PART 3A

RN – RESIDENTIAL NEIGHBOURHOOD ZONE

3A.1 INTENT

This zone is intended to:

- (a) accommodate a neighbourhood environment characterized by buildings with one and two-unit dwellings; and
- (b) ensure that development and redevelopment on lots zoned Residential Neighbourhood is compatible with lot sizes typical to existing residential development.

3A.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 3A apply to all land uses and developments in the Residential Neighbourhood zone.
- (2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Neighbourhood zone.
- (3) The Residential Neighbourhood zone shall apply to lands intended for a maximum of two units per lot, with a minimum lot frontage stated in Table 3A.T3 - Residential Neighbourhood Zone Development Standards.

3A.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 3A.T1 lists building types that are permitted or discretionary in the Residential Neighbourhood zone.
- (2) Any building types other than those listed in Table 3A.T1 are prohibited in the Residential Neighbourhood zone.

TAB	TABLE 3A.T1: RESIDENTIAL NEIGHBOURHOOD ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations	
T1.1	Building, Accessory	Permitted			
T1.2	Building, Detached	Permitted		The maximum number of units in a Building, Detached shall be four (inside Intensification Boundary ¹). The maximum number of units in a Building, Detached shall be two (outside Intensification Boundary).	
T1.3	Building, Planned Group		Discretionary		
T1.4	Building, Row	Permitted		The maximum number of units in a Building, Row shall be four (inside Intensification Boundary ¹). The maximum number of units in a Building, Row shall be two (outside Intensification Boundary).	
T1.5	Building, Stacked	Permitted		The maximum number of units in a Building, Stacked shall be four (inside Intensification Boundary ¹). The maximum number of units in a Building, Stacked shall be two (outside Intensification Boundary).	
Note: ¹ As illu	ustrated in Map 1c: Inter	nsification Bound	ary in <i>Design Regin</i>	a: Official Community Plan	

3.2 LAND USE REQUIREMENTS

- Table 3A.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Neighbourhood zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3A.2;
 - (c) the development standards in subpart 3A.4;
 - (d) the parking and loading requirements in subpart 3A.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3A.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3A.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Neighbourhood zone:
 - (a) any land use that is not listed in Table 3A.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3A.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

(#2021-62, s. 7, 2021)

Page 3			idential Zones	Chapter 3
TAB			BOURHOOD	ZONE LAND USES
Sec.	Land Use Group Dwelling, Group Care	Permitted	Discretionary	Land Use Specific Regulations
T2.1	• Dwelling, Unit	Permitted		
				 The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Service Trade, Body Rub Establishment" land use.
				(2) The measurement required in subsection (1) shall be:
T2.2	• Open Space, Active	Permitted		 (a) a straight line, measured from the nearest point of the portion of the building used for the "Service Trade, Body Rub Establishment" land use to the nearest portion of the lot with an "Open Space, Active" land use; and
				(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.3	• Dwelling, Secondary Suite	Permitted		Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
				 A land use in the "Assembly" land use class shall not be operated from an accessory building.
T2.4	 Assembly, Community Assembly, Recreation Assembly, Religious Institution, Day Care 		Discretionary	(2) An "Assembly, Community", "Assembly, Recreation", "Assembly, Religious", or "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Service Trade, Body Rub Establishment" land use.
				(3) The measurement required in section (2) shall be:
				 (a) a straight line measured from the nearest point of the portion of the building used for "Service Trade, Body Rub Establishment" land use to the nearest portion of the lot requiring separation.
				(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.5	Public Use, GeneralUtility, General	Permitted		There shall be no exterior storage of goods, materials or equipment.
				(1) A land use in the "Assembly" land use class:
T2 (Discustions	(a) shall not be operated from an accessory building; and
T2.6	Planned Group		Discretionary	 (b) shall be located only on sites adjoining and accessed by a collector or arterial street.
				(2) An "Assembly, Community", "Assembly, Recreation", "Assembly, Religious", or "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Service Trade, Body Rub Establishment" land use.
				(3) The measurement required in section (2)

TAB	TABLE 3A.T2: RESIDENTIAL NEIGHBOURHOOD ZONE LAND USES					
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations		
		Permitted if the	Discretionary if	 shall be: (a) a straight line measured from the nearest point of the portion of the building used for "Service Trade, Body Rub Establishment" land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer. Refer to Section 2C.1 in Chapter 2 of the Zoning Bulaw for land use specific regulations. 		
T2.7	• Residential Business	 Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The</i> <i>Child Care</i> <i>Act, 2014</i>; or (c) is a Service Trade, Residential Short Term Accommodati on meeting the requirements of <i>The</i> <i>Residential</i> <i>Short Term</i> <i>Accommodatio</i> <i>n Licensing</i> <i>Bylaw.</i> 	the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	Zoning Bylaw for land use specific regulations.		
T2.8	• Service Trade, Residential Short Term Accommodation	Permitted				
Т2.9	 Dwelling, Backyard Suite 	Permitted		Refer to Subpart 2C.3 in Chapter 2 of the Zoning Bylaw for land use specific regulations.		

(#2020-11, s.7-9, 2020, #2020-64, s.9-10, 2020, #2021-55, ss.4-5, 2021, #2022-30, ss. 20 and 21, 2022, #2023-92, s.6,2023, #2023-103, s. 4, 2023)

3.2 COMBINATION OF USES

- (1) Subject to the land use specific regulations listed in Table 3A.T2, permitted or discretionary principal buildings in the Residential Neighbourhood zone may include a combination of uses that are either permitted or discretionary in the Residential Neighbourhood zone.
- (2) Each principal use shall be in a separate unit within the building.
- (3) The land use specific regulation from Table 3A.T2 for each of the combined uses shall apply.
- (4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3A.4 DEVELOPMENT STANDARDS IN THE RESIDENTIAL NEIGHBOURHOOD ZONE

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4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3A.T3 shall apply to all principal buildings and land uses in the Residential Neighbourhood zone.

	LE 3A.13 RESIDENTI NDARDS	IAL NEIGHBOUI	KHOOD ZONE D	EVELOPMENI		
	Development	Standards (Per lot except for Building, Row where standards are per unit)				
Sec.	Criteria	Building, Detached Building, Stacked Building, Row		• Building, Planned Group		
	Minimum Lot Area	•				
T3.1	(1) Lots with rear lane access	259 square metres	137 square metres	(3) Where buildings on the lot front a public street (excluding a public		
	(2) Lots without rear lane access	284 square metres	232 square metres	 lane) with: (a) no direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(1); or (b) direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(2). (4) Otherwise: Sum of minimum lot area as identified in Subsection T3.1(1) for each building and building type on the lot. 		
T3.2	Minimum Lot Frontage	1	1	1		
	(1) Lots with rear lane access	9.45 metres	End Unit: 5.0 metres Interior Unit: N/A	(3) Where buildings on the lot front a public street (excluding a public		

Chapter 3 Residential Zones TABLE 3A.T3 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT

STAN	NDARDS	-		
	Development	Standards (Per lot e	except for Building, Row w	here standards are per unit)
Sec.	Criteria	 Building, Detached Building, Stacked 	• Building, Row	• Building, Planned Group
	(2) Lots without rear lane access	10.36 metres	End Unit: 8.5 metres Interior Unit: N/A	 lane) with: (a) no direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(1); or (b) direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(2). (4) Otherwise – 7.5 metres
	Minimum Front Yard Se	theok		
	(1) To garage (Subject to subclause 3A.6.3(4)(b)) (2) To non-garage portion of t	6.0 metres	6.0 metres	
	(a) where a landscaped			-
Т3.3	boulevard exists between the curb and the public sidewalk	3.0 metres	3.0 metres	Minimum front yard setback otherwise required for each of the building types as identified in T3.3.
	(b) where no landscaped boulevard exists between the curb and the public sidewalk	4.5 metres	4.5 metres	
	Minimum Rear Yard Set	back		
Т3.4	(1) Lots with rear lane access	3.5 metres	3.5 metres	(3) Where the rear lot line abuts a public street (excluding a public long) and has direct exhibition.
	(2) Lots without rear lane access	5.0 metres	5.0 metres	lane) and has direct vehicular access to buildings on the lot: same as front yard setback standards listed in Section T3.3
				(4) Where the rear lot line abuts a public lane: 3.5 metres; or
				(5) Where the rear lot line does not abut a public lane or street: 5.0 metres.
	Minimum Side Yard Seth	oack for Corner Lots		
T3.5	(1) Flankage yard	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	(3) Where the lot has direct vehicular access to buildings from the flankage lot line: same as front yard setback standards listed in Section T3.3
				(4) Otherwise: 1.2 metres

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TABLE 3A.T3 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT							
STAN	NDARDS						
	Dovolonment	Standards (Per lot e	Standards (Per lot except for Building, Row where standards are per unit)				
Sec.	Development Criteria	 Building, Detached Building, Stacked 	• Building, Row	• Building, Planned Group			
	(2) Other side yard	1.2 metres	End Unit: Nil Interior Unit: N/A	1.2 metres			
	Minimum Side Yard Seth	oack for Interior Lots					
T3.6	(1) Single side yard	1.2 metres	End Unit: 1.2 metres Interior Unit: N/A	Minimum side yard setback for interior lots otherwise required for			
	(2) Other side yard	1.2 metres	End Unit: Nil Interior Unit: N/A	each of the building types as identified in T3.6.			
T3.7	Maximum Site Coverage		-	-			
13./		50%	50%	50%			
	Maximum Floor Area Ra	tio					
T3.8		0.85	0.85	Maximum floor area ratio otherwise permitted for each building type as identified in the T3.8.			
T2 0	Maximum Building Heig	ht					
T3.9		11.0 metres	11.0 metres	11.0 metres			

(#2020-33, s.22, 2020, #2021-2, s.9, 2021, #2022-30, s. 22, 2022)

4.2 EXISTING MAINTENANCE EASEMENT

- (1) Where a maintenance easement is registered on the title(s) of a lot in the Residential Neighbourhood zone regarding a zero lot development on an adjoining lot:
 - (a) if the lawfully existing zero lot development on the adjoining lot is damaged or destroyed by fire, flood or an act of God, it may be repaired or reconstructed as a new zero lot development;
 - (b) notwithstanding the minimum side yard requirements prescribed in Table 3A.T3, the owner of such lot shall perpetually keep the maintenance easement in favor of the adjoining lot on which the zero lot development is constructed;
 - (c) notwithstanding the permitted yard encroachments prescribed in Table 3A.T4, features such as fireplaces, chimneys, dryer vents, cold air intakes, hose bibs, downspouts, etc. and other architectural elements shall not encroach into the maintenance easement; and
 - (d) notwithstanding clause 3A.4.2 (1)(b), eaves from the building on the lot with maintenance easement can encroach on the maintenance easement to a maximum distance of 600 millimetres.

4.3 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3A.F1:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be

determined;

(b)

- a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3A.4.3(1)(a); and
- (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3A.4.3(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3A.F2:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
 - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3A.4.3(2)(a).

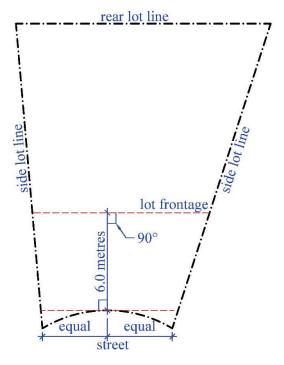
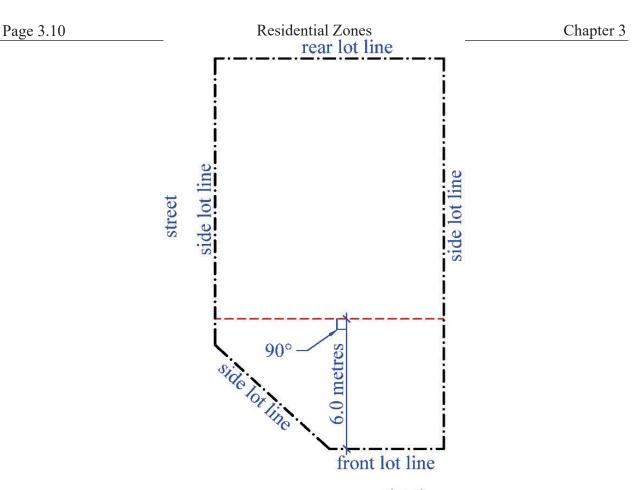


Figure 3A.F1: Minimum Lot Frontage on a Curved Front Lot



street Figure 3A.F2: Minimum Lot Frontage on a Corner Lot

4.4 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3A.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3A.T3 and 3A.T4.

	TABLE 3A.T4: RESIDENTIAL NEIGHBOURHOOD ZONE PERMITTEDENCROACHMENTS					
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line		
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	 Front Yard Interior Side Yard Flankage Yard Rear Yard 	610 millimetres	450 millimetres		

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T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	 One Interior Side Yard Flankage Yard 	610 millimetres	450 millimetres
T4.3	Fire escape	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	1.5 metres	150 millimetres
	Uncovered Balcony, Deck or Platfo	rm		
T4.4	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	Front YardInterior Side YardsFlankage YardRear Yard	Unrestricted	Unrestricted
T4.5	Porch	Front YardRear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	Unrestricted	Unrestricted

4.5 HEIGHT EXCEPTIONS

- (1) Subject to subsection 3A.4.5(2), the maximum building height prescribed in Table 3A.T3 shall not apply to the following:
 - (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;

- (i) a bulkhead;
- (j) a communication antenna;
- (k) a solar panel; or
- (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 3A.4.5(1):
 - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 12, 2023)

3A.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 3A.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3A.T5 apply to all accessory buildings or structures in the Residential Neighbourhood zone.

	TABLE 3A.T5 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES				
Sec.	Development Criteria	Standard			
	Maximum Area				
	(1) Accessory to a:				
	(a) Building, Detached;	80 square metres			
	(b) Building, Row; or	80 square metres			
T5.1	(c) Building, Stacked				
	(2) Accessory to:				
	(a) any type of building within a Planned Group;	Greater of 80 square metres or 15 per cent of the lot			
	(b) Public Use, General; or	area			
	(c) Utility, General				
	Minimum Setback for an Accessory Building or Structure on an interior lot				
	(1) Where the accessory building or structure is located entirely within the rear yard				
	(a) setback from the rear lot line:				
	(i) for portions below 4.0 metres in height:				
T5.2	(A) where the vehicular access door of a				
13.2	garage faces the rear lot line	1.5 metres			
	adjoining a public lane;				
	(B) otherwise	600 millimetres			
	(ii) for portions above 4.0 metres in height:				
	(A) where the lot adjoins a public lane;	2.5 metres			

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1				
	(B) otherwise	3.0 metres		
	(a) setback from side lot lines:			
	(i) for portions below 4.0 metres in height	600 millimetres		
	(ii) for portions above 4.0 metres in height	1.2 metres on one side and 600 millimetres on the other side		
	(2) Where the accessory building or structure is located			
	(a) setback from side lot line	Same as otherwise required for the principal building on site.		
	Minimum Setback for an Accessory Building or Stru			
	(1) Where the accessory building or structure is located	l entirely within the rear yard:		
	(a) setback from rear lot line:			
	(i) for portions below 4.0 metres in height:			
	(A) where the vehicular access door of a			
	garage faces the rear lot line	1.5 metres		
	adjoining a public lane;			
	(B) otherwise;	600 millimetres		
	(ii) for portions above 4.0 metres in height:			
	(A) where the lot adjoins a public lane;	2.5 metres		
	(B) otherwise	3.0 metres		
	(b) setback from side lot line:			
		5.5 metres from the back of curb or walk where the		
T5.3	(i) where a vehicular access door of a garage	flankage lot line adjoins a public street (see Figure		
	faces flankage lot line;	3A.F3); or		
	laces hankage for line,	1.5 metres where the flankage lot line adjoins a public		
		lane.		
	(ii) otherwise;	600 millimetres		
	(2) Where the accessory building or structure is located	l entirely within the side yard:		
	(a) setback from side lot line:			
		5.5 metres from the back of curb or walk where the		
	(i) where a vehicular access door of a garage	flankage lot line adjoins a public street (see Figure		
	faces flankage lot line	3A.F3); or		
	6	1.5 metres where the flankage lot line adjoins a public		
	(ii) otherwise	Same as otherwise required for the principal building on site		
	Minimum Set back from a principal building on the			
		5.0 metres, unless a shared yard is provided and has		
T5.4	(1) Where a Dwelling, Backyard Suite use exists in	no dimension less than 5.0 metres, then 1.0 metres.		
13.4	the accessory building:	See Figure 3A.F2A		
	(2) Otherwise	1.0 metres		
	Maximum Height			
	(1) An accessory building used as a communal	11.0		
	amenity area in a Planned Group	11.0 metres		
T5.5	(2) An accessory building used as a Dwelling,			
	Backyard Suite or habitable space	6.5 metres		
	(3) Otherwise	4.0 metres		
#2021.2	s 10-11 2021 #2022-30 s 23 2022 #2022-			

(#2021-2, ss.10-11, 2021, #2022-30, s. 23, 2022, #2022-41, s. 11, 2022, #2023-92, s. 7, 2023)

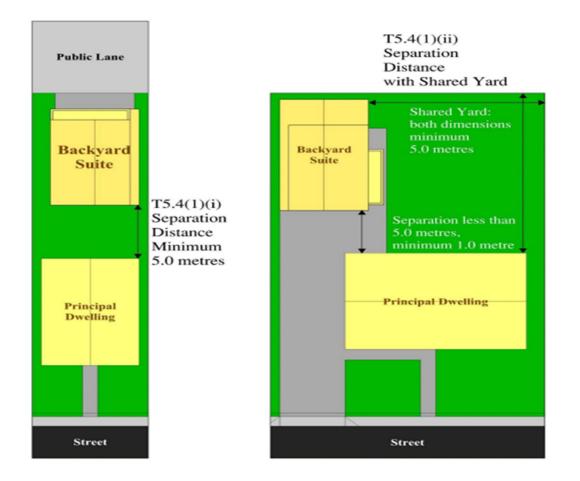


Figure 3A.F2A: Setback from Primary Building for Dwelling, Backyard Suite (#2022-41, s. 12, 2022)

5.3 ACCESSORY USE, BUILDING OR STRUCTURE EXCEPTIONS

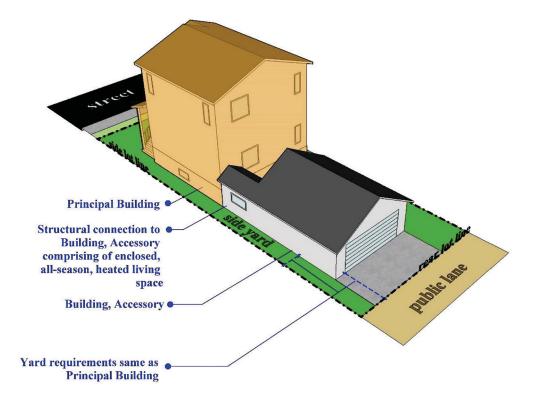
- (1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3A.T5:
 - (a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3A.F4);
 - (b) notwithstanding clause 3A.5.3(a), where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be:
 - (i) minimum 5.5 metres from the back of curb or walk along the flankage lot line adjoining a public street; or,
 - (ii) minimum 1.5 metres from the flankage lot line adjoining a public lane; and

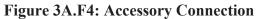
(c) where a Building, Row on a site has no side yard requirement, an accessory building on the same site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback (see Figure 3A.F5).

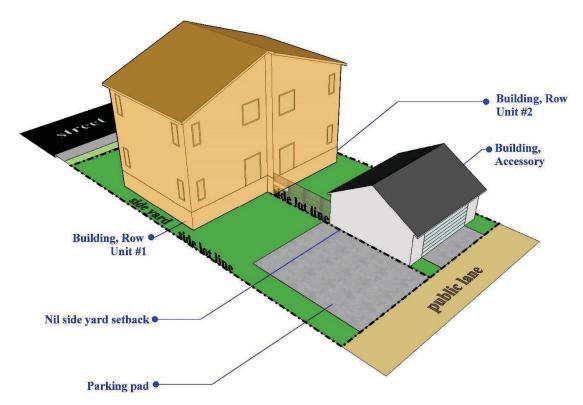


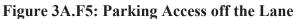
Figure 3A.F3: Flankage Yard Parking

(#2021-2, s.12, 2021, #2022-30, s. 24, 2022)









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	(2)	The minimum setback requirements of Table 3A.T5 shall not ap	ply to a
		detached accessory building with a floor area of 10 square metre and which is located in the rear or side yard.	es or less
	(3)	Where a detached accessory structure mentioned in subsection 3	3A.5.3(2) is

- (3) Where a detached accessory structure mentioned in subsection 3A.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 3A.T4.7.

(#2021-2, s.13, 2021, #2022-30, s. 24, 2022)

3A.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

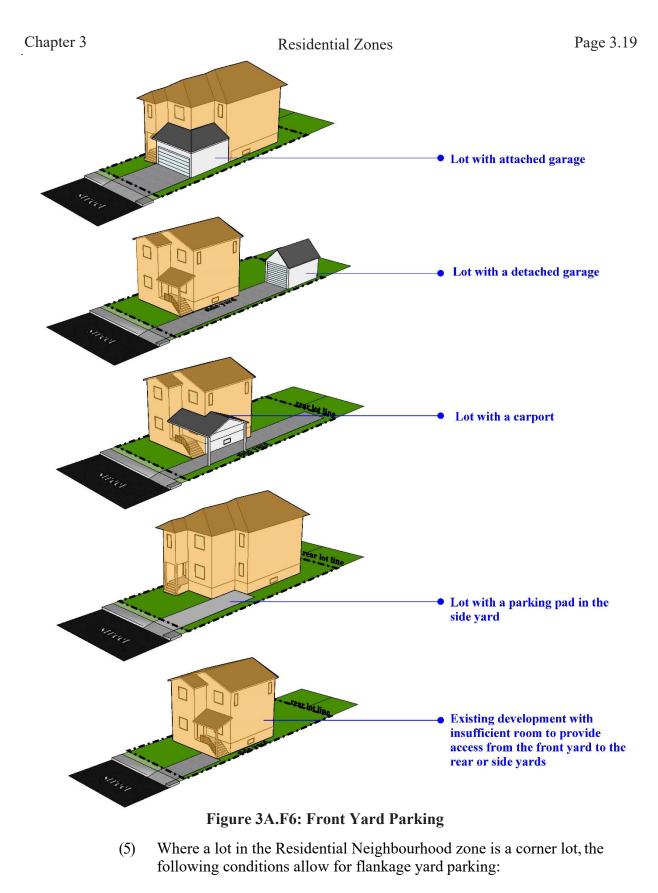
6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Neighbourhood zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) accessible building entrance, if it exists; or
 - (b) building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvering area, garage door, loading stall or loading bay shall be located in:
 - (a) any areas provided to meet the total site landscaping area; or

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		(b)	the r	equired front yard unless otherwise specified in this Bylaw.
	(3)	stall park	s or oi ting pa	ticles parked on site shall only be parked in approved parking in an approved driveway leading up to a garage, carport or legal ad located on site. An approved driveway in the Residential rhood zone shall meet the following conditions:
		(a)		vidth of driveway shall be measured parallel to a vehicular access of a garage; and
		(b)	Dwe dime	naximum width of a driveway for a building containing only elling land uses shall not exceed the sum of the exterior ensions of the garage, carport or the parking pad on site and 1.2 res on the side of the driveway nearest to a side property line.
		(c)		velopment permit shall be required before expanding an existing eway.
	(4)			ving requirements apply in determining the location of access to a lot in the Residential Neighbourhood zone:
		(a)		re a lot backs onto a lane, vehicle access to the required parking shall be from the lane;
		(b)		vithstanding clause 3A.6.3(4)(a), front yard vehicular access may ermitted, where:
			(i)	the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or
			(ii)	more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and
			(iii)	the lot has a minimum frontage of 8.5 metres.
		(c)		re a lot does not back onto a lane, the following conditions allow ront yard parking (see Figure 3A.F6):
			(i)	the lot has an attached garage with access provided from the front yard; or
			(ii)	the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or
			(iii)	the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.
City of Regina				Zoning Bylaw No. 2019-19



(a) the lot has an attached garage with access provided from the flankage yard;

- (b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or
- (c) there is insufficient room to provide access from the flankage yard to the rear or side yards.
- (6) Where a lot in the Residential Neighbourhood zone has an approved parking configuration of a single motor vehicle meeting the conditions of clause 3A.6.3(4)(c), an additional parking pad may be established in the front yard, similar to Figure 3A.F6a, upon approval of a development permit and conformance with the following requirements:
 - (a) the parking pad is located immediately next to the approved driveway; and
 - (b) the combined width of the parking pad and approved driveway does not exceed 6.1 metres.



Figure 3A.F6a: Front Yard Parking for a Single Motor Vehicle

(#2022-30, ss. 25 and 26, 2022)

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 3A.T6 apply to development in the Residential Neighbourhood zone.
- (2) If, in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:

- (a) any fraction up to and including one-half shall be disregarded; and
- (b) any fractions over one-half shall be deemed to be equivalent to one stall.
- (3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

		AL NEIGHBOURHOOD ZON	NE PARKING		
REQ	UIREMENTS				
Sec.	Land Use	Motor Vehicle			
T6.1	Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit			
Т6.2	Dwelling, Group Care	Greater of: (a) one stall is required per six beds (b) two stalls are required.	;; or		
T6.3	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit	t.		
T6.4	Planned Group	Same as the requirement for the permitted or discretionary Dwelling use in the Residential Neighbourhood zone.			
Т6.5	Service Trade, Residential Short Term Accommodation	0.5 stall per Service Trade, Residential Short Term Accommodation is required in addition to the parking requirement for the Dwelling Unit.			
Т6.6	Residential Business	 A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle. 			
		(2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply.			
		(3) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.5 shall apply.			
	1				
	(2) Passenger drop-off stall in accordance with the following:				
		Individuals under care	Minimum Number of Passenger Drop- off stalls		
		1-10	1 stall		
		10-15	2 stalls		
		16-30	3 stalls		
		31-45	4 stalls		
T6.7	Institution Day Com	46-60	5 stalls		
10.7	Institution, Day Care	More than 60	Two additional stalls for each increment of 15 individuals in excess of 60		
		(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.			
		(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).			
<u>.</u>			7 ' D 1 N 0010 1		

T6.8

(#2020-33, s.23, 2020, #2020-64, s.11, 2020, #2022-30, s. 27, 2022, #2022-41, s. 13, 2022)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3A.6.5(1).
- (3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 3A.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 3A.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses there shall be either:
 - (a) two short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of the subclauses 3A.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in subpart 3A.6.4 and 3A.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3A.6.7(1).

3A.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3A.T7 apply to principal land uses and developments in the Residential Neighbourhood zone.

	IABLE 3A, I /: KESIDEN HAL NEIGHBUUKHUUD ZUNE TUTAL SHE					
-	LANDSCAPING REQUIREMENTS					
Sec.	Land Use	Minimum Landscaping Requirements				
T7.1	For a : • Dwelling, Unit; or • Dwelling, Group Care	 Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall. 				
Т7.2	Assembly, CommunityAssembly, ReligiousInstitution, Day Care	10% total site landscaping area				
T7.3	Planned Group	15% total site landscaping area				
T7.4	 Dwelling, Backyard Suite Dwelling, Secondary Suite Open Space, Active Public Use, General Utility, General Business, Residential Service Trade, Residential Short Term Accommodation 	No requirement				

TABLE 3A.T7: RESIDENTIAL NEIGHBOURHOOD ZONE TOTAL SITE

(#2020-64, s.12-13, 2020, #2022-41, s. 14, 2022)

(2) For all uses listed in sections T7.2 and T7.3 of Table 3A.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3A.T7.

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- (3) If there is a conflict between the requirements in Table 3A.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

- (1) For all uses listed in sections T7.2 and T7.3 of Table 3A.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3A.T7:
 - (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
 - (b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and
 - (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required Table 3A.T7, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 3A.F7);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening; and
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 3A.F7 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

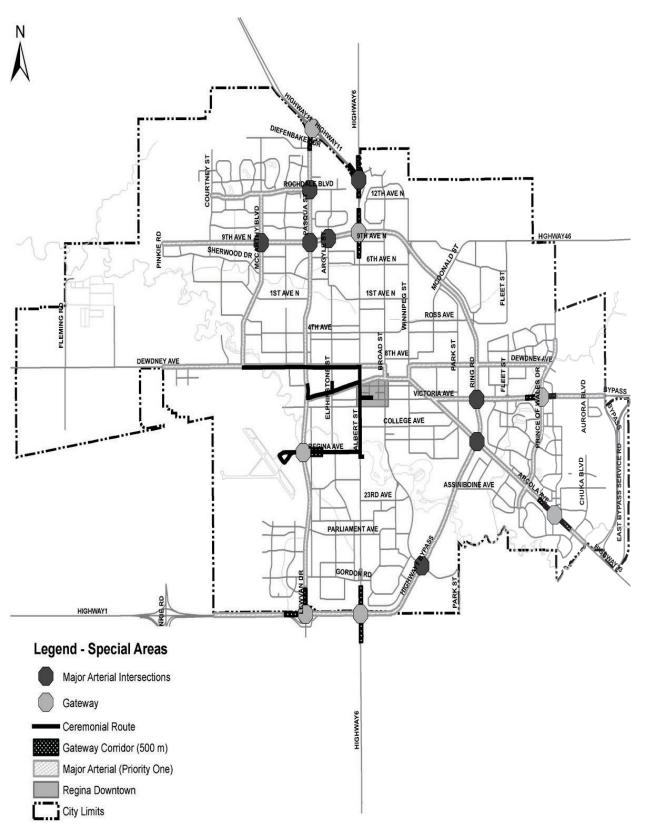


Figure 3A.F7: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Residential Neighbourhood zone shall provide minimum 1.83 metre to a maximum of the allowable fence height as prescribed in section 2D.2.1 high aesthetic screening along its abutting lot lines, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Neighbourhood zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) all collection areas for garbage, refuse or recycling; and
 - (b) all storage areas that are outdoors or partially outdoors.

(#2023-47, s. 7, 2023)

PART 3B

RU – RESIDENTIAL URBAN ZONE

3B.1 INTENT

This zone is intended to:

- (a) accommodate a neighbourhood environment characterized by buildings with one and two-unit dwellings; and
- (b) promote flexibility in lot size for residential development.

3B.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in Part 3B apply to all land uses and developments in the Residential Urban zone.
- (2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Urban zone.
- (3) The Residential Urban Zone shall apply to lands intended for a maximum of two units per lot, with a minimum lot frontage stated in Table 3B.T3 -Residential Urban Zone Development Standards.

3B.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 3B.T1 lists building types that are permitted or discretionary in the Residential Urban zone.
- (3) Any building types other than those listed in Table 3B.T1 are prohibited in the Residential Urban zone.

TABL	TABLE 3B.T1: RESIDENTIAL URBAN ZONE BUILDING TYPES							
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations				
T1.1	Building, Accessory	Permitted						
T1.2	Building, Detached	Permitted		The maximum number of units in a Building, Detached shall be four (inside Intensification Boundary ¹). The maximum number of units in a Building, Detached shall be two (outside Intensification Bounday).				
T1.3	Building, Planned Group		Discretionary					
T1.4	Building, Row	Permitted		The maximum number of units in a Building, Row shall be four (inside Intensification Boundary ¹). The maximum number of units in a Building, Row shall be two (outside Intensification Boundary).				
T1.5 Note:	Building, Stacked	Permitted		The maximum number of units in a Building, Stacked shall be four (inside Intensification Boundary ¹). The maximum number of units in a Building, Stacked shall be two (outside Intensification Boundary).				
1	Note: ¹ As illustrated in Map 1c: Intensification Boundary in <i>Design Regina: Official Community Plan</i>							

(2024-4, s. 6, 2024)

3.2 LAND USE REQUIREMENTS

- (1) Table 3B.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Urban zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3B.2;
 - (c) the development standards in subpart 3B.4;
 - (d) the parking and loading requirements in subpart 3B.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3B.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3B.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Urban zone:
 - (a) any land use that is not listed in Table 3B.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3B.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

(#2021-62, s. 8, 2021)

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ТАВІ	ABLE 3B.T2: RESIDENTIAL URBAN ZONE LAND USE USES				
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations	
T2.1	 Dwelling, Group Care Dwelling, Unit	Permitted			
T2.2	• Open Space, Active	Permitted		 The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Service Trade, Body Rub Establishment" land use. 	
				(2) The measurement required in subsection (1) shall be:	
				 (a) a straight line, measured from the nearest point of the portion of the building used for the "Service Trade, Body Rub Establishment" land use to the nearest portion of the lot requiring separation. 	
				(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.	
T2.3	• Dwelling, Secondary Suite	Permitted		Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.	
T2.4	 Assembly, Community Assembly, Recreation Assembly, Religious Institution, Day Care 		Discretionary	 A land use in the "Assembly" land use class shall not be operated from an accessory building. An "Assembly, Community", "Assembly, Recreation", "Assembly, Religious", or "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Service Trade, Body Rub Establishment" land use. The measurement required in section (2) shall be: (a) a straight line measured from the nearest point of the portion of the building used for "Service Trade, Body Rub Establishment" land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete 	
T2.5	 Public Use, General Utility, General 	Permitted		application as determined by the Development Officer. There shall be no exterior storage of goods, materials or equipment.	

Chapte	r 3	Re	sidential Zones	
TAB		ENTIAL URBA		ND USE USES
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
T2.6	• Planned Group		Discretionary	 A "Planned Group" shall allow all land uses and building types that are permitted or discretionary in the Residential Urban zone. All buildings within the "Planned Group" shall comply with the applicable Development Standards specified in Table 3B.T3. Buildings that are connected by underground parking structures or above-ground enclosed or non-enclosed structures shall be considered a "Planned Group" and shall comply with the regulations of this subsection. A "Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to a communal
				amenity area.(5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3B.7.
Τ2.7	• Residential Business	 Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The</i> <i>Child Care</i> <i>Act, 2014</i>; or (c) is a Service Trade, Residential Short Term Accommodatio n meeting the requirements of <i>The</i> <i>Residential</i> <i>Short Term</i> <i>Accommodatio</i> <i>n Licensing</i> <i>Bylaw.</i> 	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

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TAB	ND USE USES			
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
Т2.8	Service Trade, Residential Short Term Accommodation	Permitted		
Т2.9	• Dwelling, Backyard Suite	Permitted		Refer to Subpart 2C.3 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

(#2020-11, s.7-9, 2020, #2020-64, s.14-16, s 93, 2020, #2021-55, ss.6-7, 2021, #2022-30, ss. 28 and 29, 2022, #2023-92, s. 8, 2023, #2023-103, s. 5, 2023)

3.3 COMBINATION OF USES

- (1) Subject to the land use specific regulations listed in Table 3B.T2, permitted or discretionary principal buildings in the Residential Urban zone may include a combination of uses that are either permitted or discretionary in the Residential Urban zone.
- (2) Each principal use shall be in a separate unit within the building.
- (3) The land use specific regulation from Table 3B.T2 for each of combined use shall apply.
- (4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3B.4 DEVELOPMENT STANDARDS IN THE RESIDENTIAL URBAN ZONE

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3B.T3 shall apply to all principal buildings and land uses in the Residential Urban zone.

TABI	TABLE 3B.T3 RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS						
	Standards (Per lot except for Building, Row where standards are per unit)						
Sec.	Development Criteria• Building, Detached • Building, Stacked• Building, Row• Building, Planned Group						
T3.1	Minimum Lot Area						
	(1) For lots with rear lane access	200 square metres	137 square metres	(3) Where buildings on the lot			

TABLE 3B.T3 RESIDENT URBAN ZONE DEVELOPMENT STANDARDS Standards (Per lot except for Building, Row where standards are per unit) • Building, Detached **Development** • Building, Row • Building, Planned Group Sec. • Building, Stacked Criteria (2) For lots without rear front a public street (excluding 233 square metres 233 square metres lane access a public lane) with: (a) no direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(1); or (b) direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(2); (4) Otherwise: Sum of minimum lot area as identified in Subsection T3.1(1) for each building and building type on the lot. **Minimum Lot Frontage** (3) Where buildings on the lot (1) For lots with rear lane End Unit: 5.0 metres 7.3 metres front a public street (excluding access Interior Unit: N/A a public lane) with: T3.2 (2) For lots without rear End Unit: 8.5 metres (a) no direct vehicular access 8.5 metres Interior Unit: N/A lane access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(1); or (b) direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(2). (4) Otherwise - 7.5 metres **Minimum Front Yard Setback** (1) To garage (Subject to subclause 6.0 metres 6.0 metres 3B.6.3(4)(b)(2) To non-garage portion of the building (a) where a landscaped Minimum front yard setback otherwise required for each of **T3.3** boulevard exists 3.0 metres 3.0 metres the building types as identified between the curb and the public sidewalk. in T3.3. (b) where no landscaped boulevard exists 4.5 metres 4.5 metres between the curb and the public sidewalk. **Minimum Rear Yard Setback** (1) For lots with rear lane (3) Where the rear lot line abuts a 3.5 metres 3.5 metres

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access

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TABI	TABLE 3B.T3 RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS					
		Standards (Per lot exc	cept for Building, Row whe	re standards are per unit)		
Sec.	Development Criteria	 Building, Detached Building, Stacked 	• Building, Row	• Building, Planned Group		
T3.4	(2) For lots without rear lane access	5.0 metres	5.0 metres	public street (excluding a public lane) and has direct vehicular access to buildings on the lot: same as front yard setback standards listed in Section T3.3		
				(4) Where the rear lot line abuts a public lane: 3.5 metres; or(5) Where the rear lot line does not abut a public lane or street: 5.0 metres.		
	Minimum Side Yard Seth		•			
	(1) Where the lot frontage is 1	ess than 10 metres	T 177 1 470			
	(a) Flankage yard	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	(3) Where the lot has direct vehicular access to buildings from the flankage lot line:		
Т3.5	(b) Other side yard 750 millimetres		End Unit: Nil Interior Unit: N/A	same as front yard setback standards listed in Section		
10.0	(2) Where the lot frontage is r	nore than 10 metres		T3.3		
	(a) Flankage yard	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	(4) Otherwise: 1.2 metres		
	(b) Other side yard	1.2 metres	End Unit: Nil Interior Unit: N/A			
	Minimum Side Yard Seth					
T3.6	(1) Where lot frontage is less (a) Single side yard	450 millimetres	End Unit: 1.2 metres	1		
	(a) Single side yard	430 minimetres	Interior Unit: N/A			
	(b) Other side yard	750 millimetres	End Unit: Nil Interior Unit: N/A	Minimum side yard setback for interior lots otherwise required		
	(2) Where lot frontage is 10 n	n or more	1	for each of the building types as identified in T3.6.		
	(a) Single side yard	1.2 metres	End Unit: 1.2 Interior Unit: N/A			
	(b) Other side yard	1.2 metres	End Unit: Nil Interior Unit: N/A			
T3.7	Maximum Site Coverage	500/	(00/	500/		
10.7	Maximum Floor Area Ra	50%	60%	50%		
	wiaximum rioor Area Ka	1110		Maximum floor area ratio		
T3.8		0.85	0.85	otherwise permitted for each building type as identified in T3.8.		
T 2 0	Maximum Building Heig	ht	I			
T3.9		11 metres	11 metres	11 metres		

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(#2020-33, s.24-25, 2020, #2021-2, s.14, 2021, #2022-30, s. 30, 2022)

4.1A FRONT YARD SETBACK EXCEPTIONS FOR LOTS ZONED RU – RESIDENTIAL URBAN

 Notwithstanding subsection 3B.T3.3(1), the minimum front yard setback to the garage portion of the proposed building on a lot zone RU – Residential Urban Zone that is located outside of the Residential Infill Development Overlay Boundary (Figure 8K.F12 in Chapter 8K – RID – Residential Infill Development Overlay) and was originally subdivided before January 1, 2020, may be changed to the greater of:

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- (a) 3.0 metres from the front property line and 6.0 metres from the back of walk or curb;
- (b) the front yard setback to the non-garage portion and 6.0 metres from the back of walk or curb; or
- (c) the established front yard setback to the garage portion of the principal building on a next-door lot.

(#2020-33, s.26, 2020)

4.2 EXISTING MAINTENANCE EASEMENT

- (1) Where a maintenance easement is registered on the title(s) of a lot in the Residential Urban zone regarding a zero lot development on an adjoining lot:
 - (a) if the lawfully existing zero lot development on the adjoining lot is damaged or destroyed by fire, flood or an act of God, it may be repaired or reconstructed as a new zero lot development;
 - (b) notwithstanding the minimum side yard requirements prescribed in Table 3B.T3, the owner of such lot shall perpetually keep the maintenance easement in favor of the adjoining lot on which the zero lot development is constructed;
 - (c) notwithstanding the permitted yard encroachments prescribed in Table 3B.T4, features such as fireplaces, chimneys, dryer vents, cold air intakes, hose bibs, downspouts, etc. and other architectural elements shall not encroach into the maintenance easement; and
 - (d) notwithstanding clause 3B.4.2 (1)(b), eaves from the building on the lot with maintenance easement can encroach on the maintenance easement to a maximum distance of 600 millimeters.

4.3 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3B.F1:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3B.4.3(1)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3B.4.3(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3B.F2:

- **Residential Zones** (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
- (b) The lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3B.4.3(2)(a).

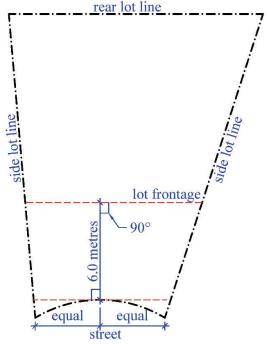


Figure 3B.F1: Minimum Lot Frontage on a Curved Front Lot

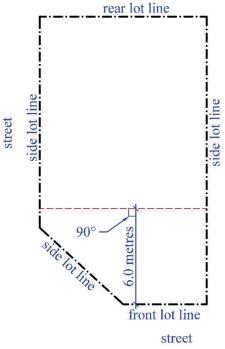


Figure 3B.F2: Minimum Lot Frontage on a Corner Lot

4.4 **PERMITTED YARD ENCROACHMENTS**

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3B.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3B.T3 and 3B.T4.

TABLE	3B.T4: RESIDENTIAL U	RBAN ZONE PER	MITTED ENCRO	ACHMENTS
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	 Front Yard Interior Side Yard Flankage Yard Rear Yard 	610 millimetres	450 millimetres
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	One Interior Side YardFlankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	1.5 metres	150 millimetres
	Uncovered Balcony, Deck or Platfo	rm		
T4.4	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	Unrestricted	Unrestricted
T4.5	Porch	Front YardRear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, Landings and Wheelchair ramps	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures.	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	Unrestricted	Unrestricted

4.5 HEIGHT EXCEPTIONS

(1) Subject to section 3B.4.5(2), the maximum building height prescribed in

Table 3B.T3 shall not apply to the following:

- (a) a spire;
- (b) a belfry;
- (c) a cupola;
- (d) a dome;
- (e) a chimney;
- (f) a ventilator;
- (g) a skylight;
- (h) a water tank;
- (i) a bulkhead;
- (j) a communication antenna;
- (k) a solar panel; or
- (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in section 3B.4.5(1):
 - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 14, 2023)

3B.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 3B.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3B.T5 apply to all accessory building or structures in the Residential Urban zone.

FOR ACCESSORY BUILDINGS OR STRUCTURES Sec. Development Criteria Standard Maximum Area (1) Accessory to a: (a) Building, Detached; (b) Building, Stacked 80 square metres (1) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General Greater of 80 square metres or 15 p of the lot area (2) Accessory to: (a) setback for an Accessory Building or Structure on an interior lot (1) Where the accessory building or structure is located entirely within the rear yard: (a) setback from the rear lot line; (b) otherwise 1.5 metres (a) setback from the rear lot line adjoining a garage faces the rear lot line adjoining a public lane; (B) otherwise 1.5 metres (B) otherwise 600 millimetres (B) otherwise 3.0 metres (b) setback from side lot lines: (c) for portions above 4.0 metres in height 600 millimetres (i) for portions above 4.0 metres in height 600 millimetres (ii) for portions above 4.0 metres in height 1.2 metres on one side and 600 millimetres (ii) for portions above 4.0 metres in height 600 millimetres (a) setback from side lot line Same as otherwise required for th principal building on site. (a) setback from side lot line Same as otherwise required for th principal building on site. (b) Mere the access		ACCESSORV RUILDINGS OD STDUCTUD	VELOPMENT STANDARDS			
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(a) setback from side lot line			rely within the side yard:			
		(a) setback from side lot line:	5.5 metres from the back of curb or wal			
(1) where a venicular access door of a galage public street (see Figure 3B F3);			where the flankage lot line adjoins a public street (see Figure 3B.F3); or			
faces flankage lot line public street (see Figure 5D.F3); (1.5 metres where the flankage lot line			
adjoins a public lane.						
Same as otherwise required for the			Same as otherwise required for the			
(ii) otherwise principal building on site		(ii) otherwise				
		Minimum Set back from a principal building on the				
Vinimum Set back from a principal building on the site		in the principal bunding on the				
			J.U IIICUES, UIIESS a Shared values			
5.0 metres, unless a shared yard is	T5.4	(1) Where a Dwelling, Backvard Suite use exists in the				
T5.4 (1) Where a Dwelling, Backyard Suite use exists in the 5.0 metres, unless a shared yard is provided and has no dimension le	T5.4		provided and has no dimension less that 5.0 metres, then 1.0 metres. See Figure			

Page 3.40

		(2)	Otherwise	1.0 metres		
Maximum Height						
Т5.5		(1)	An accessory building used as a communal amenity area in a Planned Group	11.0 metres		
13.3	(2)	An accessory building used as a Dwelling, Backyard Suite or habitable space	6.5 metres			
	(3)	Otherwise	4.0 metres			
(# ^	00212	og 15 1	6 2021 #2022 30 s 31 2022 #2022 41 s 15 202	22 + 2023 + 02 = 0 + 10 + 2023		

(#2021-2, ss.15-16, 2021, #2022-30, s. 31, 2022, #2022-41, s. 15, 2022, #2023-92, ss. 9, 10, 2023)

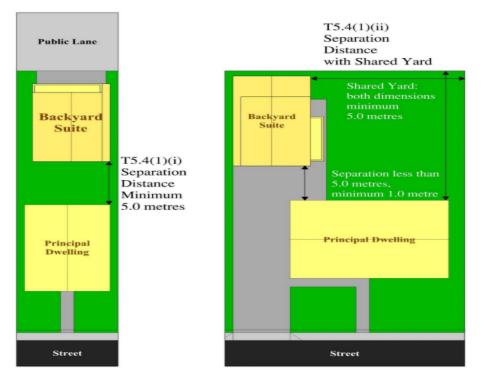
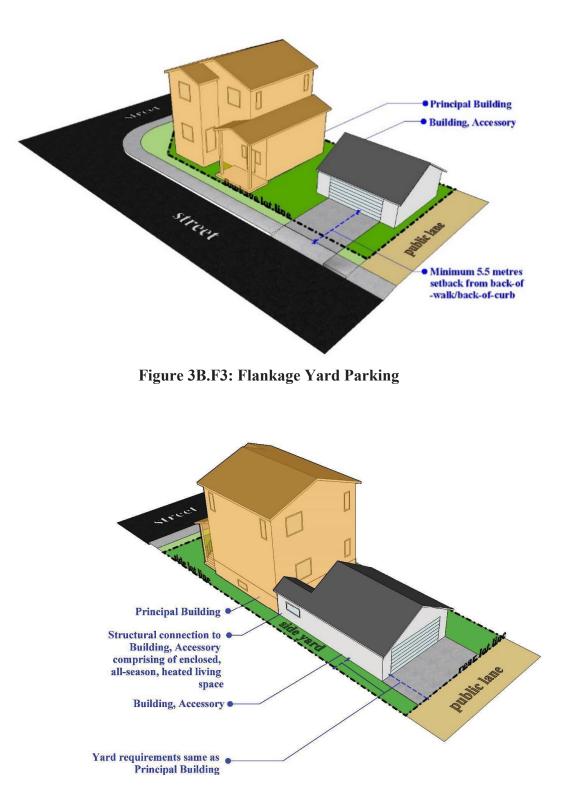


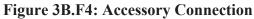
FIGURE 3B.F2A: SETBACK FROM PRIMARY BUILDING FOR DWELLING, BACKYARD SUITE (#2022-41, s. 16, 2022)

5.3 ACCESSORY USE, BUILDING OR STRUCTURE EXCEPTIONS

- (1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3B.T5:
 - (a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3B.F4);
 - (b) notwithstanding clause 3B.5.3(1), where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be:
 - (i) minimum 5.5 metres from the back of curb or walk along the flankage lot line adjoining a public street; or
 - (ii) minimum 1.5 metres from the flankage lot line adjoining a public lane; and
 - (c) where a Building, Row on a site has no side yard requirement, an

accessory building on the same site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback (see Figure 3B.F5).





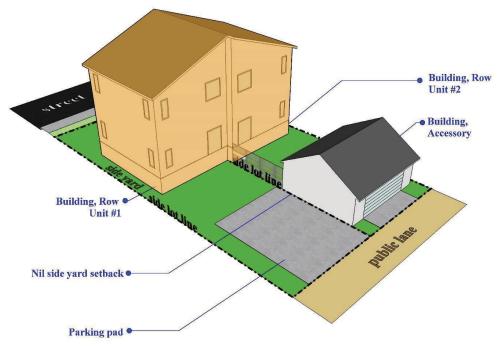


Figure 3B.F5: Parking Access off the Lane

- (2) The minimum setback requirements of Table 3B.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.
- (3) Where a detached accessory structure mentioned in subsection 3B.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 3B.T4.7.
 (#2021-2, ss. 17 and 18, 2021, #2022-30, s. 32, 2022)

3B.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Urban zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) accessible building entrance if it exists; or
 - (b) building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in Subpart 1F.3 of Chapter 1.
- (2) No motor vehicle parking stalls, maneuvering area, garage door, loading stall or loading bay shall be located in:
 - (a) areas provided to meet the total site landscaping area; or
 - (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site. An approved driveway in the Residential Urban zone shall meet the following conditions:
 - (a) the width of driveway shall be measured parallel to a vehicular access door of a garage; and
 - (b) the maximum width of a driveway for a building containing only Dwelling land uses shall not exceed the sum of the exterior dimensions of the garage, carport or the parking pad on site and 1.2 metres on the side of the driveway nearest to a side property line.
 - (c) a development permit shall be required before expanding an existing approved driveway.
- (4) The following requirements apply in determining the location of access to parking on a lot in the Residential Urban zone:
 - (a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;
 - (b) notwithstanding clause 3B.6.3(4)(a), front yard vehicular access may be permitted, where:
 - (i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or

- (ii) more than 80 per cent of principal buildings on the same block face have an existing front yard vehicular access with the proper surface type; and
- (iii) the lot must be a minimum of 8.5 metres.
- (c) where a lot does not back onto a lane, the following conditions allow for front yard parking (see Figure 3B.F6):
 - (i) the lot has an attached garage with access provided from the front yard;
 - (ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or
 - (iii) an existing development, there is insufficient room to provide access from the front yard to the rear or side yards.
- (5) Where a lot in the Residential Urban zone is a corner lot, the following conditions allow for flankage yard parking:
 - (a) the lot has an attached garage with access provided from the flankage yard;
 - (b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or
 - (c) the lot contains an existing development with insufficient room to provide access from the flankage yard to the rear or side yards.

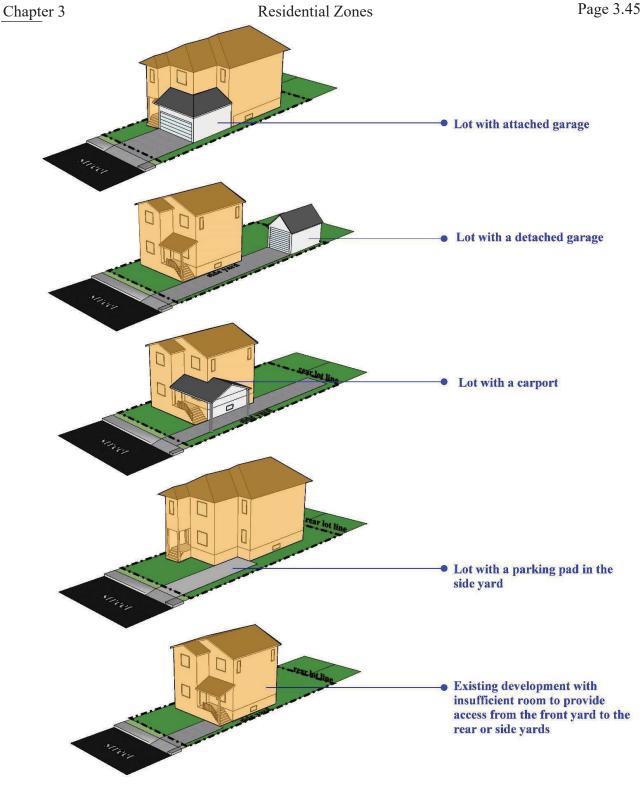


Figure 3B.F6: Front Yard Parking

(6) Where a lot in the Residential Urban zone has an approved parking configuration of a single motor vehicle meeting the conditions of clause 3B.6.3(4)(c), an additional parking pad may be established in the front yard, similar to Figure 3B.F6a, upon approval of a development permit and conformance with the following requirements:

- (a) the parking pad is located immediately next to the approved driveway; and
- (b) the combined width of the parking pad and approved driveway does not exceed 6.1 metres.

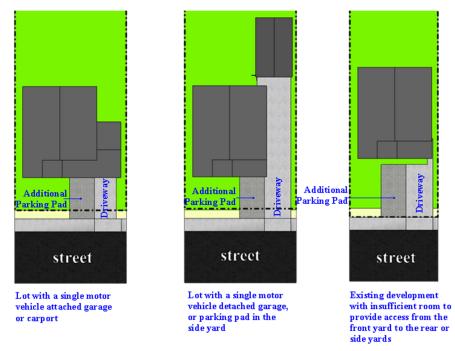


Figure 3B.F6a: Front Yard Parking for a Single Motor Vehicle

(#2020-33, s.27, 2020, #2022-30, s. 33, 2022)

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 3B.T6 apply to development in the Residential Urban zone.
- (2) If in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded.
 - (b) any fractions over one-half shall be deemed to be equivalent to one stall.
- (3) The required parking stalls may be provided as tandem parking, unless otherwise specified in this Bylaw.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

Chapter 3

Sec.

T6.1

T6.2 T6.3

T6.4

T6.5

T6.6

T6.7

T6.8

All other land uses

(1)

(2)

(3)

(4)

(5)

6.5

(#2020-33, s.28, 2020)(#2020-64, s.17, s.s 93, 2020, #2022-41, s. 17, 2022)

MINIMUM LOADING REQUIREMENTS

Land Use

Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit.				
Dwelling, Group Care	Greater of: (a) one stall is required per six beds; or (b) two stalls are required.				
Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit.				
Planned Group	Same as the requirement for the permitted or discretionary Dwelling use in the Residential Urban zone.				
Service Trade, Residential Short Term Accommodation	required in addition to the parking requirement for the Dwelling Unit.				
Business, Residential	 A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle. Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply. Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.5 shall apply. 				
	(1) One stall is required per land use; an(2) Passenger drop-off stall in accordance	d ce with the following:			
	Individuals under care	Minimum number of Passenger Drop- off stalls			
	1-10	1 stall			
	10-15	2 stalls			
	16-30	3 stalls			
	31-45	4 stalls			
	46-60	5 stalls			
In stitution Deer Com		Two additional stalls for each			
Institution, Day Care	More than 60	increment of 15 individuals in excess of 60			
	(3) Notwithstanding subsection (2), whe	re the applicant demonstrates, to the			

requirements accordingly.

passenger drop-off purposes.

to 10,000 square metres, one loading stall shall be required.

requirement mentioned in subsection 3B.6.5(1).

may decrease the number of required loading stalls.

mentioned in subsection 3B.6.5(1) or (2).

Residential Zones

Motor Vehicle

satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall

(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy

(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for

the passenger drop-off stall requirements of subsection (2).

One stall is required per 75 square metres of gross floor area.

On any lot containing buildings with a combined gross floor area of 1,401

On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the

Dwelling Units shall not be calculated toward the combined gross floor area

Notwithstanding subsections 3B.6.5(1) and (2), the Development Officer

All loading stalls shall be clearly marked to indicate their purpose.

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6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses there shall be either:
 - (a) two short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of the subclauses 3B.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the grade floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 15, 2023)

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in sections 3B.6.4 and 3B.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3B.6.7(1).

3B.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3B.T7 apply to principal land uses and developments in the Residential Urban zone.

Chapter 3

Residential Zones

	TABLE 3B.T7: RESIDENTIAL URBAN ZONE TOTAL SITE LANDSCAPINGREQUIREMENTS				
Sec.	Land Use	Minimum Landscaping Requirements			
T7.1	For a: • Dwelling, Unit; or • Dwelling, Group Care	 Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall. 			
T7.2	Assembly, CommunityAssembly, ReligiousInstitution, Day Care	10% total site landscaping area			
T7.3	Planned Group	15% total site landscaping area			
T7.4	 Dwelling, Backyard Suite Dwelling, Secondary Suite Open Space, Active Public Use, General Utility, General Business, Residential Service Trade, Residential Short Term Accommodation 	No Requirement			

(#2020-64, s.18-19, 2020, #2022-41, s. 18, 2022)

- (2) For all uses listed in sections T7.2 and T7.3 of Table 3B.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3B.T7.
- (3) If there is a conflict between the requirements in Table 3B.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

- (1) For all uses listed in sections T7.2 and T7.3 of Table 3B.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3B.T7:
 - (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

- (b) for every ten meters along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required Table 3B.T7, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 3B.F8);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening; and
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 3B.F7 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

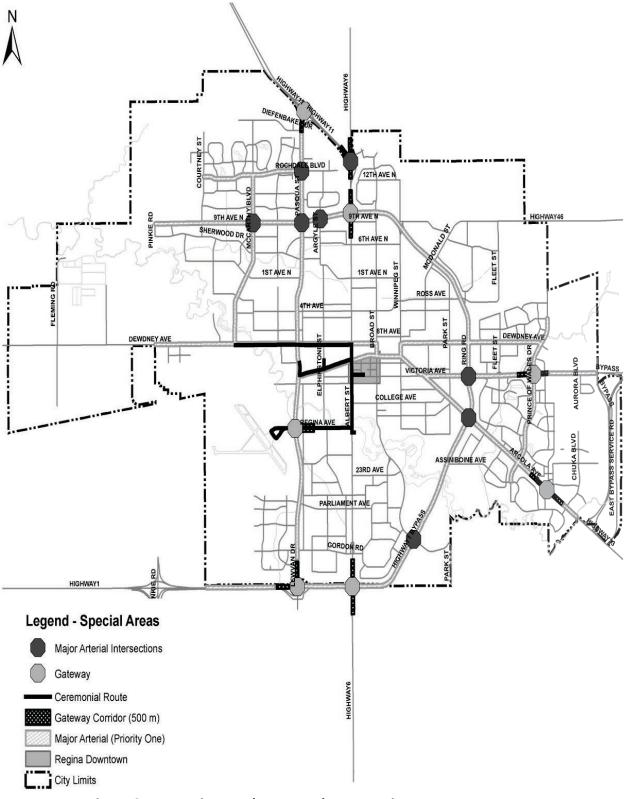


Figure 3B.F7: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Residential Urban zone shall provide minimum 1.83 metre to a maximum of the allowable fence height as prescribed in section 2D.2.1 high aesthetic screening along its abutting lot lines, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Urban zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) all collection areas for garbage, refuse or recycling; and
 - (b) all storage areas that are outdoors or partially outdoors.

(#2023-47, s. 8, 2023)

PART 3C RL– RESIDENTIAL LOW-RISE ZONE

3C.1 INTENT

This zone is intended to:

- (a) accommodate a neighbourhood environment characterized by a mixture of low-rise multi-unit building types;
- (b) permit the development of secondary suite dwellings within multi-unit buildings; and
- (c) facilitate the intensification of existing neighbourhoods, where appropriate.

3C.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in Part 3C apply to all land uses and developments in the Residential Low-Rise zone.
- (2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Low-Rise zone.
- (3) The Residential Low-Rise zone shall apply to lands intended to:
 - (a) encourage intensification; or
 - (b) allow for low-rise multiunit development.

3C.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 3C.T1 lists building types that are permitted or discretionary in the Residential Low-Rise zone.
- (2) Any building types other than those listed in Table 3C.T1 are prohibited in the Residential Low-Rise zone.

TAB	LE 3C.T1: RESIE	DENTIAL LOW-RISE Z	ONE BUILDING TYP	ES
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted		
T1.2	Building, Detached	 Where a Building, Detached currently or previously existed on the lot; or when contains at least two units; or when used for the following: (a) a land use in the Assembly, land use Class; (b) Planned Group in combination with buildings 		
		 (c) Institution, Day Care; (d) Public Use, General; or (e) Utility, General 		
T1.3	Building, Planned Group		Discretionary	
T1.4	Building, Row	Permitted		The minimum number of units in a Building, Row shall be two.
T1.5	Building, Stacked	 Permitted where the: (1) maximum building height is 15 metres or less; or (2) maximum building height is greater than 15 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class; and (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class. 	 Discretionary where the: (1) maximum building height is greater than 15 metres but less than or equal to 20 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 15 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class, but: (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class. 	The minimum number of units in a Building, Stacked shall be two.

(#2020-33, s.29, 2020; 2024-4, s. 7, 2024)

3.2 LAND USE REQUIREMENTS

- (1) Table 3C.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Low-Rise zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3C.2;
 - (c) the development standards in subpart 3C.4;
 - (d) the parking and loading requirements in subpart 3C.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3C.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3C.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Low-Rise zone:
 - (a) any land use that is not listed in Table 3C.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3C.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

(#2021-62, s. 9, 2021)

	TABLE 3C.T2: RESIDENTIAL LOW-RISE ZONE LAND USES					
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations		
T2.1	 Dwelling, Assisted Living Dwelling, Group Care Dwelling, Unit 	Permitted		 Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to the communal amenity area. Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3C.7. 		
T2.2	• Open Space, Active	Permitted		 The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Service Trade, Body Rub Establishment" land use. The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Service Trade, Body Rub Establishment" land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer. 		
T2.3	• Dwelling, Secondary Suite	Permitted		Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.		
T2.4	 Assembly, Community Assembly, Recreation Assembly, Religious Institution, Day Care 		Discretionary	 (1) A land use in the "Assembly" land use class shall not be operated from an accessory building. (2) An "Assembly, Community", "Assembly, Recreation", "Assembly, Religious", or "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Service Trade, Body Rub Establishment" land use. (3) The measurement required in section (2) shall be: (a) a straight line measured from the nearest point of the portion of the building used for "Service Trade, Body Rub Establishment" land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer. 		
T2.5	Public Use, GeneralUtility, General	Permitted		There shall be no exterior storage of goods, materials or equipment. (1) A "Planned Group" shall allow all land uses		
T2.6	• Planned Group		Discretionary	 A "Planned Group" shall allow all land uses and building types that are permitted or discretionary in the Residential Low-Rise zone. All buildings within the "Planned Group" shall comply with the applicable Development Standards specified in Table 3C.T3. Buildings that are connected by underground parking structures or above-ground enclosed or non-enclosed structures shall be considered a "Planned Group" and shall comply with the 		

TAB	BLE 3C.T2: RESIDI			
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
			Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	
		of The Residential Short Term Accommodat ion Licensing Bylaw.		
T2.8	Service Trade, Residential Short Term Accommodation	Permitted		
T2.9	 Dwelling, Backyard Suite 	Permitted		Refer to Subpart 2C.3 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

(#2020-11, s.9, 2020, #2020-64, s.20-21, s.s 93, 2020, #2021-55, ss. 8-9, 2021, #2022-30, ss, 34 and 35, 2022, #2023-92, s. 11, 2023, #2023-103, s.6, 2023)

3.3 COMBINATION OF USES

- Subject to the land use specific regulations listed in Table 3C.T2, permitted or discretionary principal buildings in the Residential Low-Rise zone may include a combination of uses that are either permitted or discretionary in the Residential Low-Rise zone.
- (2) Each principal use shall be in a separate unit within the building.
- (3) The land use specific regulation from Table 3C.T2 for each of combined use shall apply.
- (4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3C.4 DEVELOPMENT STANDARDS

4.1 **DEVELOPMENTS STANDARDS**

The standards prescribed in Table 3C.T3 shall apply to all principal buildings and land uses in the Residential Low-Rise zone.

	TABLE 3C.T3 RESID	ENTIAL LOW-RIS	SE ZONE I	DEVELOPMEN	NT STANDARDS
	Development	Standards (Per lot exc		Row where standards	
Sec.	Criteria	 Building, Detached Building, Stacked¹ 	 Building, Stacked² 	• Building, Row	• Building, Planned Group
	Minimum Lot Area	200		102	
T3.1	(1) Lots with rear lane access(2) Lots without rear lane access	200 square metres 233 square metres	400 square metres	103 square metres200 square metres	(3) Where buildings on the lot front a public street (excluding a public lane) with:
					 (a) no direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(1); or (b) direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(2); (4) Otherwise: Sum of minimum lot area as identified in Subsection T3.1(1) for each building
					and building type on the lot.
	Minimum Lot Frontage				
T3.2	(1) Lots with rear lane access	7.3 metres	14.6 metres	End Units: 5.0 metres Interior Units: 3.75 metres End Units:	(3) Where buildings on the lot front a public street (excluding a public lane) with:
	(2) Lots without rear lane access	8.5 metres		7.3 metres Interior Units: 6.1 metres	 (a) no direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(1); or (b) direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(2). (4) Otherwise – 7.5 metres
	Minimum Front Yard Setb	ack			
	(1) To garage (Subject to subclause 3C.6.3(4)(b)	6.0 metres	6.0 metres	6.0 metres	
	(2) To non-garage portion of the	e building			

Page	e 3.60	Residentia	l Zones		Chapter 3
	TABLE 3C.T3 RESID	ENTIAL LOW-RIS	SE ZONE I	DEVELOPMEN	NT STANDARDS
	Development	Standards (Per lot exc	ept for Building	Row where standards	are per unit)
Sec.	Criteria	 Building, Detached Building, Stacked¹ 	• Building, Stacked ²	• Building, Row	• Building, Planned Group
Т3.3	 (a) where a landscaped boulevard exists between the curb and the public sidewalk 	3.0 metres	4.5 metres	3.0 metres	Minimum front yard setback otherwise required for each of the building
	(b) where no landscaped boulevard exists between the curb and the public sidewalk	4.5 metres	4.5 metres	4.5 metres	types as identified in T3.3.
	Minimum Rear Yard Setba	ack			
	(1) Lots with rear lane access	3.5 metres	3.5 metres	3.5 metres	(3) Where the rear lot line abuts
T3.4	(2) Lots without rear lane access	5 metres	5 metres	5 metres	a public street (excluding a public lane) and has direct vehicular access to buildings on the lot: same as front yard setback standards
					 listed in Section T3.3 (4) Where the rear lot line abuts a public lane: 3.5 metres; or (5) Where the rear lot line does not abut a public lane or street: 5.0 metres.
	Minimum Side Yard Setba				
	(1) Where the lot frontage is les(a) flankage yard	s than 10 metres 450 millimetres	N/A	End Unit: 450 millimetres Interior Unit: N/A	
	(b) other side yard	1.2 metres		End Unit: Nil Interior Unit: N/A	
	(2) Where the lot frontage is mo	ore than 10 metres	[(3) Where the lot has direct
Т3.5	(a) flankage yard	450 millimetres	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	vehicular access to buildings from the flankage
	(b) interior side yard		[_ · ·	lot line: same as front yard
	(i) portions of any building up to 11 metres in height	1.2 metres	1.2 metres	End Unit: Nil Interior Unit: N/A	setback standards listed in Section T3.3 (4) Otherwise: 1.2 metres
	(ii) nontions of one building				(.) Suier (100. 1.2 metros

N/A

N/A

3.25 metres

5.0 metres

N/A

N/A

(ii) portions of any building over 11 metres but up to 15 metres in height

(iii) portions of any building over 15 metres but up to 20 metres in height

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	Development	Standards (Per lot ex	cept for Building	, Row where standards	are per unit)
Sec.	Criteria	 Building, Detached Building, Stacked¹ 	• Building, Stacked ²	• Building, Row	• Building, Planned Group
	Minimum Side Yard Setba			·	
	(1) Where lot frontage is less th				
	(a) single side yard	450 millimetres	N/A	End Unit: 1.2 metres Interior Unit: Nil	
Г3.6	(b) other side yard	750 millimetres		End Unit: Nil Interior Unit: Nil	Minimum side yard setback for interior lots otherwise required for
	(2) Where lot frontage is 10 me	tres or more	1		each of the building types as identified in T3.6.
	(a) portions of any building or structure up to 11 metres in height	1.2 metres	1.2 metres	End Unit: single side yard - 1.2 metres other side yard – Nil	
				Interior Unit: Nil	
	(b) portions of any building or structure over 11 metres but up to 15 metres in height	N/A	3.25 metres	N/A	
	(c) portions of any building or structure over 15 metres but up to 20 metres in height	N/A	5.0 metres	N/A	
Г3.7	Maximum Lot Coverage	60%	60%	60%	50%
Т3.8	Maximum Floor Area Ratio	0.75	3.0	0.85	Maximum floor area ratio otherwise permitted for each building type as identified in the T3.8.
Г3.9	Maximum Building Height	11 metres	20 metres	11 metres	Maximum building heigh permitted for each building type in T3.9.

2. These standards apply to a Building, Stacked containing more than four units.

(#2020-33, s.30, 2020, #2021-2, s.19-20, 2021, #2022-30, s. 36, 2022, 2024-4, s. 8, 2024)

4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3C.F1:
 - (a) The midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) A distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3C.4.2(1)(a);
 - (c) The lot frontage shall be measured as a line perpendicular to the six

metre distance line prescribed in subclause 3C.4.2(1)(b).

- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3C.F2:
 - (a) A distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;
 - (b) The lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3C.4.2(2)(a).

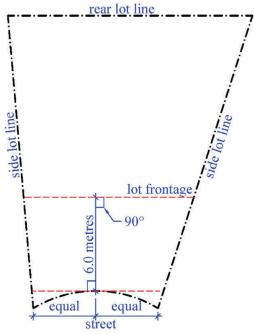
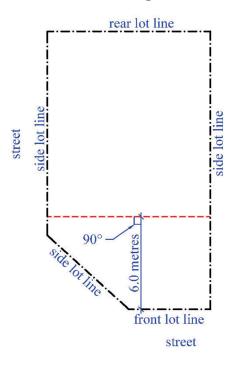


Figure 3C.F1: Minimum Lot Frontage on a Curved Front Lot



Residential Zones Figure 3C.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

TARLE 3C TA: RESIDENTIAL LOW-RISE ZONE PERMITTED

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3C.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3C.T3 and 3C.T4.

TABLE 3C.14: RESIDENTIAL LOW-RISE ZONE PERMITTED ENCROACHMENTS						
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line		
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	 Front Yard Interior Side Yard Flankage Yard Rear Yard 	610 millimetres	450 millimetres		
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	One Interior Side Yard OnlyFlankage Yard	610 millimetres	450 millimetres		
T4.3	Fire escape	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	1.5 metres	150 millimetres		
T4.4	Uncovered Balcony, Deck or Platform					
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site, or the existing side yard setback of the building on site.		
	(2) Portion that is less than 600 millimetres in height above grade.	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	Unrestricted	Unrestricted		
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres		
T4.6	Steps above or below grade, landings and wheelchair ramps	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	Unrestricted	Unrestricted		
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	Unrestricted	Unrestricted		

4.4 HEIGHT EXCEPTIONS

- (1) Subject to section 3C.4.4(2), the maximum building height limitation prescribed in Table 3C.T3 shall not apply to any of the following:
 - (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna;
 - (k) a solar panel;
 - (k.1) elevator or staircase enclosure or mechanical penthouse; or
 - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 3C.4.4(1):
 - (a) REPEALED (2023-44, s.5, 2023)
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 16, 2023, #2023-44, s. 4, 2023)

3C.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in 3C.T4.7.

ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3C.T5 apply to all accessory buildings or structures in the Residential Low-Rise zone.

TABLE 3C.T5	RESIDENTIAL LOW-RISE ZONE	C DEVELOPMENT			
STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES					
Sec.	Development Criteria	Standard			
	Maximum Area				
T5.1	 (1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked 	80 square metres			
13.1	 (2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General 	Greater of 80 square metres or 15 per cent of the lot area			
	Minimum Setback for an Accessory Build	ing or Structure on an interior lot			
	(1) Where the accessory building or structure is located entirely within the rear yard:				
	(a) setback from the rear lot line:				
	(i) for portions below 4.0 metres in height:				
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres			
	(B) otherwise	600 millimetres			
	(ii) for portions above 4.0 metres i				
T5.2	(A) where the lot adjoins a public lane;	2.5 metres			
	(B) otherwise	3.0 metres			
	(b) setback from side lot lines:				
	(i) for portions below 4.0 metres in height	600 millimetres			
	(ii) for portions above 4.0 metres	1.2 metres on one side and 600			
	in height	millimetres on the other side			
	(2) Where the accessory building or structu	are is located entirely within the side yard:			
	(a) setback from side lot line	Same as otherwise required for the			
		principal building on site.			
	Minimum Setback for an Accessory Build	6			
	(1) Where the accessory building or structure is located entirely within the rear yard				
	 (a) setback from rear lot line: (i) for portions below 4.0 metres in height: 				
	(1) for portions below 4.0 metres in height: (A) where the vehicular				
	access door of a garage				
	faces the rear lot line	1.5 metres			
	adjoining a public lane;				
Т5.3	(B) otherwise;	600 millimetres			
15.5	(ii) for portions above 4.0 metres in h	neight:			
	(A) where the lot adjoins a public lane;	2.5 metres			
	(B) otherwise 3.0 metres				
	(b) setback from side lot line:				
	(i) where a vehicular	5.5 metres from the back of curb or walk			
	access door of a	where the flankage lot line adjoins a			
	garage faces	public street (see Figure 3C.F3); or			
ity of Regina	flankage lot line;	1.5 metres where the flankage lot line Zoning Bylaw No. 2019			

		adjoins a public lane.			
	(ii) otherwise;	600 millimetres			
	(2) Where the accessory building or structure is located entirely within the side				
	yard:				
	(a) setback from side lot line:				
	(i) where a vehicular	5.5 metes from the back of curb or walk			
	(i) where a vehicular access door of a	where the flankage lot line adjoins a			
	garage faces	public street (see Figure 3C.F3); or			
	flankage lot line	1.5 metres where the flankage lot line			
		adjoins a public lane.			
	(ii) otherwise	Same as otherwise required for the			
		principal building on site			
	Minimum Set back from a principal building on the site				
	(1) Where a Dwelling, Backyard	5.0 metres, unless a shared yard is			
T5.4	Suite use exists in the accessory	provided and has no dimension less than			
1011	building:	5.0 metres, then 1.0 metres. See Figure			
		3C.F2A			
	(2) Otherwise	1.0 metres			
	Maximum Height				
	(1) An accessory building used as a				
	communal amenity area in a	11.0 metres			
T5.5	Planned Group				
10.0	(2) An accessory building used as a				
	Dwelling, Backyard Suite or	6.5 metres			
	habitable space				
	(3) Otherwise	4.0 metres			

(#2021-2, ss.21-22, 2021, #2022-30, s. 37, 2022, #2022-41, s. 19, 2022, #2023-92 ss. 12-13, 2023)

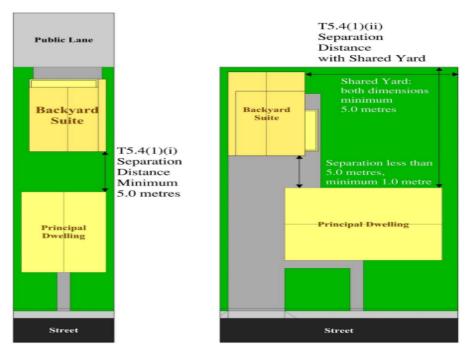


FIGURE 3C.F2A: SETBACK FROM PRIMARY BUILDING FOR DWELLING, BACKYARD SUITE (#2022-41, s. 20, 2022)

Chapter 3	Residential Zones	Page 3.		
5.3	ACCESSORY USE, BUILDING OR STRUCTURE EXCEPTIONS			
	(1) Notwithstanding the minimum setback requirements for an building or structure specified under Table 3C.T5:	n accessory		

- (a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard setback requirements of the principal building (see Figure 3C.F4);
- (b) notwithstanding clause 3C.5.3(a), where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be:
 - (i) minimum 5.5metres from the back of curb or walk along the flankage lot line adjoining a public street ; or,
 - (ii) minimum 1.5 metres from the flankage lot line adjoining a public lane; and
- (c) where the principal building on a site has no side yard requirement, an accessory building on that site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback (see Figure 3C.F5).

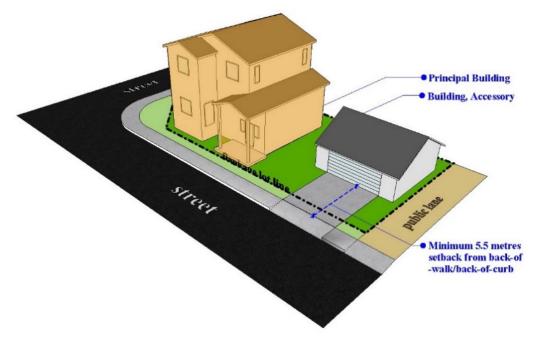


Figure 3C.F3: Flankage Parking

(#2021-2, s.23, 2021)

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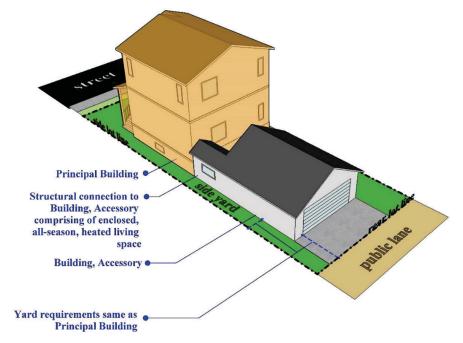


Figure 3C.F4: Accessory Connection

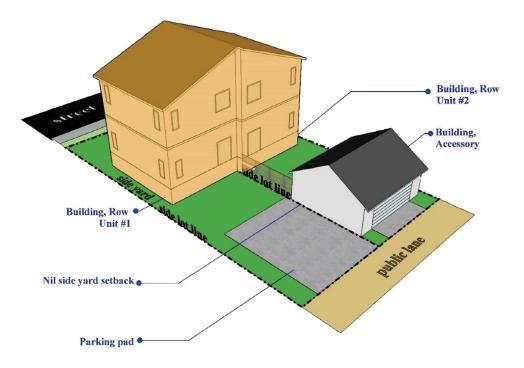


Figure 3C.F5: Parking Access off the Lane

- (2) The minimum setback requirements of Table 3C.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.
- (3) Where a detached accessory structure mentioned in subsection 3C.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in 3C.T4.7.

(#2021-2, s.24, 2021, #2022-30, s. 38, 2022)

3C.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a Building, Stacked containing five or more dwelling units or a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Low-Rise zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) accessible building entrance if it exists; or
 - (b) building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.

- (2) No motor vehicle parking stalls, maneuvering area, garage door, loading stall or loading bay shall be located in:
 - (a) areas provided to meet the total site landscaping area; or
 - (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site. An approved driveway in the Residential Low-rise zone shall meet the following conditions:
 - (a) the width of driveway shall be measured parallel to a vehicular access door of a garage; and
 - (b) the maximum width of a driveway for a building containing only Dwelling land uses shall not exceed the sum of the exterior dimensions of the garage, carport or the parking pad on site and 1.2 metres on the side of the driveway nearest to a side property line.
 - (c) a development permit shall be required before expanding an existing approved driveway.
- (4) The following requirements apply in determining the location of access to parking on a lot in the Residential Low-Rise zone:
 - (a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;
 - (b) notwithstanding clause 3C.6.3(4)(a), front yard vehicular access may be permitted, where:
 - (i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or
 - (ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and
 - (iii) the lot has a minimum frontage as indicated in Table 3C.T3.2(2).
- (c) where a lot does not back onto a lane, the following conditions allow for front yard parking (see Figure 3C.F6):
 - (i) the lot has an attached garage with access provided from the front yard; or
 - (ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or

- (iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.
- (5) Where a lot in the Residential Low-Rise zone is a corner lot, the following conditions allow for flankage yard parking:
 - (a) the lot has an attached garage with access provided from the flankage yard;
 - (b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or
 - (c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

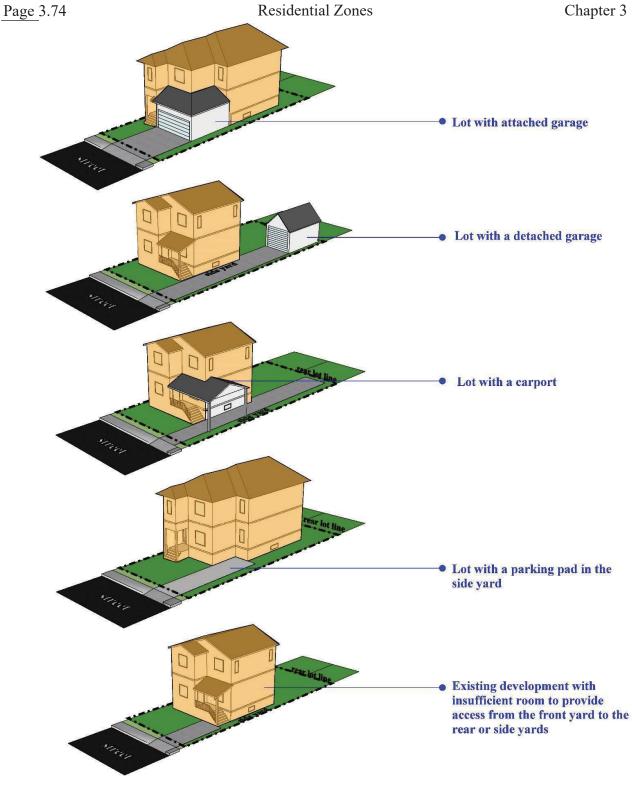


Figure 3C.F6: Front Yard Parking

(6) Where a lot in the Residential Low-rise zone has an approved parking configuration of a single motor vehicle meeting the conditions of clause 3C.6.3(4)(c), an additional parking pad may be established in the front yard, similar to Figure 3C.F6a, upon approval of a development permit and conformance with the following requirements:

- (a) the parking pad is located immediately next to the approved driveway; and
- (b) the combined width of the parking pad and approved driveway does not exceed 6.1 metres.

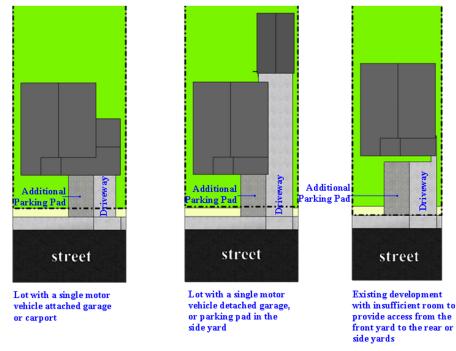


Figure 3C.F6a: Front Yard Parking for a Single Motor Vehicle

(7) Notwithstanding clause 3C.6.3(4)(c), no parking shall be permitted in the front yard of a Building, Stacked with five or more units.

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(#2022-30, ss. 39, 40 and 41, 2022)
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6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 3C.T6 apply to development in the Residential Low-rise zone.
- (2) If in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded.
 - (b) any fractions over one-half shall be deemed to be equivalent to one stall.
- (3) The required parking stalls may be provided as tandem parking, unless otherwise specified in this Bylaw.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

All compact parking stalls shall be clearly designated with signs indicating (5) their purpose.

TABI	TABLE 3C.T6: RESIDENTIAL LOW-RISE ZONE PARKING REQUIREMENTS			
Sec.	Land Use		Motor Vehicle	
T6.1	Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit		
T6.1A	Dwelling, Building Stacked	1.5 stalls are required per Dy(a) where a Dwelling UDwelling Unit is red	Unit has a total floor area of $60m^2$ or less, 1 stall per	
		(b) on any lot within an Dwelling Unit is rea	n Urban Centre or Urban Corridor 1 stall per quired.	
Т6.2	Dwelling, Group Care	Greater of: (a) one stall is required (b) two stalls are required	red.	
T6.3	Dwelling, Assisted Living	0.4 stalls are required per I	5	
T6.4	Planned Group	Same as the requirement for the permitted or discretionary Dwelling use in the Residential Low-Rise zone.		
T6.5	Service Trade, Residential Short Term Accommodation	0.5 stall per Service Trade, Residential Short Term Accommodation is required in addition to the parking requirement for the Dwelling Unit.		
Т6.6	Business, Residential	 A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle. Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply. Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.5 shall apply. 		
T6.7	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stall in accordance with the following: Individuals under care Minimum number of passenger drop-off stalls 1-10 1 stall 10-15 2 stalls 16-30 3 stalls 31-45 4 stalls 46-60 5 stalls More than 60 Two additional stalls for each increment of 15 individuals in excess of 60 (3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2). (5) All on-site passenger drop-off stalls shall be reserved and clearly marked		
T6.8	All other land uses	for passenger drop-off One stall is required per 75	square metres of gross floor area.	
	33, s.31, 2020, #2020-64, s.23, s.s			

6.5 **MINIMUM LOADING REQUIREMENTS**

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3C.6.5(1).
- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 3C.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 3C.6.5(1) and (2) the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) Where a development consists of one or more Building, Stacked containing five or more Dwelling Units:
 - (a) long-term bicycle parking stall(s) shall be required as per clause
 3C.6.6(1)(b) if the sum of the Dwelling Units in the Building, Stacked is 20 or more;
 - (b) a minimum of one long-term bicycle parking stall shall be provided for every 20 Dwelling Unit to be located on the same lot as the Dwellings; and
 - (c) requirements of clause 3C.6.6(1)(b) may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3C.6.6(2).
- (2) For every 10 required motor vehicle parking stalls there shall be either:
 - (a) two short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of the subclauses 3C.6.6(2)(a) and (b).
- (3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (5) Required long-term bicycle stalls shall be located either:
 - (a) on the grade floor of the principal building(s) on the lot; or
 - (b) within a secure area closer to the entrance than the building's motor

vehicle parking stalls.

(6) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 17, 2023)

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in sections 3C.6.4 and 3C.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3C.6.7(1).

3C.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3C.T7 apply to principal land uses and developments in the Residential Low-Rise zone.

TABLE 3C.T7: RESIDENTIAL LOW-RISE ZONE TOTAL SITE LANDSCAPING			
REQU	JIREMENTS		
Sec.	Land Use	Minimum Landscaping Requirements	
T7.1	• Dwelling Unit (two or fewer per lot) or Dwelling, Group Care within a Building, Detached	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding:(a) a walkway; and(b) a driveway leading to an approved parking stall.	
Т7.2	 Planned Group Dwelling Unit, Dwelling, Group Care and Dwelling, Assisted Living within a Building, Stacked or Building, Row 	15% total site landscaping area	
Т7.3	Assembly, CommunityAssembly, ReligiousInstitution, Day Care	10% total site landscaping area	
T7.4	 Dwelling, Backyard Suite Dwelling, Secondary Suite Open Space, Active Public Use, General Utility, General Business, Residential Service Trade, Residential Short Term 	No requirement	
(//2020	Accommodation	22, 2022)	

(#2020-33, s.32, 2020, #2020-64, s.24-25, 2020, #2022-41, s. 22, 2022)

(2) For all uses listed in sections T7.2 and T7.3 of Table 3C.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3C.T7.

stringent requirement shall apply.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

(#2020-33, s.33, 2020)

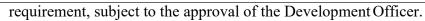
7.2 PLANTING REQUIREMENTS

For uses listed in sections T7.1 and T7.3 of Table 3C.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3C.T7:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot.
- (b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard.
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The Total Site Landscaping Area, as required Table 3C.T7, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 3C.F8);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening; and
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 3C.F7 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping



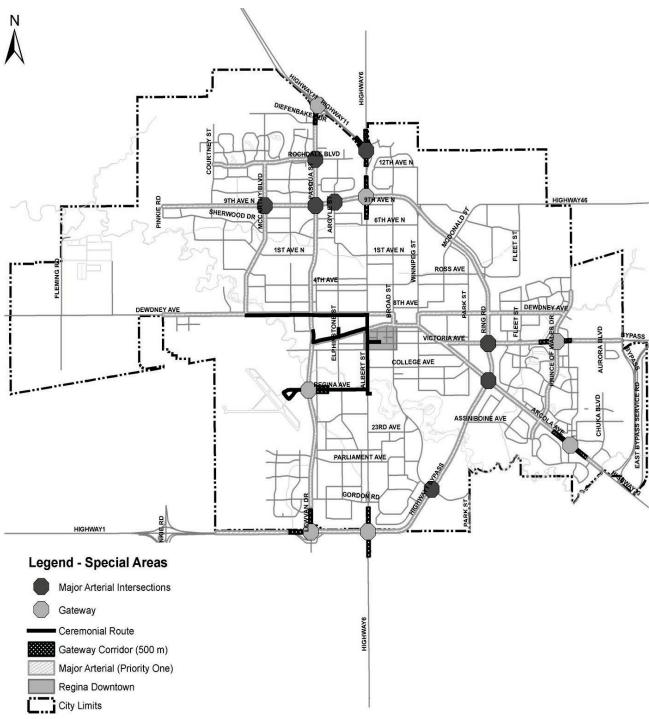


Figure 3C.F8: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to existing development on a lot in the Residential Low-Rise zone shall provide minimum 1.83 metre to a maximum of the allowable fence height as prescribed in section 2D.2.1 high aesthetic screening along its abutting lot line(s) in the following situations:
 - (a) where the proposed development comprising of three or more units abuts an existing building containing one or two units; or,
 - (b) where the proposed development comprising of a non-Dwelling use abuts an existing building containing one or two units.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Low-rise zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) all collection areas for garbage, refuse or recycling; and
 - (b) all storage areas that are outdoors or partially outdoors.

(2023-47, s. 9, 2023)

PART 3D RH – RESIDENTIAL HIGH-RISE ZONE

3D.1 INTENT

This zone is intended to:

- (a) be applied in both developing and developed areas; especially urban corridors, transit nodes, and prominent intersections; and
- (b) accommodate a neighbourhood environment characterized by a mixture of multi-unit building types.

3D.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in Part 3D apply to all land uses and developments in the Residential High-Rise zone.
- (2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential High-Rise zone.
- (3) The Residential High-Rise zone shall apply to lands intended to:
 - (a) encourage intensification; or
 - (b) allow for high-rise multiunit development.

3D.3 LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 3D.T1 lists building types that are permitted or discretionary in the Residential High-Rise zone.
- (2) Any building types other than those listed in Table 3D.T1 are prohibited in the Residential High-Rise zone.

TAB	LE 3D.T1: RESIDE	CNTIAL HIGH-RISE ZO	NE BUILDING TYP	ES
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted		
T1.2	Building, Detached	Permitted when used for a land use in the Assembly, land use Class, Institution, Day Care, Public Use, General or Utility, General land use.		
T1.3	Building, Planned Group		Discretionary	
T1.4	Building, Row	Permitted		The minimum number of units in a Building, Row shall be three.
T1.5	Building, Stacked	 Permitted where the: (1) maximum building height is 15 metres or less; or (2) maximum building height is greater than 15 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class, and: (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling a use in the dwelling land use class. 	 Discretionary where the: maximum building height is greater than 15 metres but less than or equal to 20 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 15 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class, but: adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class. 	The minimum number of units in a Building, Stacked shall be three.

(#2020-33, S34, 2020)

3.2 LAND USE REQUIREMENTS

- (1) Table 3D.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential High-Rise zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3D.2;
 - (c) the development standards in subpart 3D.4;
 - (d) the parking and loading requirements in subpart 3D.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3D.7; and

- (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3D.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential High-Rise zone:
 - (a) any land use that is not listed in Table 3D.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3D.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

(#2021-62, s. 10, 2021)

TAE	BLE 3D.T2: RESIDI	ENTIAL HIGH	-RISE ZONE L	AND USE CLASSIFICATION
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
Ta 1	• Dwelling, Assisted Living	Permitted		 Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total lot area to the communal amenity area.
T2.1	Dwelling, Group CareDwelling, Unit			(2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3D.7.
				 The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Service Trade, Body Rub Establishment" land use.
				(2) The measurement required in subsection (1) shall be:
T2.2	• Open Space, Active	Permitted		 (a) a straight line, measured from the nearest point of the portion of the building used for the "Service Trade, Body Rub Establishment" land use to the nearest portion of the lot requiring separation.
				(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.3	• Dwelling, Secondary Suite	Permitted		Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
	Assembly, Community			 A land use in the "Assembly" land use class shall not be operated from an accessory building.
T2.4	 Assembly, Recreation Assembly, Religious Institution, Day Care 		Discretionary	(2) An "Assembly, Community", "Assembly, Recreation", "Assembly, Religious", or "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Service Trade, Body Rub

City of Regina

Zoning Bylaw No. 2019-19

TAB	BLE 3D.T2: RESID		-RISE ZONE L	AND USE CLASSIFICATION
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
				 Establishment" land use. (3) The measurement required in section (2) shall be: (a) a straight line measured from the nearest point of the portion of the building used for
				"Service Trade, Body Rub Establishment" land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a
				complete application as determined by the Development Officer.
T2.5	Public Use, GeneralUtility, General	Permitted		(1) There shall be no exterior storage of goods, materials or equipment.
				 A "Planned Group" shall allow all uses and building types that are permitted or discretionary in the Residential High-Rise zone.
				(2) All buildings within the "Planned Group" shall comply with the applicable Development Standards specified in Table 3C.T3.
Т2.6	• Planned Group		Discretionary	(3) Buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered part of the "Planned Group" and shall comply with the regulations of this subsection.
				(4) "Planned Group" containing 20 or more dwelling units shall allocate a minimum of five per cent of the total lot area to the communal amenity area.
				(5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3D.7.
T2.7	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
		(b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The</i> <i>Child Care Act</i> ,		

TAE	BLE 3D.T2: RESIDI	ENTIAL HIGH-	RISE ZONE L	AND USE CLASSIFICATION
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
		2014; or (c) is a Service Trade, Residential Short Term Accommodatio n meeting the requirements of <i>The Residential</i> Short Term Accommodation Licensing Bylaw.		
T2.8	• Service Trade, Residential Short Term Accommodation	Permitted		
T2.9	 Dwelling, Backyard Suite 	Permitted		Refer to Subpart 2C.3 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

(#2020-11, s.7-9, 2020, #2020-64, s.26-28, s.s.93, 2020, #2021-55, ss.10-11, 2021, #2022-30, ss. 43 and 44, 2022, #2023-92, s.14, 2023)

3.3 COMBINATION OF USES

- (1) Subject to the land use specific regulations listed in Table 3D.T2, permitted or discretionary principal buildings in the Residential High-Rise zone may include a combination of uses that are either permitted or discretionary in the Residential High-Rise zone.
- (2) Each principal use shall be in a separate unit within the building.
- (3) The land use specific regulation from Table 3D.T2 for each of combined use shall apply.
- (4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3D.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3D.T3 shall apply to all principal buildings and land uses in the Residential High-Rise zone.

TAB	TABLE 3D.T3 RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS				
	Standards (Per lot except for Building, Row where standards are per unit)			ards are per unit)	
Sec.	Development Criteria	• Building,	• Building,	• Building, Row	Building, Planned Group
		Detached	Stacked ²	• Dunuing, Now	
		 Building, Stacked¹ 			
	Minimum Lot Area				
	(1) For lots with rear lane access	200 square metres		103 square	(3) Where buildings on the lot front
T3.1		×.	400 square	metres	a public street (excluding a

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Residential Zones

TAB	TABLE 3D.T3 RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS				
		Standards (Per lot	t except for Build	ling, Row where stand	ards are per unit)
Sec.	Development Criteria	 Building, Detached Building, Stacked¹ 	Building, Stacked ²	• Building, Row	• Building, Planned Group
	(2) For lots without rear lane access	233 square metres	metres	233 square metres	 public lane) with: (a) no direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(1); or (b) direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(2); (4) Otherwise: Sum of minimum lot area as identified in Subsection T3.1 for each building and building type on the lot.
T3.2	Minimum Lot Frontage (1) For lots with rear lane access	7.3 metres	14.6 metres	End Units: 5.0 metres Interior Units: 3.75 metres	 3) Where buildings on the lot front a public street (excluding a public lane) with: (a) no direct vehicular access from
	(2) For lots without rear lane access	8.5 metres		End Units: 8.5 metres Interior Units: 8.5 metres	 (a) no uncet venicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(1); or (b) direct vehicular access from the same street: a total of minimum
					 lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(2). (4) Otherwise – 7.5 metres
	Minimum Front Yard Setback				
	(1) To garage (Subject to subclause 3D.6.3(4)(b))	6.0 metres	6.0 metres	6.0 metres	
Т3.3	(2) To non-garage portion of the bui (a) where a landscaped boulevard exists between the curb and the public sidewalk	3.0 metres	4.5 metres	3.0 metres	Minimum front yard setback otherwise required for each of the building types as identified in T3.3
	(b) where no landscaped boulevard exists between the curb and the public	4.5 metres	7.5 metres	4.5 metres	

Chapter 3

Residential Zones

TAB	TABLE 3D.T3 RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS				
		Standards (Per lot	t except for Build	ling, Row where stand	lards are per unit)
Sec.	Development Criteria	 Building, Detached Building, Stacked¹ 	• Building, Stacked ²	• Building, Row	• Building, Planned Group
	sidewalk				
	Minimum Rear Yard Setback				
	(1) For lots with rear lane access	3.5 metres	3.5 metres	3.5 metres	(3) Where the rear lot line abuts a
T3.4	(2) For lots without rear lane access	5.0 metres	5.0 metres	5.0 metres	public street (excluding a public lane) and has direct vehicular access to buildings on the lot: same as front yard setback standards listed in Section T3.3
					(4) Where the rear lot line abuts a public lane: 3.5 metres; or
					(5) Where the rear lot line does not abut a public lane or street: 5.0 metres.
	Minimum Side Yard Setback of			I	
	(1) Where the lot frontage is less that	n 10 metres			-
	(a) flankage yard	450 millimetres	N/A	End Unit: 450 millimetres Interior Unit: N/A	
	(b) other side yard	750 millimetres		End Unit: Nil Interior Unit: N/A	
T3.5	(2) Where the lot frontage is more the	an 10 metres		D 111 %	-
	(a) flankage yard	450 millimetres	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	Minimum side yard setback for corner lots otherwise required for each of the building types as
	(b) interior side yard			•	identified in T3.5.
	(i) portions of any building or structure up to 11 metres in height	1.2 metres	1.2 metres	End Unit: Nil Interior Unit: Nil	
	 (ii) portions of any building or structure over 11 metres but up to 15 metres in height 	N/A	3.25 metres	N/A	
	 (iii) portions of any buildingor structure over 15 metres but up to 17.5 metres in height 	N/A	4.4 metres	N/A	
	 (iv) portions of any building or structure over 17.5 metres but up to 20 metres in height 	N/A	5.0 metres	N/A	
	Minimum Side Yard Setback f			1	
	(1) Where lot frontage is less than 10(a) single side yard	0 metres 450 millimetres	N/A	End Unit: 1.2 metres Interior Unit: Nil	
Т3.6				111	Minimum side yard setback for interior lots otherwise required for each of the building types as

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Residential Zones

TAB	TABLE 3D.T3 RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS				
		Standards (Per los	t except for Build	ling, Row where stand	ards are per unit)
Sec.	Development Criteria	 Building, Detached Building, Stacked¹ 	• Building, Stacked ²	• Building, Row	• Building, Planned Group
					identified in T3.6.
	(b) total side yard	1.2 metres		End Unit: Nil Interior Unit: Nil	
	(2) Where lot frontage is 10 metres	or more			
	(a) portions of any building or structure up to 11 metres in height	1.2 metres	1.2 metres	End Unit: single side yard - 1.2 metres other side yard - Nil Interior Unit: Nil	
	(b) portions of any building or structure over 11 metres but up to 15 metres in height	N/A	3.25 metres	N/A	
	(c) portions of any building or structure over 15 metres but up to 17.5 metres in height	N/A	4.4 metres	N/A	
	(d) portions of any building or structure over 17.5 metres but up to 20 metres in height	N/A	5.0 metres	N/A	
T3.7	Maximum Lot Coverage	60%	60%	60%	50%
Т3.8	Maximum Floor Area Ratio	0.75	3.0	0.85	Maximum floor area ratio otherwise permitted for each building type as identified in the T3.8.
ТЗ.9	Maximum Building Height	11 metres	20 metres	11 metres	Maximum building height otherwise permitted for each building type as identified in T3.9.
Notes:		1		1	1

1. These standards apply to a Building, Stacked containing four or less units.

2. These standards apply to a Building, Stacked containing more than four units.

(#2020-33, s.35, 2020, #2021-2, s.25, 2021, #2022-30, s. 45, 2022, 2024-4, s. 10, 2024)

4.2 LOT FRONTAGE

- Where a lot's front lot line is curved, the lot frontage shall be measured as (1)follows, as shown in Figure 3D.F1:
 - the midpoint of the front lot line, relative to the side lot lines, shall be (a) determined;
 - a distance line perpendicular to the tangent and six metres in length (b) shall be measured from the midpoint determined in subclause 3D.4.2(1)(a);

- (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3D.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3D.F2:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;
 - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3D.4.2(4)(a).

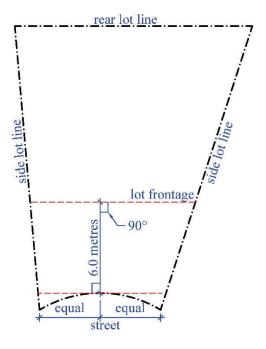


Figure 3D.F1: Minimum Lot Frontage on a Curve Front Lot

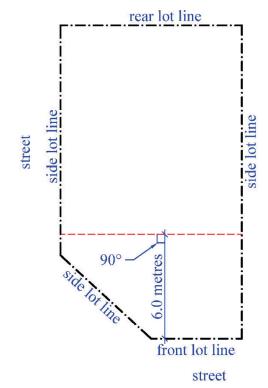


Figure 3D.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3D.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3D.T3 and 3D.T4.

	LE 3D.T4: RESIDENTIAL HI NDARDS	IGH-RISE ZONE	FERMITIED ENV	CROACHMENT
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	 Front Yard Interior Side Yard Flankage Yard Rear Yard 	610 millimetres	450 millimetres
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	One Interior Side Yard OnlyFlankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	 Front Yard Interior Side Yard Flankage Yard Rear Yard 	1.5 metres	150 millimetres
	Uncovered Balcony, Deck or Platform			
T4.4	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site, or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	 Front Yard Interior Side Yard Flankage Yard Rear Yard 	Unrestricted	Unrestricted
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	 Front Yard Interior Side Yard Flankage Yard Rear Yard 	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	 Front Yard Interior Side Yard Flankage Yard Rear Yard 	Unrestricted	Unrestricted

4.4 **HEIGHT EXCEPTIONS**

- (1) Subject to subsection 3D.4.4(2), the maximum building height limitation prescribed in Table 3D.T3 shall not apply to any of the following:
 - a spire; (a)
 - a belfry; (b)
 - a cupola; (c)
 - a dome; (d)
 - a chimney; (e)
 - a ventilator; (f)

- (g) a skylight;
- (h) a water tank;
- (i) a bulkhead;
- (j) a communication antenna;
- (k) a solar panel;
- (k.1) elevator or staircase enclosure or mechanical penthouse; or
- (1) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 3D.4.4(1):
 - (a) REPEALED (#2023-44, s. 7, 2023)
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 18, 2023, #2023-44, s.6, 2023)

3D.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION AND SEPARATION

Detached accessory buildings or structures shall not be located in the front yard, except those in 3D.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3D.T5 apply to all accessory buildings or structures in the Residential High-Rise zone.

Residential Zones

	D.T5 RESIDENTIAL HIGH-RISE ZONE DEVEI	LOPMENT STANDARDS			
FOR ACC	CESSORY BUILDINGS OR STRUCTURES				
Sec.	Development Criteria	Standard			
	Maximum Area				
	(1) Accessory to a:				
	(a) Building, Detached;	80 square metres			
TE 1	(b) Building, Row; or	1			
T5.1	(c) Building, Stacked				
	(2) Accessory to:(a) any type of building within a Planned Group;	Greater of 80 square metres or 15 per			
	(a) any type of building within a Flamed Group, (b) Public Use, General; or	cent of the lot area			
	(c) Utility, General	cent of the lot area			
	Minimum Setback for an Accessory Building or Structure	on an interior lot			
	(1) Where the accessory building or structure is located entir				
	(a) setback from the rear lot line:				
	(i) for portions below 4.0 metres in height:				
	(A) where the vehicular access door of a				
	garage faces the rear lot line adjoining a	1.5 metres			
	public lane;				
	(B) otherwise	600 millimetres			
T5.2	(ii) for portions above 4.0 metres in height:				
	(A) where the lot adjoins a public lane;	2.5 metres			
	(B) otherwise	3.0 metres			
	(b) setback from side lot lines:	(00 :11: 4			
	(i) for portions below 4.0 metres in height	600 millimetres 1.2 metres on one side and 600			
	(ii) for portions above 4.0 metres in height	millimetres on the other side			
	(2) Where the accessory building or structure is located entir				
		Same as otherwise required for the			
	(a) setback from side lot line	principal building on site.			
	Minimum Setback for an Accessory Building or Structur				
	(1) Where the accessory building or structure is located entir				
	(a) setback from rear lot line:				
	(i) for portions below 4.0 metres in height:				
	(A) where the vehicular access door of a				
	garage faces the rear lot line adjoining a	1.5 metres			
	public lane;				
	(B) otherwise;	600 millimetres			
	(ii) for portions above 4.0 metres in height:	25 4			
	(A) where the lot adjoins a public lane;	2.5 metres			
	(B) otherwise (b) setback from side lot line:	3.0 metres			
	(b) setback from side lot line:	5.5 metres from the back of curb or			
		walk where the flankage lot line			
T5.3	(i) where a vehicular access door of a garage	adjoins a public street(see Figure			
	faces flankage lot line;	3D.F3); or			
		1.5 metres where the flankage lot			
		line adjoins a public lane			
	(ii) otherwise;	600 millimetres			
	(2) Where the accessory building or structure is located ent	irely within the side yard:			
	(a) setback from side lot line:				
		5.5 metes from the back of curb or			
		walk where the flankage lot line			
	(i) where a vehicular access door of a garage	adjoins a public street (see Figure			
	faces flankage lot line	3D.F3); or 1.5 metres where the flankage lot			
		line adjoins a public lane			
		Same as otherwise required for the			
	(ii) otherwise	principal building on site			
	Minimum Set back from a principal building on the site				
	set such a sin a principal suitaing on the site	5.0 metres, unless a shared yard is			
T5.4	(1) Where a Dwelling, Backyard Suite use exists in the	provided and has no dimension less			
	accessory building:	than 5.0 metres, then 1.0 metres.			
		See Figure 3D.F2A			

Residential Zones

		(2) Otherwise	1.0 metres		
	T5.5	Maximum Height			
		(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres		
		 An accessory building used as a Dwelling, Backyard Suite or habitable space 	6.5 metres		
		(3) Otherwise	4.0 metres		
#2021_2 ss 26-27 2021 #2022_30 s 46 2022 #2022_41 s 23 2022 #2023_92 ss 15-16 2023)					

(#2021-2, ss.26-27, 2021, #2022-30, s. 46, 2022, #2022-41, s. 23, 2022, #2023-92, ss. 15-16, 2023)

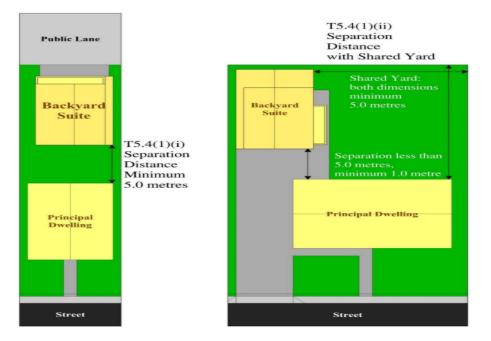
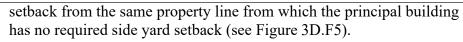
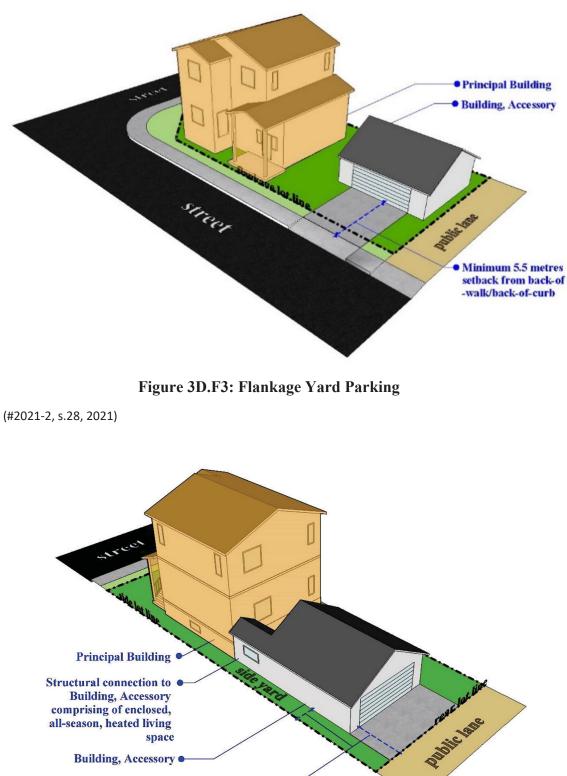


FIGURE 3D.F2A: SETBACK FROM PRIMARY BUILDING FOR DWELLING, BACKYARD SUITE (#2022-41, s. 24, 2022)

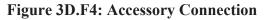
5.3 **ACCESSORY USE, BUILDING OR STRUCTURE EXCEPTIONS**

- (1)Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3D.T5:
 - (a) where an accessory structure is structurally attached to the principal structure as a continuous, enclosed, all-season, heated building envelope, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3D.F4);
 - (b) notwithstanding clause 3D.5.3(a), where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be:
 - minimum 55 metres from the back of curb or walk along the (i) flankage lot line adjoining a public street; or,
 - (ii) minimum 1.5 metres from the flankage lot line adjoining a public lane; and
 - where the principal building on a site has no side yard requirement, an (c) accessory building on that site may be built without a side yard





Yard requirements same as Principal Building



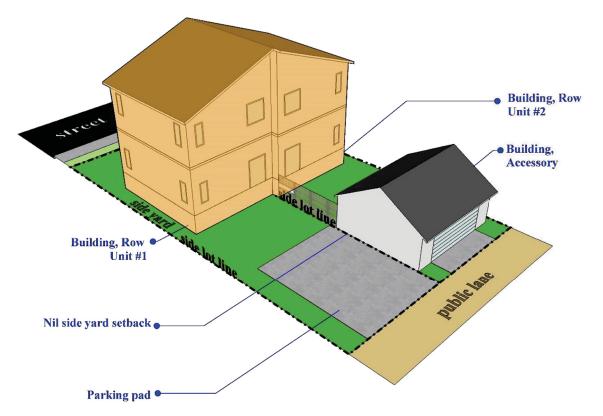


Figure 3D.F5: Parking Access off the Lane

- (2)The minimum setback requirements of Table 3D.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.
- (3) Where a detached accessory structure mentioned in subsection 3D.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in 3D.T4.7.

(#2022-30, s. 47, 2022)

PARKING AND LOADING 3D.6

6.1 **NO OBSTRUCTION**

For a Building Stacked containing five or more dwelling units or a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

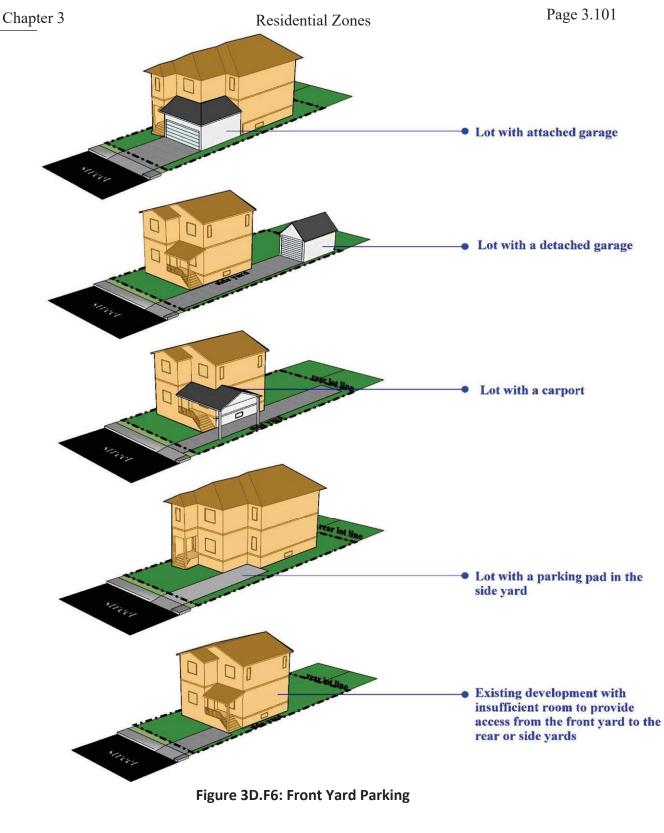
6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential High-Rise zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) accessible building entrance if it exists; or
 - (b) building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvering area, garage door, loading stall or loading bay shall be located in:
 - (a) any areas provided to meet the total site landscaping area; or
 - (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site. An approved driveway in the Residential Highrise zone shall meet the following conditions:
 - (a) the width of driveway shall be measured parallel to a vehicular access door of a garage; and
 - (b) the maximum width of a driveway for a building containing only Dwelling land uses shall not exceed the sum of the exterior dimensions of the garage, carport or the parking pad on site and 1.2 metres on the side of the driveway nearest to a side property line.
 - (c) a development permit shall be required before expanding an existing approved driveway.
- (4) The following requirements apply in determining the location of access to parking on a lot in the Residential High-Rise zone:

- (a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;
- (b) notwithstanding clause 3A.6.3(4)(a), front yard vehicular access may be permitted, where:
 - (i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or
 - (ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and
 - (iii) the lot has a minimum frontage of 8.5 metres.
- (c) where a lot does not back onto a lane, the following conditions allow for front yard parking (see Figure 3D.F6):
 - (i) the lot has an attached garage with access provided from the front yard; or
 - (ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or
 - (iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.
- (5) Where a lot in the Residential High-Rise zone is a corner lot, the following conditions allow for flankage yard parking:
 - (a) the lot has an attached garage with access provided from the flankage yard;
 - (b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or
 - (c) there is insufficient room to provide access from the flankage yard to the rear or side yards.



(6) Where a lot in the Residential High-rise zone has an approved parking configuration of a single motor vehicle meeting the conditions of clause 3D.6.3(4)(c), an additional parking pad may be established in the front yard, similar to Figure 3D.F6a, upon approval of a development permit and conformance with the following requirements:

- (a) the parking pad is located immediately next to the approved driveway; and
- (b) the combined width of the parking pad and approved driveway does not exceed 6.1 metres.



Figure 3D.F6a: Front Yard Parking for a Single Motor Vehicle

(7) Notwithstanding clause 3D.6.3(4)(c), no parking shall be permitted in the front yard of a Building, Stacked.

(#2022-30, ss. 48-51, 2022)

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) Table 3D.T6 lists the required motor vehicle parking requirements for land uses in the Residential High-Rise zone.
- (2) If in determining the number of required motor vehicle parking and loading stalls a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded;
 - (b) any fractions over one-half shall be deemed to be equivalent to one stall.
- (3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 3D.T6: RESIDENTIAL HIGH-RISE ZONE PARKING REQUIREMENTS						
Sec.	Land Use	Motor Vehicle				
T6.1	Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit.				
T6.1A	Dwelling, Building Stacked (outside of the	1.5 stalls are required per Dwelling Unit, except:				
	Intensification Boundary, as identified in Chapter 1, Figure 1.F1)	Dwelling Unit is required; o	a total floor area of 60m ² or less, 1 stall per or Centre or Urban Corridor 1 stall per Dwelling			
T6.2	Dwelling, Group Care	Greater of: (a) one stall is required per six beds; or (b) two stalls are required.				
Т6.3	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit.				
Т6.4	Planned Group	Same as the requirement for the permitted or discretionary dwelling units in the Residential High-Rise zone.				
Т6.5	Service Trade, Residential Short Term Accommodation	0.5 stall per Service Trade, Residential Short Term Accommodation is required in addition to the parking requirement for the Dwelling Unit.				
Т6.6	Business, Residential	 A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle. Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply. Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.5 shall apply. 				
		 (1) One stall is required per unit; and (2) Passenger drop-off stall in accordance with the following: 				
		Individuals under care	Minimum number of passenger drop-off stalls			
		1-10	1 stall			
		10-15 16-30	2 stalls 3 stalls			
		31-45	4 stalls			
		46-60	5 stalls			
T6.7	Institution, Day Care	More than 60	Two additional stalls for each increment of 15 individuals in excess of 60			
		 (3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2). (5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes. 				
T6.8	T6.8 All other land uses One stall is required per 75 square metres of gross floor area.					

(#2020-33, s.36, 2020, #2020-64, s.29, ss 93, 2020. #2022-41, s. 25, 2022, #2023-58, s. 6, 2023)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot where the combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement

mentioned in subsection 3D.6.5(1).

- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 3D.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 3D.6.5(1) and (2) the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) Where a development consists of one or more Building, Stacked containing five or more Dwelling Units:
 - (a) long-term bicycle parking stall(s) shall be required as per clause
 3D.6.6(1)(b) if the sum of the Dwelling Units in the Building, Stacked is 20 or more;
 - (b) a minimum of one long-term bicycle parking stall shall be provided for every 20 Dwelling Unit to be located on the same lot as the Dwellings; and
 - (c) requirements of clause 3D.6.6(1)(b) may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3D.6.6(2).
- (2) For every 10 required motor vehicle parking stalls there shall be either:
 - (a) two short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of the subclauses 3D.6.6(2)(a) and (b).
- (3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (5) Required long-term bicycle stalls shall be located either:
 - (a) on the grade floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.

(6) If the motor vehicle parking stalls are covered or located within a structure,

Residential ZonesPage 3.then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 19, 2023)

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in sections 3D.6.4 and 3D.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3D.6.7(1).

3D.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3D.T7 apply to principal land uses and developments in the Residential High-Rise zone.

TABLE 3D.17: RESIDENTIAL HIGH-RISE ZONE TOTAL SITE LANDSCAPING						
REQ	REQUIREMENTS					
Sec.	Land Use	Minimum Landscaping Requirements				
T7.1	 Dwelling, Assisted Living Dwelling, Group Care Dwelling, Unit Planned Group 	15% total site landscaping area				
Т7.2	Assembly, CommunityAssembly, ReligiousInstitution, Day Care	10% total site landscaping area				
T7.3	 Dwelling, Secondary Suite Open Space, Active Public Use, General Utility, General Business, Residential Service Trade, Short Term Accommodation 	No Requirement				
Т7.4	 Dwelling, Backyard Suite Dwelling, Secondary Suite Open Space, Active Public Use, General Utility, General Business, Residential Service Trade, Residential Short Term Accommodation 	No requirement				

(#2020-64, s.30-31, 2020, #2022-41, s. 26, 2022)

(2) For all uses listed in sections T7.1 and T7.2 of Table 3D.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3D.T7.

- (3) If there is a conflict between the requirements in Table 3D.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

For uses listed in sections T7.1 and T7.2 of Table 3D.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3D.T7:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot.
- (b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard.
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPE AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required by Table 3D.T7, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 3D.F7);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening; and
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 3D.F8 may be subject to additional landscaping requirements.

(4) Development - such as buildings, structures, parking areas or loading areas and non-permeable surfaces shall not be included as part of the total site landscaping area.

(#2022-30, s. 52, 2022)

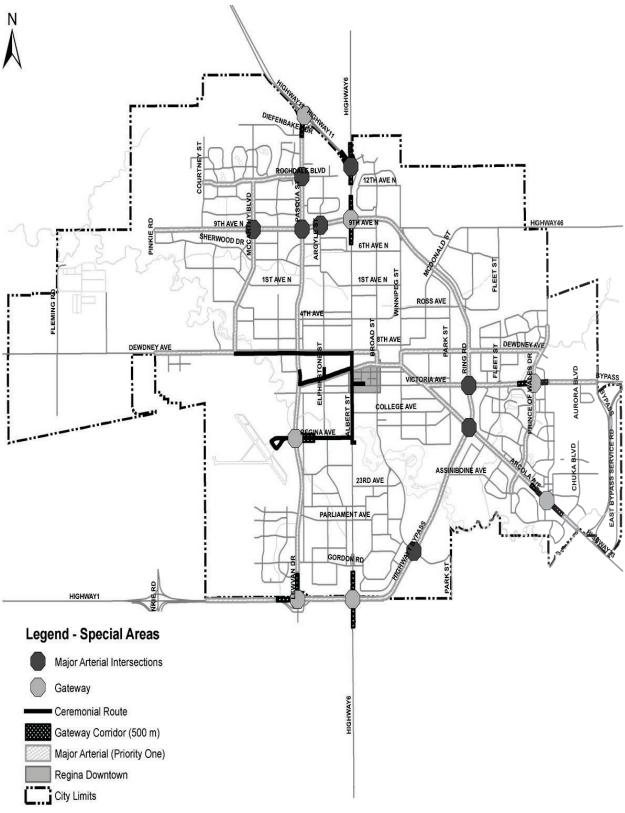


Figure 3C.F7: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to existing development in the Residential High-Rise zone shall provide minimum 1.83 metre to a maximum of the allowable fence height as prescribed in section 2D.2.1 high aesthetic screening along its abutting lot line(s) in the following situations:
 - (a) where the proposed development comprising of three or more units abuts an existing building containing one or two units; or,
 - (b) where the proposed development comprising of a non-Dwelling use abuts an existing building containing one or two units.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential High-rise zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) all collection areas for garbage, refuse or recycling;
 - (b) all storage areas that are outdoors or partially outdoors; and,

(2023-47, s. 10, 2023)

PART 3E RMH – RESIDENTIAL MANUFACTURED HOME ZONE

3E.1 INTENT

This zone is intended to accommodate a neighbourhood characterized by manufactured homes within a manufactured home park setting.

3E.2 APPLICATION

- (1) The regulations, standards and requirements prescribed in Part 3E apply to all land uses and developments in the Residential Manufactured Home zone.
- (2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Manufactured Home zone.
- (3) The Residential Manufactured Home zone shall apply to:
 - (a) lands intended to accommodate a Manufactured Home Park; or
 - (b) an existing lot with an individual Manufactured Home development.

3E.3 LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 3E.T1 lists building types that are permitted or discretionary in the Residential Manufactured Home zone.
- (2) Any building types other than those listed in Table 3E.T1 are prohibited in the Residential Manufactured Home zone.
- (3) Only a lot that is a Manufactured Home Park can contain multiple buildings that are permitted or discretionary in the Residential Manufactured Home zone.

TAE	TABLE 3E.T1: RESIDENTIAL MANUFACTURED HOME ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations	
T1.1	Building, Accessory	Permitted			
T1.2	Building, Manufactured Home	Where a Building, Manufactured Home currently or previously existed on the lot or when developed as part of a Manufactured Home Park.			

3.2 LAND USE REQUIREMENTS

(1) Table 3E.T2 lists land uses and land use intensities that are permitted or

Residential Zones

discretionary in the Residential Manufactured Home zone, subject to compliance with:

- (a) the specific development permit requirements and procedures in Part 1G;
- (b) the land use specific regulations in Table 3E.2;
- (c) the development standards in subpart 3E.4;
- (d) the parking and loading requirements in subpart 3E.6;
- (e) the landscaping and aesthetic screening requirements of subpart 3E.7; and
- (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3E.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Manufactured Home zone:
 - (a) any land use that is not listed in Table 3E.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3E.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

(#2021-62, s. 11, 2021)

Chapter 3 Page 3.113 **Residential Zones** ΓΑΒ CTURED E 3E.T2: RESID Sec. Permitted Discretionary Land Use Specific Regulations Land Uses Group • Dwelling, Group Care Permitted T2.1 • Dwelling, Unit (1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Service Trade, Body Rub Establishment" land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest Permitted • Open Space, Active T2.2 point of the portion of the building used for the "Service Trade, Body Rub Establishment" land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer. (1) A land use in the "Assembly" land use class shall not be operated from an accessory building. (2) An "Assembly, Community", "Assembly, Recreation", "Assembly, Religious", or "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Service Trade, Body Rub Establishment" land use. (3) The measurement required in section (2) • Assembly, Community shall be: • Assembly, Recreation T2.3 • Assembly, Religious Discretionary (a) a straight line measured from the nearest • Institution, Day Care point of the portion of the building used for "Service Trade, Body Rub Establishment" land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer. • Public Use, General There shall be no exterior storage of T2.4 Permitted ____ • Utility, General goods, materials or equipment. (1) A "Manufactured Home Park" shall provide a site or sites for all of the following uses associated with the operation of the development: (a) "Office, Professional"; T2.5 • Manufactured Home Park Discretionary (b) "Storage, Personal"; and (c) "Storage, Warehouse"; (2) Ten per cent of the lot area of "Manufactured Home Park" shall be developed for uses mentioned in clause (1) and recreational uses including an outdoor recreational facilities.

Page 3.	.114	Reside	ential Zones	Chapter 3
TABI	LE 3E.T2: RESIDEN	TIAL MANUF	ACTURED HON	IE ZONE LAND USES
Sec.	Land Uses Group	Permitted	Discretionary	Land Use Specific Regulations
T2.6	Office, ProfessionalStorage, PersonalStorage, Warehouse	Permitted as accessory to a Manufactured Home Park.		The building or structure used for these uses shall be subject to provisions of the accessory buildings or structures prescribed in Table 3E.T5.
T2.7	• Residential Business	 Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The</i> <i>Child Care Act</i>, 2014; or (c) is a Service Trade, Residential Short Term Accommodatio n meeting the requirements of <i>The Residential</i> <i>Short Term</i> <i>Accommodatio</i> n <i>Licensing</i> <i>Bylaw</i>. 		Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.8	• Service Trade, Residential Short Term Accommodation			

(#2020-11, s.7-10, 2020, #2020-33, s.37, 2020, #2020-64, s.32-34,s.s 93, 2020, #2021-55, ss.12-13, 2021, #2022-30, 53, 2022, #2023-103, s. 8, 2023)

3.3 COMBINATION OF USES

- (1) Subject to the land use specific regulations listed in Table 3E.T2, permitted or discretionary principal buildings in the Residential Manufactured Home zone may include a combination of uses that are either permitted or discretionary in the Residential Manufactured Home zone.
- (2) each principal use shall be in a separate unit within the building.
- (3) the land use specific regulation from Table 3E.T2 for each of the combined

uses shall apply.

(4) where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3E.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3E.T3 shall apply to all principal buildings and land uses in the Residential Manufactured Home zone.

TABLE 3E.T3 RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENTSTANDARDS

Sec	Development Criteria	Standards (Per Lot)			
Sec.	Development Criteria	Manufactured Home	Manufactured Home Park		
	Minimum Lot Area	-	-		
T3.1	(1) Lots with rear lane access(2) Lots without rear lane access	200 square metres 233 square metres	(3) Where buildings on the lot front a public street (excluding a public lane) with:		
			 (a) no direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(1); or 		
			 (b) direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(2); 		
			(4) Otherwise: Sum of minimum lot area as identified in Subsection T3.1 for each building and building type on the lot.		
	Minimum Lot Frontage				
Т3.2	(1) Lots with rear lane access	7.3 metres	(3) Where buildings on the lot front a public street (excluding a public lane) with:		
	(2) Lots without rear lane access	8.5 metres	 (a) no direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(1); or 		
			(b) direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(2).		
			(4) Otherwise – 7.5 metres		
T3.3	Minimum Front Yard Setback				
	(1) To garage (Subject to subclause 3E.6.3(4)(b))	6.0 metres	6.0 metres		
	(2) To non-garage portion of the building	1			
	(a) where a landscaped boulevard exists between the curb and the public sidewalk.	3.0 metres	3.0 metres		
City	(b) where no landscaped boulevard exists between the curb and the public sidewalk.	4.5 metres	4.5 metres		

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Residential Zones

TABLE 3E.T3 RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENT STANDARDS

SIA	UARDS				
Sec.	Development Criteria	S	tandards (Per Lot))	
sec.	1		Manufactured Home	٠	Manufactured Home Park
T3.4	Minimum Rear Yard Setback		4.0 metres		4.0 metres
	Minimum Side Yard Setback For corner lo	ts		<u> </u>	
	(1) Where the lot frontage is less than 10 metres				
Т3.5	(a) flankage yard		450 millimetres		450 millimetres
	(b) other side yard		750 millimetres		750 millimetres
	(2) Where the lot frontage is more than 10 metres				
	(a) flankage yard		450 millimetres		450 millimetres
	(b) other side yard		1.2 metres		1.2 metres
	Minimum Side Yard Setback For interior le	ots			
	(1) Where the lot frontage is less than 10 metres				
	(a) single side yard		450 millimetres		450 millimetres
T3.6	(b) total side yard		1.2 metres		1.2 metres
	(2) Where the lot frontage is more than 10 metres				
	(a) single side yard		1.2 metres		1.2 metres
	(b) total side yard		2.4 metres		2.4 metres
T3. 7	Maximum Coverage		50%		50%
T3.8	Maximum Floor Area Ratio		0.50		0.50
T3.9	Maximum Building Height		11 metres		11 metres

(#2020-33, s. 38-39, 2020, #2021-2, s.30, 2021, #2022-30, s. 54, 2022)

4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3E.F1:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3E.4.2(1)(a);
 - (c) the lot frontage shall be measured as a line perpendicular to the sixmetre distance line prescribed in subclause 3E.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3E.F2:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;
 - (b) the lot frontage shall be measured as a line perpendicular to the sixmetre distance line prescribed in subclause 3E.4.2(2)(a).

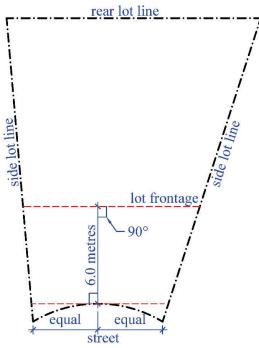


Figure 3E.F1: Minimum Lot Frontage for a Curved Front Lot

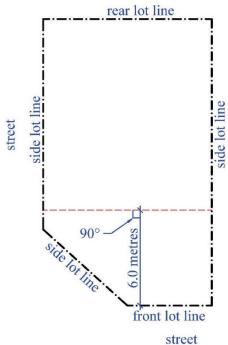


Figure 3E.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3E.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

(3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3E.T3 and 3E.T4.

TABI	TABLE 3E.T4: PERMITTED ENCROACHMENT STANDARDS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line	Maximum Projection Area
T4.1	Structural addition to a Building, Manufactured Home	• Front Yard	1.5 metres	 The lesser of: (a) Minimum side yard setback requirements for the principal building on site; or (b) Existing side yard setback of the building on site. 	12 square metres
T4.2	Structural addition to a Building, Manufactured Home	Side YardRear Yard	Unrestricted	1.2 metres	8 square metres
Т4.3	Fire escape	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	1.5 metres	150 millimetres	N/A
	Uncovered Balcony, Deck or	Platform			
T4.4	 Portion that is 600 millimetres or more in height above grade. 	Front YardRear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.	N/A
	(2) Portion that is less than 600 millimetres in height above grade.	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	Unrestricted	Unrestricted	Unrestricted
T4.5	Porch	Front YardRear Yard	1.5 metres	3.0 metres	Unrestricted
T4.6	Steps above or below grade, landings and wheelchair ramps	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	Unrestricted	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	Unrestricted	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 3E.4.4(2), the maximum building height limitation prescribed in Table 3E.T3 shall not apply to any of the following:
 - (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (i) a communication antenna;
 - (k) a solar panel; or
 - (1) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 3E.4.4(1):
 - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 20, 2023)

3E.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in 3E.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3E.T5 apply to all accessory buildings or structures in the Residential Manufactured Home zone.

TABLE 3E.T5 RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENT						
SIAI Sec.	NDARDS FOR ACCESSORY BUILDINGS OR STF Development Criteria	Standard (Per Lot)				
	Maximum Area					
	(1) Accessory to: (a) Building, Manufactured Home	75 square metres				
T5.1	 (2) Accessory to: (a) Any type of building within a Manufactured Home Park (b) Assembly, Community or Assembly, Religious (c) Public Use, General (d) Utility, General 	Greater of 75 square metres or 15 per cent of the lot area.				
	Minimum Setback for an Accessory Building or Structure on					
	(1) Where the accessory building or structure is located entirely within t	he rear yard:				
	(a) setback from rear lot line					
T5.2	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; or	1.5 metres				
1012	(ii) otherwise	600 millimetres				
	(b) setback from side lot lines (2) Where the accessory building or structure is located entirely within t	600 millimetres				
	(2) where the accessory building of structure is located entirely within t	Same as otherwise required for the				
	(a) setback from side lot line	principal building on site.				
	Minimum Setback for an Accessory Building or Structure loo	cated on a corner lot				
	(1) Where the accessory building or structure is located entirely within the rear yard:					
	(a) setback from rear lot line:					
	 (i) where a vehicular access door of a garage faces rear lot line adjoining a public lane; or 	1.5 metres				
	(ii) otherwise	600 millimetres				
	(b) Setback from side lot line:					
Т5.3	(i) where a vehicular access door of a garage faces flankage lot line; or	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street; or				
		1.5 metres where the flankage lot line adjoins a public lane				
	(ii) otherwise	600 millimetres				
	(2) Where the accessory building or structure is located entirely within t (a) Setback from side lot line	në side yard:				
		5.5 metres from the back of curb or				
	(i) where a vehicular access door of a garage faces flankage lot	walk where the flankage lot line				
	line; or	adjoins a public street; or				
		1.5 metres where the flankage lot				
		line adjoins a public lane				
	(ii) otherwise	Same as otherwise required for the principal building on site.				
T5.4	Minimum Setback from a principal building on the site	1.0 metre				
	Maximum Height					
T5.5	(1) An accessory building used as a communal amenity area in a Manufactured Home Park	Same as Principal Building on site.				
	(2) Otherwise	4.0 metres				

(#2021-2, ss. 31-32, 2021, #2022-30, s. 55, 2022)

5.3 ACCESSORY USE, BUILDING OR STRUCTURE EXCEPTIONS

- (1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3E.T5:
 - (a) where an accessory structure is structurally attached to the principal structure as continuous building envelope, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3E.F3):

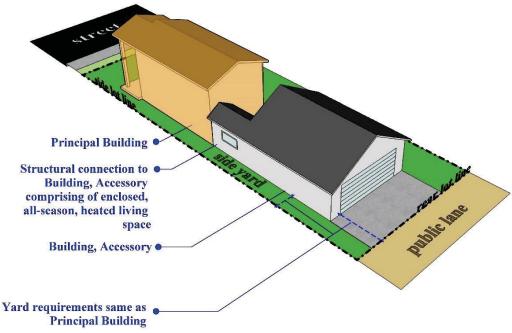


Figure 3E.F3: Accessory Connection

- (b) where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be:
 - (i) minimum 5.5 metres from the back of curb or walk along the flankage lot line adjoining a public street (see Figure 3E.F4); or,
 - (ii) minimum 1.5 metres from the flankage lot line adjoining a public lane.

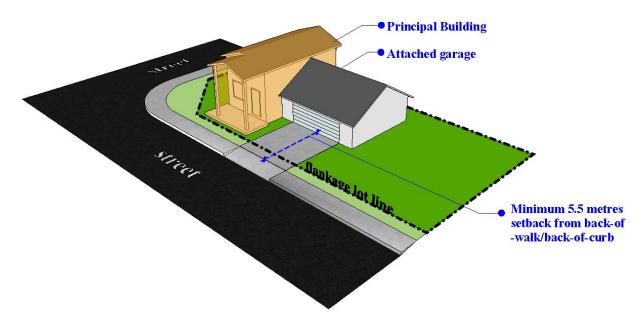


Figure 3E.F4: Flankage Parking

(#2021-2, s.33, 2021)

- (2) The minimum setback requirements of Table 3E.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.
- (3) Where a detached accessory structure mentioned in subsection 3E.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in 3E.T4.7.

(#2022-30, s. 57, 2022)

3E.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a Building, Manufactured Home containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Manufactured Home zone.

- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) accessible building entrance if it exists; or
 - (b) building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.
- (2) No motor vehicle parking stalls shall be in:
 - (a) areas provided to meet the total site landscaping area; or
 - (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site. An approved driveway in the Residential Manufactured Home zone shall meet the following conditions:
 - (a) the width of driveway shall be measured parallel to a vehicular access door of a garage; and
 - (b) the maximum width of a driveway for a building containing only Dwelling land uses shall not exceed the sum of the exterior dimensions of the garage, carport or the parking pad on site and 1.2 metres on the side of the driveway nearest to a side property line.
 - (c) a development permit shall be required before expanding an existing driveway.
- (4) The following requirements apply in determining the location of access to parking on a lot in the Residential Manufactured Home zone:
 - (a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;
 - (b) notwithstanding clause 3E.6.3(4)(a), front yard vehicular access may be permitted, where:
 - (i) the lot has a lawfully existing building and a lawfully existing

parking stall with access provided from the front yard; or

- (ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and
- (iii) the lot has a minimum frontage of 8.5 metres.
- (c) where a lot does not back onto a lane, the following conditions allow for front yard parking (see Figure 3E.F5):
 - (i) the lot has an attached garage with access provided from the front yard; or
 - (ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard (See Figure 3E.F5); or
 - (iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.
- (5) Where a lot in the Residential Manufactured Home zone is a corner lot, the following conditions allow for flankage yard parking:
 - (a) the lot has an attached garage with access provided from the flankage yard;
 - (b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or
 - (c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

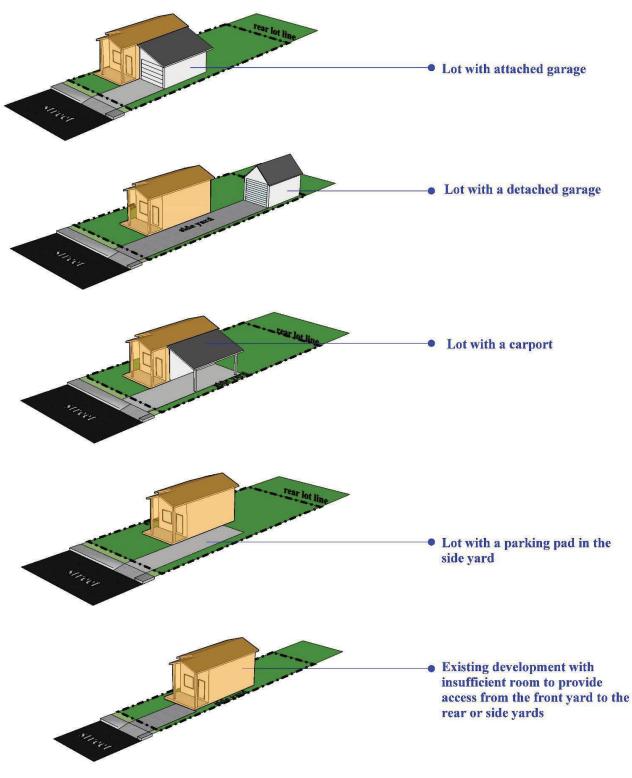


Figure 3E.F5: Front Yard Parking

(6) Where a lot in the Residential Manufactured Home zone has an approved parking configuration of a single motor vehicle meeting the conditions of clause 3E.6.3(4)(c), an additional parking pad may be established in the front yard, similar to Figure 3E.F5a, upon approval of a development permit and conformance with the following requirements:

- (a) the parking pad is located immediately next to the approved driveway; and
- (b) the combined width of the parking pad and approved driveway does not exceed 6.1 metres.



Figure 3E.F5a: Front Yard Parking for a Single Motor Vehicle (#2022-30, ss. 58-60, 2022)

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) Table 3E.T6 lists the required motor vehicle parking requirements for land uses in the Residential Manufactured Home zone.
- (2) If in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded.
 - (b) any fractions over one-half shall be deemed to be equivalent to one stall.
- (3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

REQ	REQUIREMENTS				
Sec.	Land Use	Mot	or Vehicle		
T6.1	Dwelling Unit (s) within a Manufactured Home or Manufactured Home Park	One stall is required per Dwelling Unit			
Т6.2	Dwelling, Group Care	Greater of: (a) one stall is required per s (b) two stalls are required.	ix beds; or		
Т6.3	Service Trade, Residential Short Term Accommodation	for the Dwelling Unit.	ddition to the parking requirement		
T6.4	Business, Residential	 A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle. Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.6 shall apply. Where the Residential Business is a Service Trade, Residential 			
		Short Term Accommodation, parking requirements listed under T6.3 shall apply			
T6.5	Institution, Day Care	 to the satisfaction of the Dev parking capacity can adequal without impeding traffic flow reduce the minimum passeng accordingly. (4) Parking stalls required pursua to satisfy the passenger drop (2). (5) All on-site passenger drop-of marked for passenger drop-of 	Minimum number of drop-off stalls 1 stall 2 stalls 3 stalls 4 stalls 5 stalls Two additional stalls for each increment of 15 individuals in excess of 60 2), where the applicant demonstrates, relopment Officer, that on-street tely serve as a passenger drop-off stall w, the Development Officer may ger drop-off stall requirements ant to subsection (1) shall not be used -off stall requirements of subsection ff stalls shall be reserved and clearly off purposes.		
T6.6	All other land uses	One stall is required per 75 squa			

TABLE 3E.T6: RESIDENTIAL MANUFACTURED HOME ZONE PARKING REOUIREMENTS

(#2020-33, s.40, 2020)(#2020-64, s.35,s.s 93, 2020)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot contacting buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3E.6.5(1).
- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 3E.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 3E.6.5(1) and (2) the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses there shall be either:
 - (a) two short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of the subclauses 3E.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the grade floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 21, 2023)

3E.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3E.T7 apply to principal land uses and developments in the Residential Manufactured Home zone.

TABLE 3E.T7: RESIDENTIAL MANUFACTURED HOME ZONE TOTAL SITE LANDSCAPING REQUIREMENTS Sec. Minimum Landscaping Requirements

sec.	Lanu Use	Winninum Landscaping Kequirements
T7.1	For a • Dwelling, Unit; or • Dwelling, Group Care within a Building, Manufactured Home	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall.
Т7.2	Manufactured Home Park	Minimum 7.5 metre wide landscaping area along all lot lines adjoining a public street. This area shall be in addition to the area required for recreational use.
	Assembly, Community	
T7.3	Assembly, ReligiousInstitution, Day Care	10% total site landscaping area
T7.4	 Open Space, Active Public Use, General Residential Business Service Trade, Residential Short Term Accommodation 	No requirement

(#2020-64, s.36-37, 2020)

- (2) For all uses listed in section T7.3 of Table 3E.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3E.T7.
- (3) If there is a conflict between the requirements in Table 3E.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

- (1) For all uses listed in sections T7.2 and T7.3 of Table 3E.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3E.T7:
 - (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
 - (b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and
 - (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPE AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required by Table 3E.T7, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 3E.F6);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening; and
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 3E.F6 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

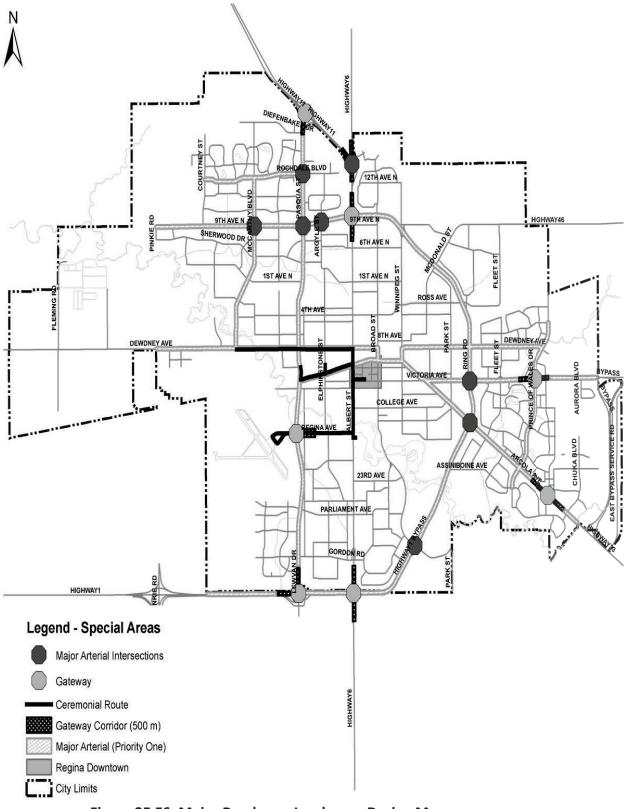


Figure 3E.F6: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 Aesthetic Screening of Incompatible Uses

- (1) A proposed new development or substantial addition to existing development in the Residential Manufactured Home zone shall provide minimum 1.83 metre to a maximum of the allowable fence height as prescribed in section 2D.2.1 high aesthetic screening along its abutting lot line, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Manufactured Home zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) all collection areas for garbage, refuse or recycling; and
 - (b) all storage areas that are outdoors or partially outdoors.

(2023-47, s. 11, 2023)

PART 3F R1 – RESIDENTIAL DETACHED ZONE

3F.1 INTENT

This zone is intended to:

- (a) permit the development of dwelling units in detached buildings; and
- (b) serve as a designation which preserves and protects the suburban residential community character of an area.

3F.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 3F apply to all land uses and developments in the Residential Detached zone.
- (2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Detached zone.
- (3) The Residential Detached zone shall apply to lands intended to permit the development of dwelling units only in detached buildings.

3F.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 3F.T1 lists building types that are permitted or discretionary in the Residential Detached zone.
- (2) Any building types other than those listed in Table 3F.T1 are prohibited in the Residential Detached zone.

TABL	TABLE 3F.T1: RESIDENTIAL DETACHED ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations	
T1.1	Building, Accessory	Permitted			
T1.2	Building, Detached	Permitted		Within the Intensification Boundary ¹ , the maximum number of principal units in a Building, Detached shall be four; otherwise the maximum number of principal units in a Building, Detached shall be two (outside Intensification Boundary).	
T1.3	Building, Planned Group		Discretionary		
Note:	Note:				

¹As illustrated in Map 1c: Intensification Boundary in *Design Regina: Official Community Plan*.

(2024-4, s. 11, 2024)

3.2 LAND USE REQUIREMENTS

- (1) Table 3F.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Detached zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3F.2;
 - (c) the development standards in subpart 3F.4;
 - (d) the parking and loading requirements in subpart 3F.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3F.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3F.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Detached zone:
 - (a) any land use that is not listed in Table 3F.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3F.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

(#2021-62, s. 12, 2021)

Chapter 3

Residential Zones

TAB	LE 3F.T2: RESIDE	NTIAL DETAC	CHED ZONE L	AND USES
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
T2.1	 Dwelling, Group Care Dwelling, Unit	Permitted		
				 The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Service Trade, Body Rub Establishment" land use. The measurement required in subsection (1) shall be:
T2.2	• Open Space, Active	Permitted		 (a) a straight line, measured from the nearest point of the portion of the building used for the "Service Trade, Body Rub Establishment" land use to the nearest portion of the lot requiring separation.
				(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.3	• Dwelling, Secondary Suite	Permitted		Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
				(1) A land use in the "Assembly" land use class shall not be operated from an accessory building.
				(2) An "Assembly, Religious" or "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Service Trade, Body Rub Establishment" land use.
T2.4	Assembly, ReligiousInstitution, Day Care		Discretionary	(3) The measurement required in section (2) shall be:
				 (a) a straight line measured from the nearest point of the portion of the building used for "Service Trade, Body Rub Establishment" land use to the nearest portion of the lot requiring separation.
				(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.5	Public Use, GeneralUtility, General	Permitted		There shall be no exterior storage of goods, materials or equipment.
				(1) A "Planned Group" shall allow all land uses and building types that are permitted or discretionary in the Residential Detached zone.
T2.6	Planned Group		Discretionary	(2) All buildings within the "Planned Group" shall comply with the applicable Development Standards specified in Table 3F.T3.
				(3) Buildings that are connected by underground parking structures or above- ground enclosed or non-enclosed structures shall be considered a" Planned Group" and shall comply with the regulations of this subsection.
				(4) A" Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of

TAB	LE 3F.T2: RESIDE	NTIAL DETAC	CHED ZONE L	AND USES
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
				five per cent of the total lot area to a communal amenity area.
				(5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3F.7.
T2.7	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.7	• Residential Business	 (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The</i> <i>Child Care</i> <i>Act, 2014</i>; or (c) is a Service Trade, Residential Short Term Accommodati on meeting the requirements of <i>The</i> <i>Residential</i> <i>Short Term</i> <i>Accommodatio</i> <i>n Licensing</i> <i>Bylaw.</i>" 		
T2.8	• Service Trade, Residential Short Term Accommodation	Permitted		
T2.9	Dwelling, Backyard Suite	Permitted		Refer to Subpart 2C.3 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
#2020 11	$a 7 \frac{9}{8} a 11 2020 \# 2020 6$	$1 = \frac{29}{10} + \frac{10}{10} = \frac{100}{100} + \frac{1000}{100} + \frac{1000}$	+2021.55 as 14.15	2021 #2022-30 ss 62 and 63 2022 #2023-

(#2020-11, s.7-8, ss.11, 2020, #2020-64, s.38-40,s.s 93, 2020, #2021-55, ss.14-15, 2021, #2022-30, ss. 62 and 63, 2022, #2023-92, s. 17, 2023, #2023-103, s. 9, 2023)

3.3 COMBINATION OF USES

- Subject to the land use specific regulations listed in Table 3F.T2, permitted or discretionary principal buildings in the Residential Detached zone may include a combination of uses that are either permitted or discretionary in the Residential Detached zone.
- (2) Each principal use shall be in a separate unit within the building.
- (3) The land use specific regulation from Table 3F.T2 for each of the combined uses shall apply.
- (4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3F.4 DEVELOPMENT STANDARDS IN THE RESIDENTIAL DETACHED ZONE

4.1 **DEVELOPMENTS STANDARDS**

The standards prescribed in Table 3F.T3 shall apply to all principal buildings and land uses in the Residential Detached zone.

TABI	LE 3F.T3 RESIDENTIAL DETAC	CHED ZONE DEVI	ELOPMENT STANDARDS
G		Standards (Per lot)	
Sec.	Development Criteria	• Building, Detached	• Building, Planned Group
T3.1	Minimum Lot Area	325 square metres	Sum of minimum lot area as identified in T3.1 for each building and building type on the lot.
T3.2	Minimum Lot Frontage	Within areas of the Hillsdale Neighbourhood subject to the "Low- Density A area" policies of the Hillsdale Neighbourhood Land-Use Plan (The Official Community Plan, Part B.20) the minimum lot frontage shall be 15 metres;	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2 for each building fronting a public street; Otherwise - 7.5 metres
		Otherwise - 10.5 metres	
T3.3	Minimum Front Yard Setback (1) To garage (Subject to subclause 3F.6.3(4)(b)) (2) To non-garage portion of the building (a) where a landscaped boulevard exists between the curb and the public sidewalk (b) where no landscaped boulevard	6.0 metres 3.0 metres	Minimum front yard setback otherwise required for each of the building types as identified in T3.3.
	exists between the curb and the public sidewalk	4.5 metres	
	Minimum Rear Yard Setback (1) Lots with rear lane access		(3) Where the rear lot line abuts a public
T3.4	(2) Lots without rear lane access	3.5 metres 5.0 metres	(5) where the real for the abus a public street (excluding a public lane) and has direct vehicular access to buildings on the lot: same as front yard setback standards listed in Section T3.3
			(4) Where the rear lot line abuts a public lane: 3.5 metres; or
			(5) Where the rear lot line does not abut a public lane or street: 5.0 metres.
	Minimum Side Yard Setback for Corn	er Lots	<u> </u>
	(1) Flankage yard	450 millimetres	
Т3.5	(2) Other side yard	1.2 metres	(3) Where the lot has direct vehicular access to buildings from the flankage lot line: same as front yard setback standards listed in Section T3.3
			(4) Otherwise: 1.2 metres
	Minimum Side Yard Setback for Inter		
T3.6	(1) Single side yard(2) Total side yard	1.2 metres 2.4 metres	Minimum side yard setback for interior lots otherwise required for each of the
T3.7	Maximum Site Coverage	50%	building types as identified in T3.6. 50%
T3.8	Maximum Floor Area Ratio	0.75	Maximum floor area ratio otherwise permitted for each building type as identified in the T3.8.
T3.9	Maximum Building Height	11 metres	11 metres

(#2020-33, s.41, 2020, #2021-2, s.35, 2021, #2022-30, s.64, 2022, #2023-29, s4, 2023)

4.2 EXISTING MAINTENANCE EASEMENT

- (1) Where a maintenance easement is registered on the title(s) of a lot in the Residential Detached zone regarding a zero lot development on an adjoining lot:
 - (a) if the lawfully existing zero lot development on the adjoining lot is damaged or destroyed by fire, flood or an act of God, it may be repaired or reconstructed as a new zero lot development;
 - (b) notwithstanding the minimum side yard requirements prescribed in Table 3F.T3, the owner of such lot shall perpetually keep the maintenance easement in favor of the adjoining lot on which the zero lot development is constructed;
 - (c) notwithstanding the permitted yard encroachments prescribed in Table 3F.T4, features such as fireplaces, chimneys, dryer vents, cold air intakes, hose bibs, downspouts, etc. and other architectural elements shall not encroach into the maintenance easement; and
 - (d) notwithstanding clause 3F.4.2 (1)(b), eaves from the building on the lot with maintenance easement can encroach on the maintenance easement to a maximum distance of 600 millimetres.

4.3 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3F.F1:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3F.4.3(1)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3F.4.3(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3F.F2:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
 - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3F.4.3(2)(a).

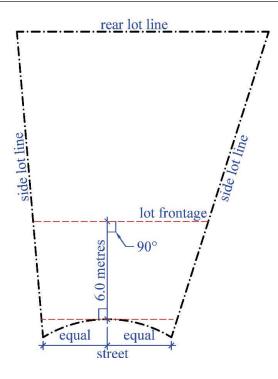


Figure 3F.F1: Minimum Lot Frontage on a Curved Front Lot

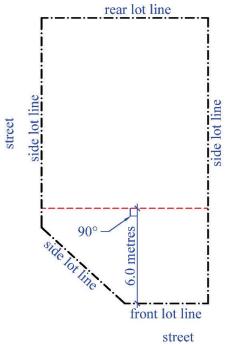


Figure 3F.F2: Minimum Lot Frontage on a Corner Lot

4.4 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as

permitted by Table 3F.T4.

- (2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3F.T3 and 3F.T4.

TABLE 3F.T4: RESIDENTIAL DETACHED ZONE PERMITTED ENCROACHMENTS						
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line		
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	 Front Yard Interior Side Yard Flankage Yard Rear Yard 	610 millimetres	450 millimetres		
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	 One Interior Side Yard Flankage Yard 	610 millimetres	450 millimetres		
T4.3	Fire escape	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	1.5 metres	150 millimetres		
	Uncovered Balcony, Deck or Platform					
T4.4	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.		
	(2) Portion that is less than 600 millimetres in height above grade.	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	Unrestricted	Unrestricted		
T4.5	Porch	Front YardRear Yard	1.5 metres	3.0 metres		
T4.6	Steps above or below grade, landings and wheelchair ramps	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	Unrestricted	Unrestricted		
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	 Front Yard Interior Side Yards Flankage Yard Rear Yard 	Unrestricted	Unrestricted		

4.5 HEIGHT EXCEPTIONS

- (1) Subject to subsection 3F.4.5(2), the maximum building height limitation prescribed in Table 3F.T3 shall not apply to the following:
 - (a) a spire;
 - (b) a belfry;
 - (c) a cupola;

- (d) a dome;
- (e) a chimney;
- (f) a ventilator;
- (g) a skylight;
- (h) a water tank;
- (i) a bulkhead;
- (j) a communication antenna;
- (k) a solar panel; or
- (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 3F.4.5(1):
 - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 22, 2023)

3F.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 3F.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3F.T5 apply to all accessory buildings or structures in the Residential Detached zone.

TABLE 3F.T5 RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES					
Sec.	Development Criteria	Standard (Per lot except for Building, Row where standards are per unit)			
T5.1	Maximum Area (1) Accessory to a: (a) Building, Detached;	80 square metres			
	 (2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General 	Greater of 80 square metres or 15 per cent of the lot area			
T5.2	Minimum Setback for an Accessory Building or Structure on an interior (1) Where the accessory building or structure is located entirely within the register of the setback from the rear lot line: (a) setback from the rear lot line: (i) for portions below 4.0 metres in height: (A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; (B) otherwise (ii) for portions above 4.0 metres in height: (A) where the lot adjoins a public lane; (B) otherwise (ii) for portions below 4.0 metres in height: (b) setback from side lot lines: (i) for portions below 4.0 metres in height (ii) for portions below 4.0 metres in height (ii) for portions below 4.0 metres in height				
	 (1) for portions above 4.0 metres in neight (2) Where the accessory building or structure is located entirely within the s (a) setback from side lot line 	side			
	Minimum Setback for an Accessory Building or Structure located on a of (1) Where the accessory building or structure is located entirely within the (a) setback from rear lot line: (i) for portions below 4.0 metres in height: (A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; (B) otherwise; (ii) for portions above 4.0 metres in height: (B) otherwise; (b) setback from side lot line:				
T5.3	 (i) where a vehicular access door of a garage faces flankage lot line; 	 5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3F.F3); or 1.5 metres where the flankage lot line adjoins a public lane 			
	(ii) otherwise;(2) Where the accessory building or structure is located entirely within the	600 millimetres side vard:			
	(a) setback from side lot line:				
	 (i) where a vehicular access door of a garage faces flankage lot line 	 5.5 metes from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3F.F3); or 1.5 metres where the flankage lot line adjoins a public lane 			
	(ii) otherwise	Same as otherwise required for the principal building on site			
T5.4	Minimum Set back from a principal building on the site				

Page 3.144	Residential Zones	Chapter 3			
	 Where a Dwelling, Backyard Suite use exists in the accessory building: 	5.0 metres, unless a shared yard is provided and has no dimension less than 5.0 metres, then 1.0 metres. See Figure 3F.F2A			
	(2) Otherwise	1.0 metres			
	Maximum Height				
T5.5	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres			
15.5	(2) An accessory building used as a Dwelling, Backyard Suite or habitable space	6.5 metres			
	(3) Otherwise	4.0 metres			

(#2022-30, s. 65, 2022, #2022-41, s. 27, 2022, #2023-92, ss. 18,19, 2023)

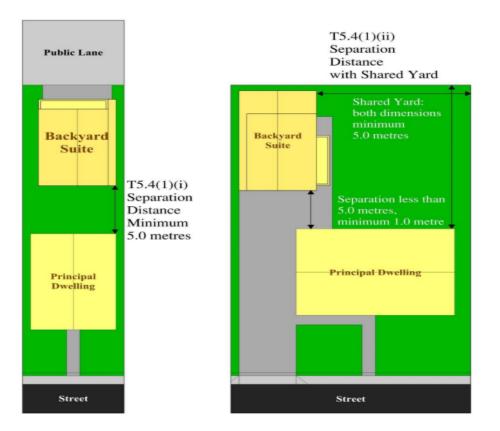


Figure 3F.F2A: Setback from Primary Building for Dwelling, Backyard Suite (#2022-41, s. 28, 2022)

5.3 ACCESSORY USE, BUILDING OR STRUCTURE EXCEPTIONS

- (1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3F.T5:
 - (a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3F.F4); and
 - (b) notwithstanding clause 3F.5.3(a), where access to an attached garage

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or carport is provided directly from a flankage side, setback to the attached garage or carport shall be:

- (i) minimum 5.5 metres from the back of curb or walk along the flankage lot line adjoining a public street ;or,
- (ii) minimum 1.5 metres from the flankage lot line adjoining a public lane.

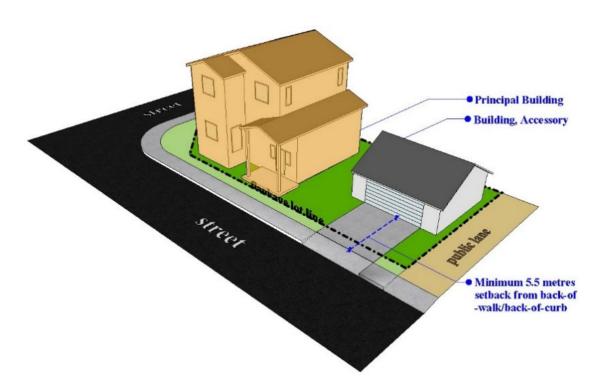


Figure 3F.F3: Flankage Yard Parking

 $(\#2021\text{-}2,\,s.38,\,2021)$

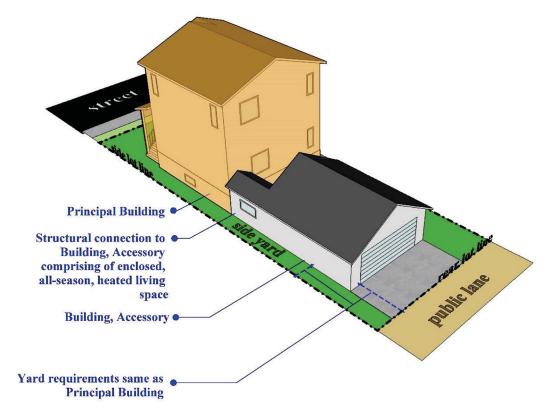


Figure 3F.F4: Accessory Connection

- (2) The minimum setback requirements of Table 3F.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.
- (3) Where a detached accessory structure mentioned in subsection 3F.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 3F.T4.7.
 2021 #2022_30 s 66 2022)

(#2021-2, s.39, 2021, #2022-30, s. 66, 2022)

3F.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Detached zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) accessible building entrance, if it exists; or
 - (b) building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvering area, garage door, loading stall or loading bay shall be located in:
 - (a) any areas provided to meet the total site landscaping area; or
 - (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site. An approved driveway in the Residential Detached zone shall meet the following conditions:
 - (a) the width of driveway shall be measured parallel to a vehicular access door of a garage; and
 - (b) the maximum width of a driveway for a building containing only Dwelling land uses shall not exceed the sum of the exterior dimensions of the garage, carport or the parking pad on site and 1.2 metres on the side of the driveway nearest to a side property line.
 - (c) a development permit shall be required before expanding an existing approved driveway.

- (4) The following requirements apply in determining the location of access to parking on a lot in the Residential Detached zone:
 - (a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;
 - (b) notwithstanding clause 3F.6.3(4)(a), front yard vehicular access may be permitted, where:
 - (i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or
 - (ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and
 - (iii) the lot has a minimum frontage of 10.5 metres.
 - (c) where a lot does not back onto a lane, the following conditions allow for front yard parking (see Figure 3F.F5):
 - (i) the lot has an attached garage with access provided from the front yard; or
 - (ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or
 - (iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.
- (5) Where a lot in the Residential Detached zone is a corner lot, the following conditions allow for flankage yard parking:
 - (a) the lot has an attached garage with access provided from the flankage yard;
 - (b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or
 - (c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

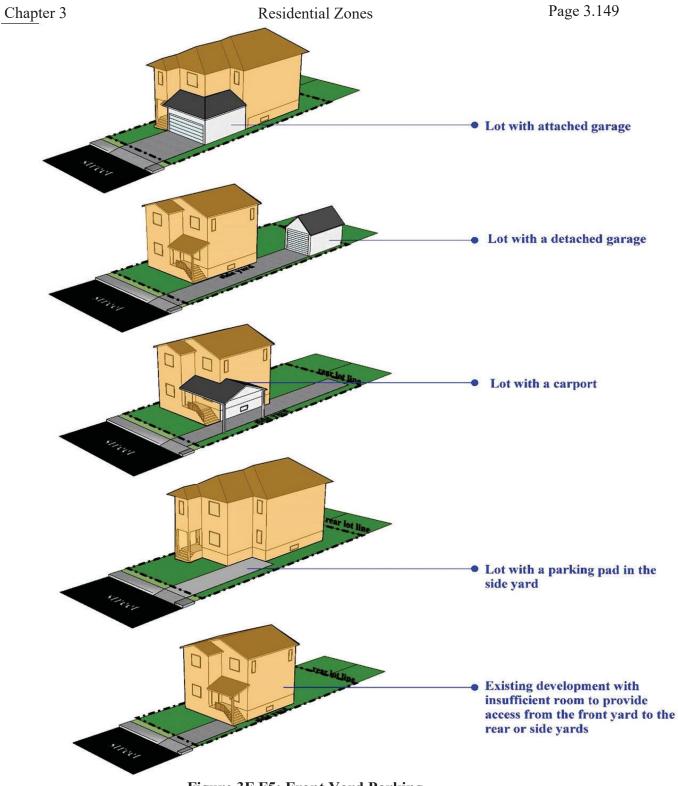


Figure 3F.F5: Front Yard Parking

- (6) Where a lot in the Residential Detached zone has an approved parking configuration of a single motor vehicle meeting the conditions of clause 3F.6.3(4)(c), an additional parking pad may be established in the front yard, similar to Figure 3F.F5a, upon approval of a development permit and conformance with the following requirements:
 - (a) the parking pad is located immediately next to the approved driveway; and
 - (b) the combined width of the parking pad and approved driveway does not exceed 6.1 metres.

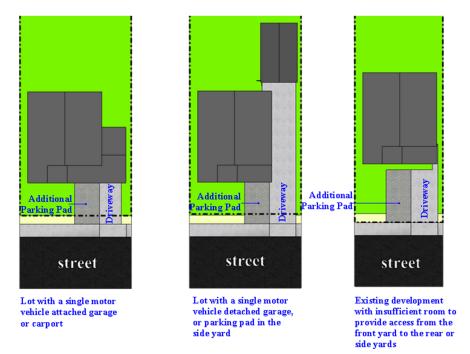


Figure 3F.F5a: Front Yard Parking for a Single Motor Vehicle (#2022-30, ss. 67-69, 2022)

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 3F.T6 apply to development in the Residential Detached zone.
- (2) If, in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fractions over one-half shall be deemed to be equivalent to one stall.
- (3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.

- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 3F.T6: RESIDENTIAL DETACHED ZONE PARKING REQUIREMENTS				
Sec.	Land Use	Motor Vehicle		
T6.1	Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit.		
Т6.2	Dwelling, Group Care	Greater of: (a) one stall is required per six beds; or (b) two stalls are required.		
T6.3	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit.		
T6.4	Planned Group	Same as the requirement for the permitted or discretionary Dwelling use in the Residential Detached zone.		
Т6.5	Service Trade, Residential Short Term Accommodation	0.5 stall per Service Trade, Residential Short Term Accommodation is required in addition to the parking requirement for the Dwelling Unit.		
Т6.6	Business, Residential	 A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle. Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply. Where the Residential Business is a Service Trade, Residential 		
		Short Term Accommodation, parkin T6.5 shall apply.	g requirements listed under	
T6.7	Institution, Day Care	adequately serve as a passenger drop	ce with the following: Minimum Number of Passenger Drop- off stalls 1 stall 2 stalls 3 stalls 4 stalls 5 stalls Two additional stalls for each increment of 15 individuals in excess of 60 re the applicant demonstrates, to the icer, that on-street parking capacity can o-off stall without impeding traffic flow, e the minimum passenger drop-off stall ubsection (1) shall not be used to satisfy	
Т6.8	All other land uses	(5) All on-site passenger drop-off stalls passenger drop-off purposes.One stall is required per 75 square metre	-	

(#2020-64, s.41,s.s 93, 2020, #2022-41, s. 29, 2022)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the

requirement mentioned in subsection 3F.6.5(1).

- (3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 3F.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 3F.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses there shall be either:
 - (a) two short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of the clauses 3F.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 23, 2023)

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

(1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date. (2) Notwithstanding the motor vehicle parking requirements in subpart 3F.6.4 and 3F.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3F.6.7(1).

3F.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3F.T7 apply to principal land uses and developments in the Residential Detached zone.

TABLE 3F.T7: RESIDENTIAL DETACHED ZONE TOTAL SITE LANDSCAPING				
REQUIREMENTS				
Sec.	Land Use	Minimum Landscaping Requirements		
T7.1	For a : • Dwelling, Unit; or • Dwelling, Group Care	 Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall. 		
Т7.2	Assembly, CommunityAssembly, ReligiousInstitution, Day Care	10% total site landscaping area		
T7.3	Planned Group	15% total site landscaping area		
T7.4	 Dwelling, Backyard Suite Dwelling, Secondary Suite Open Space, Active Public Use, General Utility, General Business, Residential Service Trade, Residential Short Term Accommodation 	No requirement		

(#2020-64, s.42-43, 2020, #2022-41, s. 30, 2022)

- (2) For all uses listed in sections T7.2 and T7.3 of Table 3F.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3F.T7.
- (3) If there is a conflict between the requirements in Table 3F.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

- (1) For all uses listed in sections T7.2 and T7.3 of Table 3F.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3F.T7:
 - (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
 - (b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and
 - (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required Table 3F.T7, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 3F.F6);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening; and
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 3F.F6 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

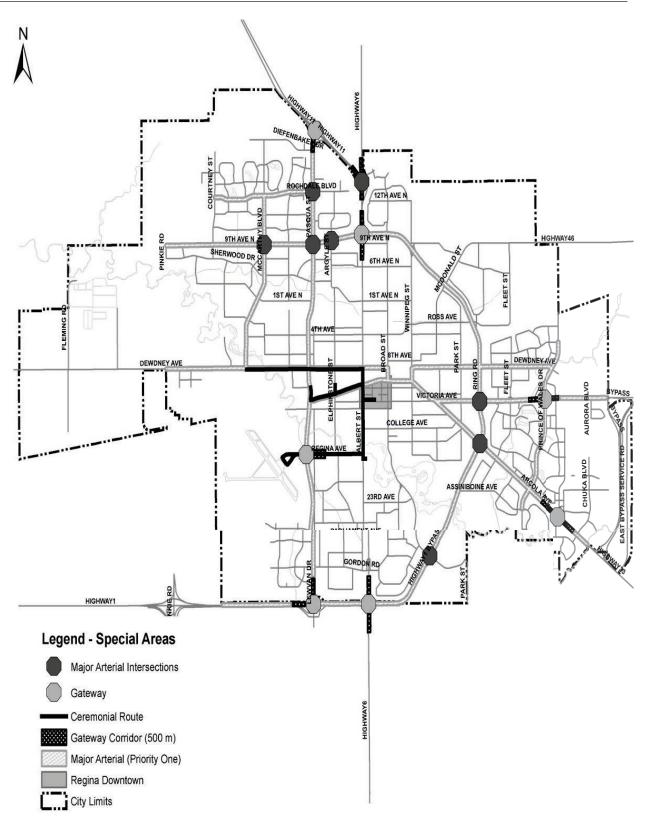


Figure 3F.F6: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Residential Detached zone shall provide minimum 1.83 metre to a maximum of the allowable fence height as prescribed in section 2D.2.1 high aesthetic screening along its abutting lot lines, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Detached zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) all collection areas for garbage, refuse or recycling; and

(b) all storage areas that are outdoors or partially outdoors (2023-47, s. 12, 2023)