

# Proposed Amendments to Land Use Bylaw 1P2007

## Redline Copy

### Fences

~~540.1 The height of a **fence** above **grade** at any point along a **fence** line must not exceed 1.2 metres for any portion of a **fence** extending between the foremost front façade of the immediately adjacent **main residential building** and the **front property line**.~~

### Fences for Rowhouse Buildings

**540.1** For a **Rowhouse Building**, the height of a **fence** above **grade** at any point along a **fence** line must not exceed:

- (a) 1.2 metres for any portion of a **fence** extending between the foremost front façade of the immediately adjacent **main residential building** and the **front property line**;
- (b) 2.0 metres in all other cases; and
- (c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.

### Rear setback rule in R-G

**547.12 (1)** Unless otherwise referenced in subsections (2), (3) or (4) the minimum **building setback** from a **rear property line** is 7.5 metres.

**(2)** On a **laneless parcel** the minimum **building setback** from a **rear property line** is 5.0 metres where all the required **motor vehicle parking stalls** for a **Duplex Dwelling, Semi-detached Dwelling, Single Detached Dwelling or Rowhouse Building** are provided in a **private garage**.

**(3)** The minimum **building setback** from a **rear property line** shared with a **carriage house lot** is 1.2 metres where all the required **motor vehicle parking stalls** for a **Duplex Dwelling, Semi-detached Dwelling, Single Detached Dwelling or Rowhouse Building** are provided in a **private garage**.

**(4)** On a **laned parcel** the minimum **building setback** from a **rear property line** shared with a **lane** is 0.6 metres where all the required **motor vehicle parking stalls** for a **Duplex Dwelling, Semi-detached Dwelling, Single Detached Dwelling or Rowhouse Building**:

- (a) are provided in a **private garage**; and
- (b) have direct, individual access to the **lane**.

(5) For a **development** subject to subsection (4) the provisions referenced in section 338 regarding projections into the **rear setback area** do not apply.

(6) For a **development** subject to subsection (4) eaves may project 0.3 metres into the **rear setback area**.

### Single Detached, Semi-Detached, Duplex Dwellings, **Secondary Suites** and Backyard Suites

**573** Any of the following uses must comply with the rules of the R-CG District that apply to such **development**:

- (a) **Accessory Residential Building** that is not combined with a **Multi-Residential Development**;
- (b) **Backyard Suite**;
- (c) **Duplex Dwelling**;
- ~~(d) **deleted**~~
- (d) Secondary Suite** that is not combined with a **Multi-Residential Development**;
- (e) **Semi-detached Dwelling**; or
- (f) **Single Detached Dwelling**.

### Parcel Coverage

**1392 (1)** Unless otherwise referenced in subsection (2), the maximum cumulative **building coverage** over all the **parcels** subject to a single **development permit** containing one or more **Dwelling Units** is:

- (a) 45.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of less than 40 **units** per hectare;
- (b) 50.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** 40 **units** per hectare or greater and less than 50 **units** per hectare;
- (c) 55.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 50 **units** per hectare or greater and less than 60 **units** per hectare; or
- (d) 60.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 60 **units** per hectare or greater.

~~(2) The maximum **parcel coverage** referenced in subsection (1), must be reduced by 21.0 square metres for each **motor vehicle parking stall** provided on a **parcel** that is not located in a **private garage**.~~

- (2) The maximum **parcel coverage** referenced in subsection (1), must be reduced by:
- (a) 21.0 square metres where one **motor vehicle parking stall** is required on a **parcel** that is not located in a **private garage**; and
  - (b) 19.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage** where more than one **motor vehicle parking stall** is required on a **parcel**.
- (3) In all other cases, the maximum **parcel coverage** is 45.0 per cent.

### Landscape Requirements

1402 ~~(1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.~~

(1) For **developments** of three **units** or more, **landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.

(1.1) For **developments** of two **units** or less, the General Landscaping Rules of Section 346.1 apply.

(2) All areas of a **parcel**, except for those portions specifically required for motor vehicle access, **motor vehicle parking stalls**, **loading stalls**, garbage facilities, or any purpose allowed by the **Development Authority**, must be a **landscaped area**.

(3) All **setback areas adjacent** to a **street**, except for those portions specifically required for motor vehicle access, must be a **landscaped area**.

(4) **Amenity space** provided outdoors at **grade** must be included in the calculation of a **landscaped area**.

(5) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls**, **loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.

(6) A minimum of 30.0 per cent of the **landscaped area** must be covered with **soft surfaced landscaping**.

(7) All **soft surfaced landscaped area** must be irrigated by an underground irrigation system, unless otherwise provided by a **low water irrigation system**.

- (8) Mechanical systems or equipment that are located outside of a **building** must be **screened**.
- (9) The **landscaped areas** shown on the landscape plan approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.