment to improve the clarity of the table.

Housing		Setback Abutting a flanking public roadway, other than a Lane.	Setback Abutting a Treed Landscaped Boulevard
(c) Row Housing		1.2 m for the Side Setback Abutting a Lane	In all other cases, 4.5 m

~~19. For Single Detached Housing, Semi-detached Housing, and Row Housing, the Development Officer may reduce one Site Side Setback to 0 m, in which case the application shall be a Class B Development.~~

(Renumber the rest of Section 155.4 accordingly)

29. General Site Landscaping shall be in accordance with the following:

- a. all required Landscaping shall be consistent with the relevant requirements of Section 55 of this Bylaw; and
- b. notwithstanding 155.2429(a), where primary vehicular access is from a Lane, General Site Landscaping shall be developed in accordance with the following:
 - i. one deciduous, one coniferous tree and four shrubs shall be required for each principal dwelling; and
 - ii. all applications for a Development Permit shall include a Site Plan that identifies:
 - A. the location, species and size of the required landscaping; and
 - B. the proposed Landscaping and screening for any required Private Outdoor Amenity that does not have access from a Lane, Site Setback or passageway through a Garage.

This amendment removes the Class B notification requirement for zero lot line projects. The rest of the zone remains unchanged.

Housekeeping amendment to correct a misnumbered section reference.

(Renumber the rest of Section 155.4 accordingly)