

Mark-up and Rationale of Proposed Text Amendments

Mark-up Categories					
Changes to specific regulations will be identified using the following formatting standards:					
Black Font - Existing text in Zoning Bylaw 20001					
<del>Strikethrough</del> - Proposed deletion from Zoning Bylaw 20001					
<u>Underline</u> - Proposed addition to Zoning Bylaw 20001					
2.10 RS - Small Scale Residential Zone					
#	Proposed Markup			Rationale	
1	<b>4. Site and Building Regulations</b>			<p><b>4.1.6. (Revised)</b> - Reducing the maximum height of the zone from 10.5 m to 9.5 m is intended to reduce the overall height and mass of new developments in the RS Zone to lessen the impact to neighbouring properties.</p> <p>The proposed 9.5 m maximum height will maintain the ability to construct smaller three-storey developments with basement windows slightly above grade, maintaining basement suite access to natural light.</p>	
	4.1. Development must comply with Table 4.1:				
	Table 4.1. Site and Building Regulations				
	Subsection	Regulation	Value		Symbol
<b>Height</b>					
4.1.6.	Maximum Height	<u>9.5 m</u> <del>10.5 m</del>	-		

7.100 Authority and Responsibility of the Development Planner		
4	<p><b>4. Variance to Regulations</b></p> <p>4.2. The Development Planner may approve a Development Permit application, with or without conditions, for an enlargement, alteration or addition to a non-conforming building by granting a variance in compliance with Subsections 5 and 6.</p> <p><u>4.2.1. Despite Subsection 6.1.1., the Development Planner may grant a variance to the maximum Height for an enlargement, alteration or addition to a non-conforming building with a valid Development Permit by granting a variance in accordance with Subsection 5. The variance must not exceed the Height approved in the original Development Permit. Any increase beyond the previously approved Height is not permitted.</u></p>	<p><b>4.2.1. (New)</b> - This new regulation provides the development planner with authority to grant a variance to any building whose height is non-conforming. The variance will only recognize the existing height approved in the original development permit. The variance will not permit higher heights on the existing building or any additions. This change could apply to any non-conforming building citywide but is likely to only affect a limited number of buildings.</p>