ANNEX 2 - ZONING CONFIRMATION REPORT DRAFT LIST OF REQUESTED RELIEF FROM ZONING BY-LAW 2008-250

Table: Draft List of Requested Relief from Zoning – Residential Third Density "R3" Subzone P

BY-LAW REQUIREMENT OR APPLICABLE SECTION	REQUIREMENT	PROPOSED
Table 160A	**R3 - Residential Third Density Zone** **R3P SUBZONE PROVISIONS** Column V – Minimum Lot Area (m2) 1400 square metres for Planned Unit Development (PUD)	1369.53 square metres proposed for PUD.
Table 160A	**R3 - Residential Third Density Zone** **R3P SUBZONE PROVISIONS** Column VIII – Minimum Corner Yard Setback (m) 3 metres for detached dwellings	1.546 metres proposed (following widening)
Table 160A	**R3 - Residential Third Density Zone** **R3P SUBZONE PROVISIONS** Column IX – Minimum Rear Yard Setback (m) (See Section 144)	6.0 metres proposed for detached dwellings and PUD.
Table 65	**Projections into Required Yards** (Varies pursuant to Table 65)	Side Yard deck (Lot 1) - 5.74m (0.15m from protected ROW). Decks are proposed to project 3.0 metres into the provided rear yard.
Section 144 - Rear Yard Setback	**Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt** Rear Yards on Interior or through lots Rear Yard Requirements For Lots with a Minimum Front Yard Setback Greater than 4.5 m	Based on average lot depth, minimum required rear yard varies from 8.48 metres and 8.52 metres for Lots 1 to 6. Rear yard depths of 6.0 metres are proposed.

	(iii) Minimum required rear yard of 28 per cent of the lot depth where lot depth is greater than 25 metres but not more than 32 metres	
Section 131 Table 131 (1) – Minimum width of a private way	**Planned Unit Development** 6.0 metres	4.0 metres
Section 131 Table 131 (6) Landscaping and Parking requirements	**Planned Unit Development** (6) Landscaping and Parking (a) In the case of a planned unit development consisting of detached, linked-detached, semi-detached, three-unit or townhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversize dwelling unit, the extension of the main wall of the dwelling unit or oversize dwelling unit, and the private way are to be landscaped with soft landscaping, other than the area used for a driveway leading to the dwelling unit's associated parking space, garage or carport. (Bylaw 2018-206)	Risers serving the front entryways of each dwelling in the PUD project beyond the front face of the dwellings into the front yard.
Table 139 (3)	**Low-Rise Residential Development in All Neighbourhoods within the Greenbelt** Front Yard and Corner Side Yard Landscaping Driveway Regulations Maximum width of an individual single driveway (m) for a lot with a minimum lot width or street frontage of 8.25 metres to less than 15 metres: 3 metres	Driveway widths of 4.80 metres are proposed.