

SCHEDULE 'B' - Amendments to Zoning Bylaw No. 8000
TA17-0005

Zoning Bylaw No. 8000				
No.	Section	Existing Text	Proposed Text	Rationale
1	RU7 - Section 13.17.4	1.4 Buildings and Structures Permitted (a) one single detached house which may contain a secondary suite (b) duplex housing (c) semi-detached housing (d) two single detached houses which may contain secondary suites (e) three-plex housing (f) four-plex housing (g) permitted accessory buildings or structures NOTE: A maximum of four dwelling units are permitted, as allowed by Section 1.7 Density Regulations.	1.4 Buildings and Structures Permitted (a) single detached house which may contain a secondary suite if the secondary suite was legally in existence prior to (date subject Bylaw is adopted). (b) duplex housing (c) semi-detached housing (d) three-plex housing (e) four-plex housing (f) permitted accessory buildings or structures NOTE: A maximum of four dwelling units is permitted, as allowed by Section 13.17.7 Density Regulations.	The intent of the RU7 zone is to allow for up to four units maximum. If secondary suites were to be considered in addition to the maximum, the RU7 zone would then have densities similar to the RM (medium-density residential) zones in the Zoning Bylaw, and would therefore be redundant. Properties that are zoned RU7 would also contravene their Future Land Use in the OCP.
2	RU7 - Section 13.17.5 (b) – Subdivision Regulations	(b) The minimum lot depth is 37.0 m.	(b) The minimum lot depth is 30.0 m.	A 30.0 m minimum lot depth is consistent with all other low-density residential zones in the Zoning Bylaw. This shallower lot depth continues to allow a lot with the minimum area to be subdivided.
3	RU7 - Section 13.17.6 (a) – Development Regulations	(a) The maximum site coverage is 45% and together with accessory buildings, driveways and parking areas, shall not exceed 55%.	(a) The maximum site coverage is 55%.	The definition of site coverage already includes accessory buildings and parking areas.
4	RU7 - Section 13.17.6 (b) – Development Regulations	(b) The maximum floor area ratio is 0.8.	(b) The maximum floor area ratio is 0.8. For the purpose of calculating floor area ratio in the RU7 zone, detached garage floor area and accessory building and structure floor area shall be excluded from the net floor area.	The purpose of introducing a maximum FAR in the RU7 zone was to regulate habitable space, not net floor area.

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5	RU7 – Section 13.17.7	1.7 Density Regulations (a) Residential density shall be based on the width of the lot. (b) For lots narrower than 13.5 m in width, up to two dwellings are permitted. (c) For lots between 13.5 m and 15.0 m in width, up to three dwellings are permitted. (d) For lots greater than 15.0 m wide, four dwellings are permitted.	1.7 Density Regulations Residential density shall be based on the width of the lot. (a) For lots narrower than 13.5 m in width, up to two dwellings are permitted. (b) For lots from 13.5 m to 15.0 m wide, up to three dwellings are permitted. (c) For lots greater than 15.0 m wide, up to four dwellings are permitted.	Clarifying the language of this section.
6	RU7 – Section 13.17.8 (a) – Other Regulations	(a) Minor group homes are only permitted in single detached housing.	(a) Minor group homes are only permitted in single dwelling housing.	The rule should apply to the use, not the building type.
7	RU7 – Section 13.17.8 (b) – Other Regulations	(b) Vehicular access is only permitted from the lane, except for where a property has two street frontages, where access may be taken from the street frontage which is not the front yard.	(b) Where a site has access to a lane, vehicular access is only permitted from the lane. Otherwise, vehicular access may be taken from the front yard, or where a property has two street frontages, access shall be taken from the street frontage which is not the front yard.	Clarifying the language of this section.