

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

998.4 (SLD) Stillwater Low Density Residential Zone

4. Development Regulations for Permitted and Discretionary Uses

- a. The minimum Site Area per Dwelling shall be in accordance with Table 998.4(4)(a) as follows:

Table 998.4(4)(a) - Minimum Site Area	
<i>Single Detached Housing with front drive vehicular access</i>	225 m ²
<i>Single Detached Housing with detached Garage and vehicular access from a Lane</i>	212 m ²
<i>Single detached Housing with rear attached Garage and vehicular access from a Lane</i>	171 m ²
<i>Semi-detached Housing with front drive vehicular access, or detached Garage and vehicular access from a Lane</i>	187 m ²

Rationale

Zone-specific definitions are removed and replaced with more straightforward text in tables below.

<i>Semi-detached Housing with rear attached Garage and vehicular access from a Lane</i>	142 m ²
---	--------------------

b. The minimum Site Width per Dwelling shall be in accordance with Table 998.4(4)(b) as follows:

Table 998.4(4)(b) - Minimum Site Width	
<i>Single Detached Housing with front drive vehicular access</i>	9.0 m
<i>Single Detached Housing with detached Garage and vehicular access from a Lane</i>	8.5 m
<i>Single detached Housing with rear attached Garage and vehicular access from a Lane</i>	9.0 m
<i>Semi-detached Housing with front drive vehicular access, or detached Garage and vehicular access from a Lane</i>	7.5 m <u>7.4 m</u>
<i>Semi-detached Housing with rear attached Garage and vehicular access from a Lane</i>	7.5 m <u>7.4 m</u>

Site width reduced by 10 cm

c. The minimum Site Depth shall be in accordance with Table 998.4(4)(c) as follows:

Table 998.4(4)(c) - Minimum Site Depth	
<i>Single Detached Housing with front drive vehicular access where Lot Width is less than 9.14 m</i>	25.0 m
<i>Single Detached Housing with front drive vehicular access where Lot</i>	22.0 m

<i>Width is 9.14 m or greater</i>	
<i>Single Detached Housing with detached Garage and vehicular access from a Lane</i>	25.0 m
<i>Single detached Housing with rear attached Garage and vehicular access from a Lane</i>	19.0 m
<i>Semi-detached Housing with front drive vehicular access, or detached Garage and vehicular access from a Lane</i>	25.0 m
<i>Semi-detached Housing with rear attached Garage and vehicular access from a Lane</i>	19.0 m

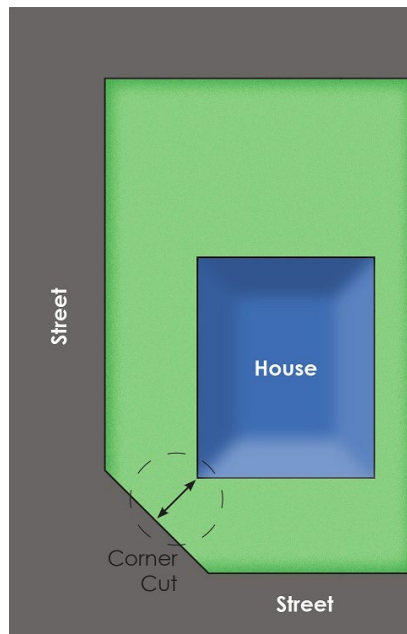
d. The maximum total Site Coverage shall be in accordance with Table 998.4(4)(d) as follows:

Table 998.4(4)(d) - Maximum Total Site Coverage	
<i>Single Detached Housing with front drive vehicular access</i>	60%
<i>Single Detached Housing with detached Garage and vehicular access from a Lane</i>	57%
<i>Single detached Housing with rear attached Garage and vehicular access from a Lane</i>	68%
<i>Semi-detached Housing with front drive vehicular access, or detached Garage and vehicular access from a Lane</i>	60%
<i>Semi-detached Housing with rear attached Garage and vehicular access</i>	72%

<i>from a Lane</i>	
--------------------	--

- e. The maximum Height shall not exceed 11.0 m *in accordance with Section 52.*
- f. *The minimum Front Setback shall be 4.0 m, except that:*
 - i. *the minimum Front Setback shall be 3.5 m when a Treed Landscaped Boulevard is provided at the front of the Lot; and*
 - ii. *the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.*
- g. Notwithstanding Section 44(1)(a) of the Zoning Bylaw, an Unenclosed Front Porch or *platform structure*, may *project* into the *required* Front Setback a maximum of 1.5 m and may *project* into *the-Side Setback Abutting a public roadway other than a Lane* a maximum of 1.5 m. Steps and eaves may *project* beyond the Front Porch providing they are at least 0.4 m from the Lot line and do not extend over a registered utility easement. *Eaves may project to the Lot line in a corner cut as shown in subsection (4)(k)(iii) of this Zone provided they do not extend over a registered utility easement.*
- h. The minimum Rear Setback shall be 6.0 m *except that:*
 - i. *the Rear Setback may be less than 6.0 m, to a minimum of 1.1 m when vehicular access is from a Lane and a rear attached Garage is provided.*
- i. *The minimum distance from the Rear Lot Line to a detached Garage shall be 1.1 m.*
- j. *Where a rear attached Garage is proposed, a Stepback of 2.1 m shall be provided from the rear property line for the second Storey.*

- k. The minimum Side Setback shall be 1.2 m except that:*
- i. The Side Setback Abutting a public roadway other than a Lane shall be 2.5 m;*
 - ii. The minimum distance between the Side Lot Line abutting a public roadway other than a lane and a Garage Door facing the flanking public roadway shall be 5.5 m; and*
 - iii. The minimum Side Setback to the corner cut for Corner Lots shall be 0.3 m, as shown in the following illustration:*



- l. Notwithstanding subsection 998.4(4)(k), one Site Side Setback may be reduced to 0.6 m provided that:*
 - i. the Site Side Setback on the adjacent Lot Abutting the reduced Setback is a minimum of 1.2 m;*

- ii. a private maintenance easement a minimum of 0.6 m in width shall be provided and registered on each title of land to ensure adequate access to the easement area for maintenance of the adjacent property;*
 - iii. notwithstanding Section 44(2)(a) of the Zoning Bylaw, eaves shall be a minimum of 0.30 m from the property line;*
 - iv. Fences, walls and gates shall not be permitted within the Side Yard or on the Lot Line Abutting the Side Yard, except where the Side Yard Abuts a public roadway other than a Lane; and*
 - v. all roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot.*
- m. Notwithstanding subsections 998.4(4)(k) and 998.4(4)(l), for Single Detached Housing one Side Setback may be reduced to 0 m where:*
- i. The other Side Setback is 1.5 m;*
 - ii. The Side Setback on the adjacent Lot abutting the Zero Lot Line Development is a minimum of 1.5 m;*
 - iii. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;*
 - iv. All roof leaders from Accessory Buildings are connected to the storm sewer service or directed to drain directly to an adjacent Lane;*
 - v. No roof leader discharge shall be directed to the maintenance easement; and*
 - vi. The owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent Lots, a 1.5 m private maintenance easement that provides for:*
 - A. A 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on an adjacent parcel;*
 - B. A 0.60 m footing encroachment easement; and*

- C. Permission to access the easement area for maintenance of both properties.
- vii. The owner of the Site proposed for a Zero Lot Line Development of Single Detached Housing shall register on all titles within the Zero Lot Line development as well as all titles on the adjacent Site, a restrictive covenant and easement that:
 - A. Requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
 - B. Provides for the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots.
- viii. The owner of the Site proposed for Zero Lot Line Development shall register utility easement(s) on all abutting Lots that ensure adequate access for utility maintenance.
- ix. The Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
 - A. A 1.5 m private maintenance easement identical to that registered for the principal building is provided;
 - B. All roof leaders from Accessory Buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and
 - C. No roof leader discharge shall be directed to the maintenance easement.
- n. Except where Semi-detached Housing or Duplex Housing are allowed in this Zone, and may thereby constitute two principal Dwellings on a lot, a maximum of one principal Dwelling per lot shall be allowed.
- o. Signs shall be in accordance with Schedule 59A of the Zoning Bylaw.
- p. Notwithstanding Section 48 of the Zoning Bylaw, Separation Space shall not be

required.

- q. *Parking shall be provided in accordance with Section 54.*
- r. A minimum Private Outdoor Amenity Area of 30 m² per principal Dwelling shall be provided and designated on the Site plan. Neither the width nor length of the Private Amenity Area shall be less than 3.0 m. The Private Outdoor Amenity Area may be located within a required Yard, and shall be permanently retained as open space, unencumbered by an Accessory Building or future additions.
- s. *Notwithstanding Section 55, the area covered by Impermeable Material shall not exceed 80%.*
- t. Lodging Houses shall comply with Sections 76 and 96 of the Zoning Bylaw.
- u. Urban Gardens shall comply with Section 98 of the Zoning Bylaw.
- v. Notwithstanding Section 55.2(1)(d), Landscaping Requirements for all new Single Detached, Semi-Detached and Row Housing shall be in accordance with the following tables:

Landscaping regulations are added to allow for a reduction in tree and shrub requirements as compared to Section 55 of the Zoning Bylaw, in order to accommodate smaller lot sizes and high site coverages.

<u>Measure</u>	<u>Variable</u>	<u>Minimum Tree and Shrub Planting Requirements</u>		
<u>Site Width</u>		<u>Single Detached</u>	<u>Semi-detached</u>	<u>Row Housing</u>
	<u>Treed Landscaped Boulevard</u>			

<u>< 10 metres</u>	<u>Utility Right of Way in Front Yard</u>	<u>One Tree and Five Shrubs</u>	<u>One Tree and Four Shrubs</u>
	<u>Veranda Encroaching into Front Yard</u>		
	<u>Rear Detached Garage</u>	<u>One Tree and Six Shrubs</u>	<u>One Tree and Five Shrubs</u>
	<u>Rear Attached Garage</u>	<u>One Tree and Five Shrubs</u>	<u>One Tree and Four Shrubs</u>
	<u>Front Attached Garage</u>	<u>One Tree Six Shrubs</u>	

<u>Measure</u>	<u>Variable</u>	<u>Minimum Tree and Shrub Planting Requirements</u>		
<u>Site Width</u>		<u>Single Detached</u>	<u>Semi-detached</u>	<u>Row Housing</u>
	<u>Treed Landscape Boulevard</u>			
	<u>Utility Right of Way in</u>			

<u>10-13 m</u>	<u>Front Yard</u>	<u>One Tree and Five Shrubs</u>	<u>One Tree and Four Shrubs</u>
	<u>Veranda Encroaching into Front Yard</u>		
	<u>Rear Detached Garage</u>	<u>One Tree and Six Shrubs</u>	<u>One Tree and Five Shrubs</u>
	<u>Rear Attached Garage</u>	<u>One Tree and Five Shrubs</u>	<u>One Tree and Four Shrubs</u>
<u>Front Attached Garage</u>	<u>One Tree and Six Shrubs</u>		

<u>Measure</u>	<u>Variable</u>	<u>Minimum Tree and Shrubs Planting Requirements</u>		
<u>Site Width</u>		<u>Single Detached</u>	<u>Semi-detached</u>	<u>Rowhousing</u>
<u>> 13 m</u>	<u>Treed Landscaped Boulevard</u>	<u>Two Trees and Five Shrubs</u>		<u>Two Trees and Four Shrubs</u>
	<u>Utility Right of Way in Front Yard</u>			
	<u>Veranda Encroaching into Front Yard</u>			

	<u>Rear Detached Garage</u>	<u>Two Trees and Six Shrubs</u>	<u>Two Trees and Five Shrubs</u>
	<u>Rear Attached Garage</u>	<u>Two Trees and Five Shrubs</u>	<u>Two Trees and Five Shrubs</u>
	<u>Front Attached Garage</u>	<u>Two Trees and Six Shrubs</u>	

w. When more than one variable applies to a development permit application, the higher landscaping requirement shall apply.

x. Notwithstanding Section 998.4(4)(v) if required separations from utilities and street furniture cannot be accommodated within the landscaped setback, one additional shrub may be substituted in place of one tree.

5. Additional Development Regulations for Discretionary Uses

- a. A Publicly Accessible Private Park shall only occur where developed as part of a Residential Sales Centre Use or Community Recreation Service Use on the same Lot.
- b. Except where modified through the regulations in this Zone, Residential Sales Centres shall be developed in accordance with Section 82 of the Zoning Bylaw.
- c. The following regulations shall apply to Residential Sales Centres:
 - i. Residential Sales Centres may be located within a temporary structure.
 - ii. Where a temporary Residential Sales Centre is located, an accessory parking lot may be provided. The accessory parking lot shall be:
 - A. Located within the same or Abutting parcel;
 - B. Hardsurfaced; and
 - C. Temporary and must be removed once the Residential Sales Centre is no longer in operation.

- iii.* Residential Sales Centres may be permitted to remain for up to 15 years. Additional extensions may be permitted at the discretion of the Development Officer.
- iv.* Notwithstanding Section 82(2)(b) of the Zoning Bylaw, the maximum Height of a temporary Residential Sales Centre shall not exceed 10.0 m.
- v.* Urban Outdoor Farms shall comply with Section 98 of the Zoning Bylaw.

998.5 (SRH) Stillwater Row Housing Zone

4. Development Regulations for Permitted and Discretionary Uses

- a. Except where modified through the regulations in this Zone, Single Detached Housing and Semi-detached Housing shall be developed in accordance with the provisions of the (SLD) Stillwater Low Density Residential Zone.
- b. The minimum Site Area per Dwelling shall be in accordance with Table 998.5(4)(b) as follows:

Table 998.5(4)(b) - Minimum Site Area	
<i>Row Housing Dwelling with front drive vehicular access</i>	132 m ²
<i>Row Housing Dwelling on a Corner Lot with front drive vehicular access</i>	164 m ²
<i>Row Housing Dwelling with vehicular access from a Lane</i>	60 m ²
<i>Row Housing Dwelling on a Corner Lot with vehicular access from a Lane</i>	79 m ²

- c. The minimum Site Width per Dwelling shall be in accordance with Table 998.5(4)(c) as follows:

Table 998.5(4)(c) - Minimum Site Width	
<i>Row Housing Dwelling with front drive vehicular access</i>	5.4 m
<i>Row Housing Dwelling on a Corner Lot with front drive vehicular access</i>	6.7 m
<i>Row Housing Dwelling with vehicular access from a Lane</i>	4.2 m
<i>Row Housing Dwelling on a Corner Lot with vehicular access from a Lane</i>	5.5 m

- d. The minimum Site Depth shall be in accordance with Table 998.5(4)(d) as follows:

Table 998.5(4)(d) - Minimum Site Depth	
<i>Row Housing Dwelling with front drive vehicular access</i>	24.5 m
<i>Row Housing Dwelling with vehicular access from a Lane</i>	14.5 m

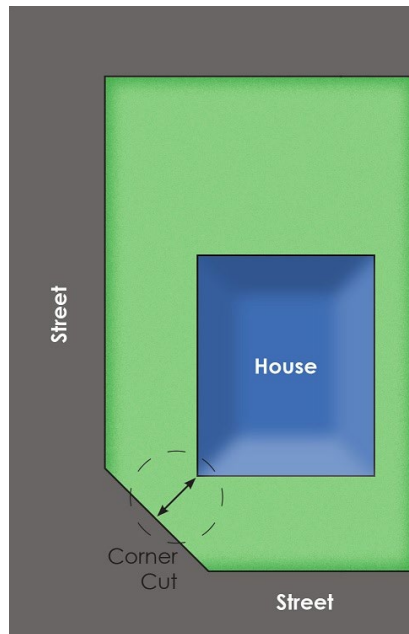
- e. The maximum total Site Coverage shall be in accordance with Table 998.5(4)(e) as follows:

Table 998.5(4)(e) - Maximum Site Coverage				
Site Coverage - Individual Units	(i) Principal Dwelling /Building	(ii) Accessory building	(iii) Principal building with attached	(iv) Total Site Coverage

			Garage	
<i>Row Housing internal Dwelling with front drive vehicular access</i>	n/a	6%	65%	71%
<i>Row Housing end Dwelling with front drive vehicular access</i>	n/a	6%	55%	61%
<i>Row Housing Dwelling on a Corner Lot with front drive vehicular access</i>	n/a	6%	50%	56%
<i>Row Housing internal Dwelling with vehicular access from a Lane</i>	55%	28%	90%	90%
<i>Row Housing end Dwelling with vehicular access from a Lane</i>	45%	25%	75%	75%
<i>Row Housing Dwelling on a Corner Lot with vehicular access from a Lane</i>	40%	22%	72%	72%

- f. The maximum Height shall not exceed 13.5 m *in accordance with Section 52.*
- g. *The minimum Front Setback shall be 4.0 m, except that:*
- i. *the minimum Front Setback shall be 3.5 m when a Treed Landscaped Boulevard is provided at the front of the Lot; and*

- ii. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.*
- h. Notwithstanding Section 44(1)(a) of the Zoning Bylaw, an Unenclosed Front Porch or platform structure, may project into the required Front Setback a maximum of 1.5 m and may project into Side Setback Abutting a public roadway other than a Lane a maximum of 1.5 m. Steps, and eaves may project beyond the Front Porch providing they are at least 0.4 m from the Lot line and do not extend over a registered utility easement. Eaves may project to the Lot line in a corner cut as shown in subsection (4)(k)(iii) of this Zone provided they do not extend over a registered utility easement.*
- i. The minimum Rear Setback shall be 6.0 m except that;*
 - i. the Rear Setback may be less than 6.0 m, to a minimum of 1.1 m when vehicular access is from a Lane and a rear attached Garage is provided.*
- j. The minimum distance from the Rear Lot Line to a detached Garage shall be 1.1 m.*
- k. The minimum Side Setback shall be 1.2 m except that:*
 - i. The Side Setback Abutting a public roadway other than a Lane shall be 2.5 m;*
 - ii. The minimum distance between the Side Lot Line abutting a public roadway other than a lane and a Garage Door facing the flanking public roadway shall be 5.5 m; and*
 - iii. The minimum Side Setback to the corner cut for Corner Lots shall be 0.3 m, as shown in the following illustration:*



- l. The flanking side of the principal building shall not be a Blank Wall, and shall be articulated through architectural elements including but not limited to recesses or projections, windows, a side entrance, a porch or other architectural elements.*
- m. A mutual Garage may be constructed on the common property line, to the satisfaction of the Development Officer.*
- n. All roof leaders from the Dwellings shall be connected to the individual storm sewer service for each Lot.*
- o. All roof leaders from Accessory buildings shall be connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane.*
- p. Maintenance and/or drainage and utility easement(s) may be required between Abutting buildings and/or through private Yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.*

- q. Signs shall be in accordance with Schedule 59A in the Zoning Bylaw.
- r. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96.
- s. Each Dwelling unit within Semi-detached Housing and Row Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
- t. On Corner Sites the facades of a principal building Abutting the Front Lot Line and the flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
- u. Site design for Row Housing developments consisting of six or more attached Dwellings should include entry transition features such as but not limited to steps, decorative fences, gates, hedges, low walls and/or planting beds in the Front Yard.
- v. Each Dwelling that has direct access to *ground level* shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
- w. Notwithstanding subsection 998.5(4)(y), and Sections 46 in the Zoning Bylaw, Private Outdoor Amenity Area shall not be required for Multi-unit Project Developments where:
 - i. A minimum outdoor Common Amenity Area of 50 m² is provided; or
 - ii. A Public Park is located adjacent to the Multi-unit Project Development Site and not separated from the Site by a roadway, other than a Lane.
- x. Private Outdoor Amenity Area, except Private Outdoor Amenity Areas adjacent to a Lane or open space, shall be screened in a manner which prevents viewing into a part of it from any adjacent areas at a normal standing eye level. When such screening would impair a beneficial outward and open orientation of view, and there is no adverse effect on the privacy of the Private Outdoor Amenity Area, the extent

Landscaping regulations are added to allow for a reduction in tree and shrub requirements as compared to

- of screening may be reduced.
- y. Notwithstanding Section 48 in the Zoning Bylaw, Separation Space shall not be required.
- z. *Notwithstanding Section 55, the area covered by Impermeable Material shall not exceed 95%.*
- aa. Urban Gardens shall comply with Section 98 in the Zoning Bylaw.
- bb. Notwithstanding Section 55.2(1)(d), Landscaping Requirements for all new Single Detached, Semi-Detached and Row Housing shall be in accordance with the following tables:

Section 55 of the Zoning Bylaw, in order to accommodate smaller lot sizes.

<u>Measure</u>	<u>Variable</u>	<u>Minimum Tree and Shrubs Planting Requirements</u>		
<u>Site Width</u>		<u>Single Detached</u>	<u>Semi-detached</u>	<u>Row Housing</u>
<u>< 10 metres</u>	<u>Treed Landscape Boulevard</u>	<u>One Tree and Five Shrubs</u>		<u>One Tree and Four Shrubs</u>
	<u>Utility Right of Way in Front Yard</u>			
	<u>Veranda Encroaching into Front Yard</u>			

	<u>Rear Detached Garage</u>	<u>One Tree and Six Shrubs</u>	<u>One Tree and Five Shrubs</u>
	<u>Rear Attached Garage</u>	<u>One Tree and Five Shrubs</u>	<u>One Tree and Four Shrubs</u>
	<u>Front Attached Garage</u>	<u>One Tree and Six Shrubs</u>	

<u>Measure</u>	<u>Variable</u>	<u>Minimum Tree and Shrubs Planting Requirements</u>		
<u>Site Width</u>		<u>Single Detached</u>	<u>Semi-detached</u>	<u>Rowhousing</u>
<u>10-13 m</u>	<u>Treed Landscaped Boulevard</u>	<u>One Tree and Five Shrubs</u>		<u>One Tree and Four Shrubs</u>
	<u>Utility Right of Way in Front Yard</u>			
	<u>Veranda Encroaching into Front Yard</u>			
	<u>Rear Detached Garage</u>	<u>One Tree and Six Shrubs</u>		<u>One Tree and Five Shrubs</u>
	<u>Rear Attached Garage</u>	<u>One Tree and Five Shrubs</u>		<u>One Trees and Four Shrubs</u>
	<u>Front Attached</u>	<u>One Trees and Six Shrubs</u>		

	<u>Garage</u>		
--	---------------	--	--

<u>Measure</u>	<u>Variable</u>	<u>Minimum Tree and Shrubs Planting Requirements</u>		
		<u>Single Detached</u>	<u>Semi-detached</u>	<u>Rowhousing</u>
<u>> 13 m</u>	<u>Treed Landscaped Boulevard</u>	<u>Two Trees and Five Shrubs</u>		<u>Two Trees and Four Shrubs</u>
	<u>Utility Right of Way in Front Yard</u>			
	<u>Veranda Encroaching into Front Yard</u>			
	<u>Rear Detached Garage</u>	<u>Two Trees and Six Shrubs</u>		<u>Two Trees and Five Shrubs</u>
	<u>Rear Attached Garage</u>	<u>Two Trees and Five Shrubs</u>		<u>Two Trees and Five Shrubs</u>
	<u>Front Attached Garage</u>	<u>Two Trees and Six Shrubs</u>		

- cc. When more than one variable applies to a development permit application, the higher landscaping requirement shall apply.
- dd. Notwithstanding 98.5(4)(bb) if required separations from utilities and street furniture cannot be accommodated within the landscaped setback, one additional shrub may be substituted in place of one tree.

5. Additional Development Regulations for Discretionary Uses

- a. Except where modified through the regulations in this Zone, Residential Sales Centres shall be developed in accordance with Section 82 in the Zoning Bylaw.
- b. The following regulations shall apply to Residential Sales Centres:
 - i. Residential Sales Centres may be located within a temporary structure.
 - ii. Where a temporary Residential Sales Centre is located, an accessory parking lot may be provided. The accessory parking lot:
 - A. Shall be located within the same or abutting parcel;
 - B. May be Hardsurfaced; and
 - C. Shall be temporary and must be removed once the Residential Sales Centre is no longer in operation.
 - iii. Residential Sales Centres may be permitted to remain for a period of up to 15 years. Additional extensions may be permitted at the discretion of the Development Officer.
- c. Urban Outdoor Farms shall comply with Section 98 in the Zoning Bylaw.

998.6 (SRA) Stillwater Rear Attached Row Housing Zone

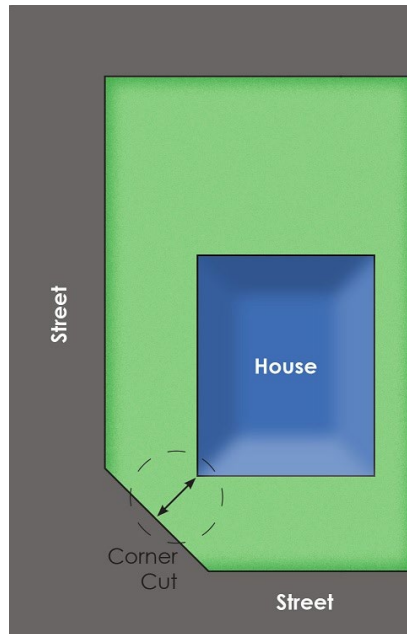
4. Development Regulations for Permitted and Discretionary Uses

- a. *Except where modified through the regulations in this Zone, Row Housing shall be developed in accordance with the provisions of the (SRH) Stillwater Row Housing*

Zone.

- b.** The minimum Site area shall be 312 m².
- c.** The minimum Site Width shall be 12 m.
- d.** The minimum Site depth shall be 26 m.
- e.** The maximum total Site Coverage shall not exceed 89%.
- f.** The maximum Height shall not exceed 13.5 m *in accordance with Section 52.*
- g.** *The minimum Front Setback shall be 4.0 m, except that:*
 - i. the minimum Front Setback shall be 3.5 m when a Treed Landscaped Boulevard is provided at the front of the Lot; and*
 - ii. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.*
- h.** Notwithstanding Section 44(1)(a) of the Zoning Bylaw, an Unenclosed Front Porch or *platform structure*, may project into the *required* Front Setback a maximum of 1.5 m and may project into the Side Setback *Abutting a public roadway other than a Lane* a maximum of 1.5 m. Steps, and eaves may project beyond the Front Porch providing they are at least 0.4 m from the Lot line and do not extend over a registered utility easement. *Eaves may project to the Lot line in a corner cut as shown in subsection (4)(j)(iii) of this Zone provided they do not extend over a registered utility easement.*
- i.** *The minimum Rear Setback shall be 4.0 m, except that:*
 - i. the minimum Rear Setback shall be 3.5 m when a Treed Landscaped Boulevard is provided at the rear of the Lot; and*
 - ii. the minimum distance between the Rear Lot Line and the door of an attached Garage shall be 5.5 m.*
- j.** The minimum Side Setback shall be 1.2 m *except that:*
 - i. The Side Setback Abutting a public roadway other than a Lane shall be 2.5 m;*
 - ii. The minimum distance between the Side Lot Line abutting a public roadway other than a lane and a Garage Door facing the flanking public roadway shall be 5.5 m; and*

- iii. *The minimum Side Setback to the corner cut for Corner Lots shall be 0.3 m, as shown in the following illustration:*



- k. *The flanking side of the principal building shall not be a Blank Wall, and shall be articulated through architectural elements including but not limited to recesses or projections, windows, a side entrance, a porch or other architectural elements.*
- l. Signs shall be in accordance with Schedule 59A.
- m. *Parking shall be provided in accordance with Section 54.*
- n. All roof leaders from the Dwellings *shall be* connected to the individual storm sewer service for each Lot.
- o. All roof leaders from Accessory buildings *shall be* connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane.
- p. Maintenance and/or drainage and utility easement(s) may be required between

- Abutting buildings and/or through private Yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
- q. Each Dwelling unit within Row Housing and Multi-unit Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
 - r. Site design for Row Housing and Multi-unit Housing developments consisting of six or more attached Dwellings shall include entry transition features such as but not limited to steps, decorative fences, gates, hedges, low walls, and/or planting beds in the Front Yard.
 - s. Notwithstanding Sections 46 of the Zoning Bylaw, a minimum Private Outdoor Amenity Area of 5 m² per Dwelling shall be provided as follows:
 - i. The Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions;
 - ii. Private Outdoor Amenity Areas may be provided in the Front Yard or on a corner site within the Front and Side Yard.
 - iii. Private Outdoor Amenity Areas may be provided above *ground level* provided that it shall be at least 5 m² in area, with neither the width nor the depth less than 2.0 m.
 - iv. Screening of Private Outdoor Amenity Areas shall not be required from a public roadway, Lane or private roadway.
 - t. Notwithstanding subsection 998.6(4)(s), and Sections 46 of the Zoning Bylaw, Private Outdoor Amenity Area shall not be required for Multi-unit Project Developments where:
 - i. A minimum outdoor communal recreational space of 50 m² *is* provided; or
 - ii. A Public Park *is* located adjacent to the *Multi-unit Project Development Site* and not separated from the Site by a roadway, other than a Lane.
 - u. Notwithstanding Section 48 of the Zoning Bylaw, Separation Space shall not be

Landscaping regulations are added to allow for a reduction in tree and shrub requirements as compared to Section 55 of the Zoning Bylaw, in order to accommodate smaller lot sizes.

- required.
- v. Urban Gardens shall comply with Section 98 of the Zoning Bylaw.
 - w. Notwithstanding Section 55.2 (1)(d), Landscaping Requirements for all new Stacked Row Housing under the (SRA) Stillwater Rear Attached Row Housing Zone shall be landscaped with One Tree and Four Shrubs;

5. Additional Development Regulations for Discretionary Uses

- a. The following regulations shall apply to Residential Sales Centres:
 - i. Residential Sales Centres may be located within a temporary structure.
 - ii. Where a temporary Residential Sales Centre is located, an accessory parking lot may be provided. The accessory parking lot shall be:
 - A. Located within the same or Abutting parcel;
 - B. Hardsurfaced; and
 - C. Temporary and must be removed once the Residential Sales Centre is no longer in operation.
 - iii.* Residential Sales Centres may be permitted to remain for a period of up to 15 years. Additional extensions may be permitted at the discretion of the Development Officer.
- b. Urban Outdoor Farms shall comply with Section 98 of the Zoning Bylaw.