

Attachment 4 – Zoning By-law 1-88

Table 1:

	Zoning By-law 1-88 Standard	R2 Residential Zone Requirement	Proposed Exceptions to the R2 Residential Zone Requirement
a.	Minimum Rear Yard (Lots 447 to 496)	7.5 m	6 m
b.	Maximum Building Height	9.5 m	13 m
c.	TransCanada Pipeline Setbacks (Lots 497 to 510)	Not specified	<p>For Lots abutting the TransCanada Pipeline no building or structure shall be located within 7 m of the TransCanada Pipeline right-of-way</p> <p>A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline easement.</p> <p>A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline easement shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.</p> <p>A minimum setback of 7.0 m shall apply to any minimum required amenity area.</p>

	Zoning By-law 1-88 Standard	R2 Residential Zone Requirement	Proposed Exceptions to the R2 Residential Zone Requirement
			A permitted encroachment of a structure or feature in accordance with Section 4.13 of this By-law shall not be permitted.

	Zoning By-law 1-88 Standard	R4 Residential Zone Requirement	Proposed Exceptions to the R4 Residential Zone Requirement
a.	Minimum Rear Yard	7.5 m	6 m
b.	Maximum Building Height	9.5 m	13 m
c.	TransCanada Pipeline Setbacks (Lots 428 to 447 and Lots)	Not specified	<p>For Lots abutting the TransCanada Pipeline no building or structure shall be located within 7 m of the TransCanada Pipeline right-of-way</p> <p>A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline easement.</p> <p>A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline easement shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.</p>

	Zoning By-law 1-88 Standard	R4 Residential Zone Requirement	Proposed Exceptions to the R4 Residential Zone Requirement
			A minimum setback of 7.0 m shall apply to any minimum required amenity area. A permitted encroachment of a structure or feature in accordance with Section 4.13 of this By-law shall not be permitted.

	Zoning By-law 1-88 Standard	R5 Residential Zone Requirement	Proposed Exceptions to the R5 Residential Zone Requirement
a.	Minimum Rear Yard (Lots 11-24 and Lots 75-92)	7.5 m	6 m
b.	Maximum Building Height	9.5 m	13 m
c.	Minimum Lot Area (Lots 13, 14, 386 and 390)	225 m ²	Lot 13 = 213 m ² Lot 14 = 217 m ² Lots 386 and 390 = 224 m ²

The Development Planning Department can support the zoning exceptions identified in Table 1 on the basis that the proposed site-specific zoning standards identified in Table 1 would facilitate a development that is consistent with the policies of the PPS and conforms to the Growth Plan.