

<b>ZONING BY-LAW AMENDMENT MODIFICATION CHART (Zoning By-law No. 05-200)</b>			
<b>Regulations</b>	<b>Required</b>	<b>Modification</b>	<b>Analysis</b>
Section 4.8 f) Accessory Buildings in All Zones	Except as permitted in Subsection 4.18 a), an Accessory Building shall not be erected prior to the erection of the principal building or structure on the lot.	An inground waste system or other similar waste container shall be permitted to be erected prior to the erection of the principal building or structure on the lot, within the Condominium Road deemed to be a street.	This technical modification considers the sequencing of the Common Element Condominium application and future Consent applications and should the inground waste system be constructed prior to the erection of a single detached dwelling.  Staff are supportive of this technical modification.
Section 4.3 b) Frontage on a Street	Where a building or lot is legally tied to a common element condominium which has frontage on a common element road that provides direct access to a street and is registered under the Condominium Act, such driveway shall be deemed to also be a street for purposes of applying the provisions of this By-law.	Private driveway(s) or condominium road(s) are deemed to be a street(s), and parking and landscaping are permitted within the street(s).	Section 4.3 b) requires the inclusion of parking landscaping areas and in-ground waste systems for the purposes of applying provisions of the Zoning By-law. These technical modifications permit accessory uses within the condominium road that are deemed to have frontage on a street.  Therefore, staff are supportive of this modification.
Section 15.1.2.1 b) Minimum Setback from a Side Lot Line	1.2 metres	A setback of 1.2 metres on the garage side and 0.6 metres on the non-garage side.  Staff recommended modification: A setback of 1.2 metres on the garage side and	The request for a 0.6 metre side yard setback between the dwelling and property line does not provide sufficient space for a drainage swale between property lines in accordance with the City’s Engineering standards.  The Construction and Materials Specifications (Drawing No. RD 121) requires a minimum drainage swale width of 0.45 metres from the

		<p>0.9 metres of the non-garage side.</p>	<p>centreline of the swale to the property line. A drainage swale requires a 3:1 slope and must achieve a 0.15 metre depth, therefore a total 0.9 metre width is required from the outer edge of the swale to the property line.</p> <p>The proposed 0.6 metre side yard on the non-garage side is inadequate since a residential lot requires appropriate space within the side yard to accommodate lot drainage conveyance entirely on private lands.</p> <p>Therefore, staff are not supportive of the Applicants modification, but recommend a 0.9 metre side on the non-garage side and 1.2 metre side yard elsewhere.</p>
<p>Section 15.1.1 Permitted Uses</p>	<p>Community Garden Day Nursery Duplex Dwelling Lodging House Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Urban Farm</p>	<p>Street Townhouse Dwellings are prohibited.</p>	<p>The “Low Density Residential 2b” designation in the West Mountain (Heritage Green) Secondary Plan shall only permit single detached dwellings, duplex and semi-detached dwellings. This zone modification is required to bring the Low Density Residential (R1, 850) Zone in alignment with the UHOP policy B. 7.6.2.2 a) i) of Volume 2.</p>