

| Section 4: General Provisions |   |  |   |
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|                               | Current Regulations   | Proposed Amendment   | Rationale   |
| Subsection 4.6                | Inconsistent use of the language “whichever is the lesser” and inconsistent use of semi-colons.   | Correct the language “whichever is the lesser” in Subsections 4.6 a), b), and e), and correct the use of semi-colons in Subsections 4.6 d) and e).   | This amendment corrects wording and format and ensures that the subsection is consistent and coherent.  |
| Subsection 4.8.2 c)           | All buildings accessory to a Single Detached Dwelling shall not exceed an area of 120 square metres and shall have a maximum building height of 6.0 metres. | All buildings accessory to a Single Detached Dwelling shall not exceed a total 5% lot coverage, to a maximum of 200 square metres, and shall have a maximum building height of 6.0 metres. | <p>The current GFA requirement triggers a high number of Minor Variance applications. An increase to the maximum size requirement will reduce the need for further approvals.</p> <p>The proposed increase is based on a review of recent Minor Variance applications that were supported by staff and approved by the Committee of Adjustment. A lot coverage threshold of 5% was added to ensure that if an existing lot is less than 0.4 ha in size, it will not be overbuilt by an accessory structure that is 200 sq m. Staff note that a 200 sq m accessory building constitutes 5% lot coverage of a 0.4 ha lot (which is the minimum lot size that the Zoning By-law requires for a single detached dwelling). Additionally, the regulation should more accurately reference “Gross Floor Area” rather than “area”.</p> <p>The maximum height requirement will remain the same.</p> |
| Subsection 4.12 a)            | The Vacuum Clause for the Downtown Zones only includes the D5 and D6 Zones.   | Delete references to the D5 and D6 Zones and replace them with a general reference to “Downtown Zones”.  | This amendment is to facilitate the Downtown Secondary Plan and Downtown Zoning update in 2018. The intent is for the Vacuum Clause to recognize all Downtown Zones instead of only the D5 and D6 Zones (it is unclear why the 2005 version of the Downtown Zones only included certain zones). This amendment makes this section of the Vacuum Clause consistent with those sections approved for the Industrial, Rural, Transit Oriented Corridor, and Commercial and Mixed Use Zones which were all-encompassing and included all respective zones within the classification.  |