

Mark-up of Proposed Amendments to the Zoning Bylaw

Suggested Zoning Bylaw changes are indicated with a strikethrough or underline according to this Key:

~~Strikethrough~~: Deleted

Underline: Addition

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

The purpose of this Zone is to provide the opportunity for more efficient utilization of suburban areas through increased density of Single Detached Housing and by eliminating the requirement of one Side ~~Yard~~ Setback per lot.

2. Uses

- a. Limited Group Homes
- b. Minor Home Based Business
- c. Secondary Suites
- d. Single Detached Housing
- e. Fascia On-premises Signs

3. Development Regulations

- a. Except as expressly modified in Subsection 3(c) herein, the development regulations specified in the RSL Zone of this Bylaw shall regulate development of Single Detached Housing with front attached ~~g~~GGarage in this Zone.
- b. Except as expressly modified in Subsection 3(d) herein, the development regulations specified in the RPL Zone of this Bylaw shall regulate development of Single Detached Housing with rear detached ~~g~~GGarage in this Zone.
- c. The following development regulations shall apply to the development of Single Detached Housing with front attached ~~g~~GGarage:
 - i. The minimum Site Area shall be 240 m² for each ~~Single Detached~~ Dwelling.
 - ii. The minimum Site Width shall be 7.6 m. ~~In this Zone, the Site Width on~~ for a pie shaped Lots shall be measured 9 m into the Site from the front property line Front Lot Line.
 - iii. The maximum Height shall not exceed 10.0 m nor 2 storeys.
 - iv. The maximum total Site Coverage shall not exceed 50%, inclusive of the attached Garage and any other Accessory Buildings.

- v. The Side Setback shall be a minimum of 1.5-1.2 m.
- vi. On a corner Site~~Corner Lot~~, where the building fronts on the Front Yard a public roadway, the minimum Side Yard Setback abutting the flanking public roadway, other than a Lane, shall be 2.4 m.
- vii. The minimum Side Yard Setback abutting a Walkway or a Lane shall be 1.2 m.
- viii. One Side Yard Setback may be reduced to zero metres where:
 - A. the other Side Setback is a minimum 1.5 m;
 - A.B. the owner of the Site proposed for development and the owner of the adjacent Site register, against both titles, a minimum 1.5 m private maintenance easement that provides for:
 - 1. a 0.30 m eave encroachment easement with the requirement that the eaves ~~must~~ shall not be closer than 0.90 m to the eaves on the adjacent building;
 - 2. a 0.60 m footing encroachment easement; and
 - 3. contemplates sufficient access for maintenance; and
 - B.C. all roof drainage from the building shall be discharged through eave troughs~~eaves troughs~~ and downspouts connected to the storm sewer service of the parcel on which the building is located. The applicant shall submit a detailed drainage plan showing the proposed drainage of the ~~s~~Site (including swale where required) for approval by the Development Officer in consultation with the Drainage Services Branch.
- d. The following development regulations shall apply to the development of Single Detached Housing with rear detached gGarage:
 - i. The minimum Site area shall be 240 m².
 - ii. The minimum Site Width shall be 7.6 m.
 - iii. The minimum Site Depth shall be 30.0 m.
 - iv. The maximum Height shall not exceed 10.0 m nor 2 Storeys.
 - v. ~~the~~ The minimum Front Yard Setback shall be 3.0 m.
 - vi. ~~The minimum required~~ The minimum Side Yard Setback shall be 1.5-1.2 m.
 - vii. Notwithstanding 3.d.vi, the minimum Side Yard Setback abutting a public roadway other than a Lane shall be 20% of the Site Width or 2.4 m, whichever is greater.
 - ~~viii. The minimum Side Yard Setback abutting a Lane shall be 1.2 m.~~
 - ~~ix.viii.~~ One Side Yard Setback may be reduced to zero metres where:
 - A. the other Side Setback is a minimum 1.5 m;

~~A.B.~~ ~~The owner of the Site proposed for development and the owner of the adjacent Site register, against both titles, a minimum 1.5 m private maintenance easement that provides for:~~

1. a 0.30 m eave encroachment easement with the requirement that the eaves ~~must~~ shall not be closer than 0.90 m to the eaves on the adjacent building;
2. a 0.60 m footing encroachment easement; and
3. contemplates sufficient access for maintenance;

~~B.C.~~ ~~parcels the Sites~~ are graded for split surface drainage; and

~~C.D.~~ all roof drainage from the building is discharged through ~~eave troughs~~ eaves troughs and downspouts onto the parcel on which the building is located.

~~xix.~~ The maximum total Site Coverage shall not exceed 50% with a maximum of 35% for a principal building, and a maximum Site Coverage of 17% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 50%.