



PART A: Mature Neighbourhood Overlay and General Regulations

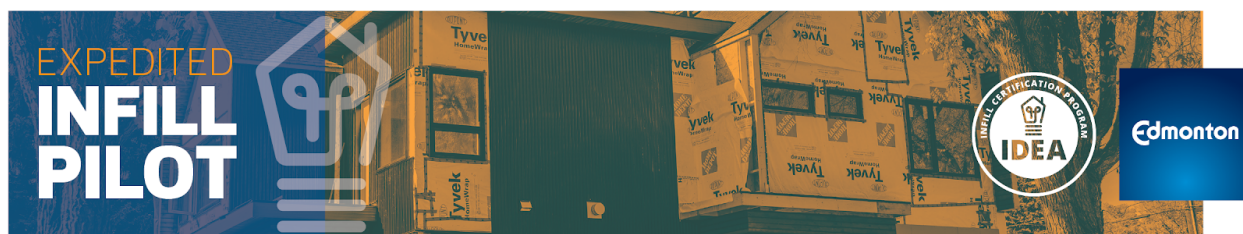
Instructions:

This form includes Mature Neighbourhood Overlay regulations and general regulations which apply to all Expedited Infill development permits, regardless of zoning.

Complete this form (Part A) and the zone-specific application review form (Part B). **Only complete the Part B form for the zone which corresponds with your Development Permit application:**

- I) RF1 - Single Detached Residential Zone
- II) RF2 - Low Density Infill Zone
- III) RF3 - Small Scale Infill Development Zone
- IV) RF4 - Semi-detached Residential Zone

Combine both Part A and Part B in **one PDF document** and submit it via eServices with your Development Permit. This is a recommended document for the Expedited Infill Review Process.



Mature Neighbourhood Overlay Regulations

Note: Mature Neighbourhood Overlay Regulations supersede Zoning Bylaw Requirements.

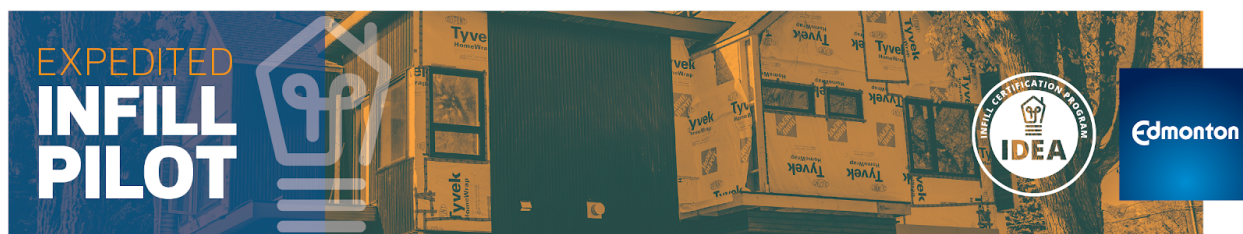
	Regulation	Required	Proposed	Compliant?
814.3.1	The Front Setback shall be in accordance with the following:			
814.3.1.a	the minimum Front Setback shall be 20% of site depth or 1.5 m less than the average Front Setback on Abutting Lots, whichever is less. In no case shall the Front Setback be less than 3.0 m;			
814.3.1.b	the maximum Front Setback shall be 1.5 m greater than the average Front Setback on Abutting Lots; and			
814.3.1.c	where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot.			
814.3.3	Side Setbacks shall be established on the following basis:			
814.3.3.a	where the Site Width is 12.0 m or less, the minimum required setback shall be 1.2 m;			
814.3.3.b	where a Site Width is greater than 12.0 m and less than 18.3 m, the Side Setback requirements of the underlying Zone shall apply;			
814.3.3.c	where a Site Width is 18.3 m or wider:			
814.3.3.c.i	Side Setbacks shall total 20% of the Site Width but shall not be required to exceed 6.0 m in total;			
814.3.3.c.ii	the minimum interior Side Setback shall be 2.0 m, except if the requirements of the underlying Zone are greater, the underlying Zone requirements shall apply; and			
814.3.3.c.iii	on a Corner Site, the Side Setback requirements along a flanking public roadway, other than a Lane, shall be in accordance with the requirements of the underlying Zone.			



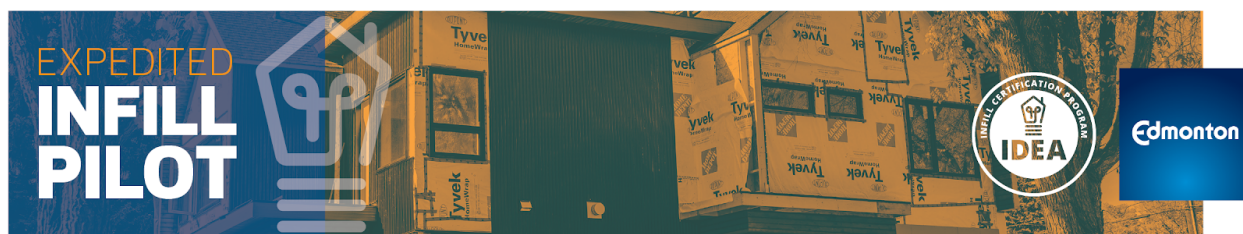
	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant?</i>
814.3.4	The minimum Rear Setback shall be 40% of Site Depth.			
814.3.5	The maximum Height shall not exceed 8.9 m.			
814.3.6	The Basement elevation shall be no more than 1.5 m above Grade. The Basement elevation shall be measured as the distance between Grade and the finished floor of the first Storey.			
814.3.7	When a structure is greater than 7.5 m in Height, the width of any one Dormer shall not exceed 3.6 m. The aggregate total width of one or all Dormers shall not exceed one third of the length of the building's wall in which the Dormers are located.			
814.3.8 814.3.8.a	When an interior Side Setback is less than 2.0m, the applicant shall provide information regarding the location of side windows of the Dwellings on the Abutting properties and Amenity Areas on Abutting properties;			
8.14.3.8.b	the side windows of the proposed Dwelling shall be located to reduce overlook into Amenity Areas of the Abutting properties; and			
814.3.8.c	the proposed Dwelling shall incorporate design techniques, such as, but not limited to, translucent window treatment, window location, raised windows, or Privacy Screening, to reduce direct line of sight into the windows of the Dwelling on the Abutting property.			
814.3.9	Platform Structures located within a Rear Yard or interior Side Yard, and greater than 1.0 m above the finished ground level, excluding any artificial embankment, shall provide Privacy Screening to prevent visual intrusion into Abutting properties.			



	Regulation	Required	Proposed	Compliant?
814.3.10	Platform Structures or single Storey Unenclosed Front Porches may project from the first Storey of a Dwelling a maximum of 2.5 m into a required Front Setback, provided that a minimum of 3.0 m is maintained between the Front Lot Line and the Platform Structure or Unenclosed Front Porch.			
814.3.11	Platform Structures or single Storey Unenclosed Front Porches may project from the first Storey of a Dwelling a maximum of 2.0 m into a required flanking Side Setback, provided that a minimum of 1.5 m is maintained between the flanking Side Lot Line and the Platform Structure or Unenclosed Front Porch.			
814.3.12	On an Interior Site, a minimum distance of 1.2 m shall be maintained from one Side Lot Line to the outside wall of all projections from the first Storey.			
814.3.13 814.3.13.a	Semi-detached Housing shall have: a portion of the principal front Façade of each principal Dwelling staggered a minimum of 0.6 m behind or forward from the principal front Façade of the other attached principal Dwelling; and			
814.3.13.b	a portion of the principal rear Façade of each principal Dwelling staggered a minimum of 0.6 m behind or forward from the principal rear Façade of the other attached principal Dwelling.			
814.3.15	To improve architectural interest of the principal structure(s), design techniques such as variations in roof lines, use of different exterior finishing materials, articulation of building Façades, or varied architectural designs shall be used on all Façades facing a public roadway, other than a Lane.			



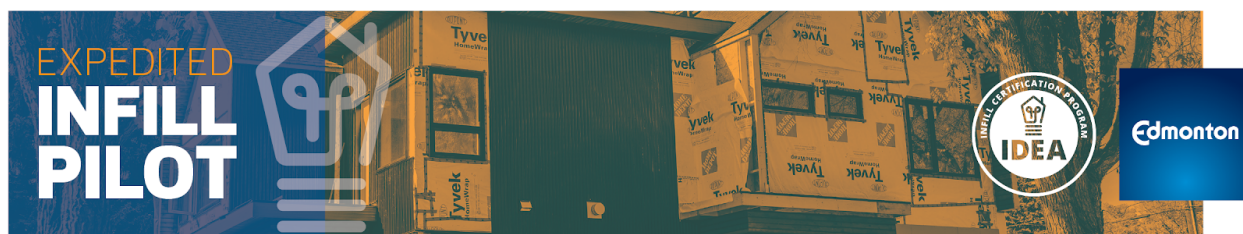
	Regulation	Required	Proposed	Compliant?
814.3.16	Identical or mirrored front elevations shall not be located on Abutting Sites. Development shall be differentiated through the inclusion of two or more design elements such as a variety of finishing materials, varied roof lines, differences in the design of entry features, or variation in window and door placement. Variations in color do not satisfy this requirement.			
814.3.17	Where the Site Abuts a Lane, vehicular access shall be from the Lane and no existing vehicular access from a public roadway other than a Lane shall be permitted to continue.			
814.3.19	Rear attached Garages shall not be allowed.			
814.3.20	A principal Dwelling shall be separated from a rear detached Garage by a minimum of 3.0 m.			
814.3.21	A rear detached Garage or Garden Suite shall be fully contained within the rear 12.8 m of the Site			



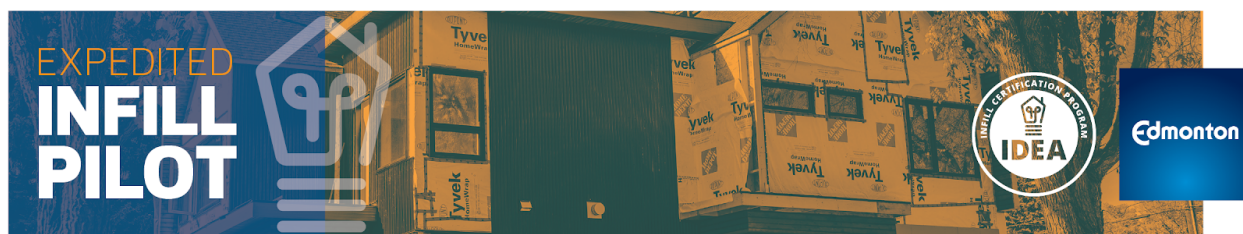
General Regulations

Projections

	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant?</i>
44	Projection into Setbacks and Separation Spaces			
44.1	The following features may project into a required Setback or Separation Space as provided for below:			
44.1.a	verandas, porches, eaves, shade projections, unenclosed steps, chimneys, belt courses, sills, together with any other architectural features which are of a similar character, provided such projections do not exceed 0.6 m in the case of Setbacks or Separation Spaces of 1.2 m or greater. Where unenclosed steps extend into Side Setbacks, such steps shall not exceed a Height of 1.0 m;			
44.1.b	Notwithstanding subsection 44.2(a), unenclosed steps, including a landing 1.5 m ² or less, may project into a required Setback, provided:			
44.1.b.i	the unenclosed steps or landing provide access to the main floor or lower level of the building;			
44.1.b.ii	the unenclosed steps or landing do not exceed a Height of 1.0 m above finished ground level;			
44.1.b.iii	a minimum of 0.15 m between the structure and the property line at ground level remains unobstructed to provide drainage; and			
44.1.b.iv	at the discretion of the Development Officer, Privacy Screening is provided to prevent visual intrusion into the Abutting property.			
44.1.c	Notwithstanding subsection 44.2(a) or 44.2(b):			
44.1.c.i	Platform Structures and unenclosed steps, including landings, shall not project into a required Setback used for vehicular access; and			

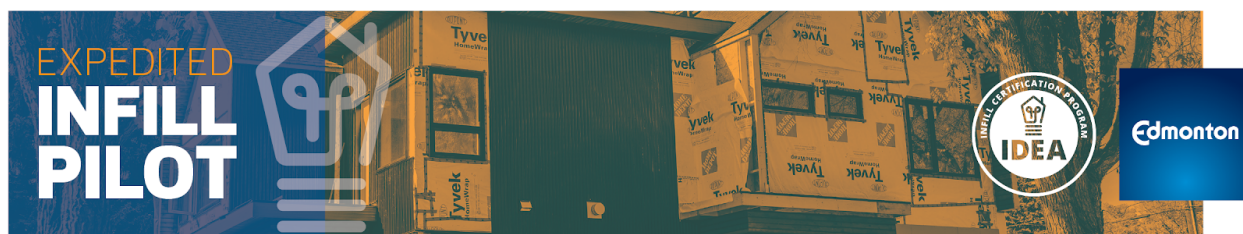


	Regulation	Required	Proposed	Compliant?
44.2 44.2.a	windows, or cantilevered projections without windows, provided that such projections do not exceed 0.6 m in the case of Setbacks or Separation Spaces. In all cases, a minimum distance of 0.6 m from the property line to the outside wall of such projection and all other portions of a Dwelling, including eaves, shall be maintained; and			
44.2.b.	where a cantilevered projection as specified in subsection 44(2)(a) above is proposed in a Side Setback, the length of any one projection shall not exceed a wall opening length of 3.1 m. In the case of more than one projection, the aggregate total shall not exceed one third of the length of that house side wall excluding attached Garage walls. In the case of a Corner Lot, this restriction is applicable only to the interior Side Setback and not the flanking Side Setback. This restriction shall not apply to projections into the Front or Rear Setback.			
44.3 44.3.a	Platform Structures Platform Structures provided such projections do not exceed 2.5 m into a Front Setback;			
44.3.b	Platform Structures provided such projections do not exceed 2.0 m into any other Setbacks or Separation Spaces with a depth of at least 4.0 m;			
44.3.c	Platform Structures provided such projections do not exceed 0.6 m into any other Setbacks or Separation Spaces with a depth of less than 4.0 m; and			
44.3.d	Notwithstanding subsection 44(3)(b) and subsection 44(3)(c), Platform Structures 0.6 m or less in Height may be constructed to the Lot lines Abutting an interior Side Yard and Rear Yard;			
44.3.6	Swimming pools, fish ponds, ornaments, flagpoles, or the like provided that swimming pools shall not be constructed within any Front Setback			



Privacy Screening

	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant?</i>
49.2	Privacy Screening			
49.2.a	The regulations contained within Section 49.2 of this Bylaw apply to:			
49.2.a.i	the Height of the material used in the construction of Privacy Screening such as but not limited to lattice, wooden or masonry walls, parapet walls or translucent glass.			
49.2.b	Notwithstanding subsection 49(2)(a), the regulations for Privacy Screening contained within this Section do not apply to the Height of the posts or other supporting material used to anchor the Privacy Screening.			
49.2.c	Privacy Screening, excluding vegetative screening, constructed on a Platform Structure located within a Front Yard, required Side Setback or within 2.5 m of a Rear Lot Line shall not exceed 1.2 m in Height, and 1.85 m in Height in all other Yards, when measured from the surface of a Platform Structure.			
49.2.d	Privacy Screening, excluding vegetative screening, constructed on a Rooftop Terrace shall be a minimum Height of 1.5 m and shall not exceed 1.7 m in Height, when measured from the surface of a Rooftop Terrace.			
49.2.e	Privacy Screening, excluding vegetative screening, constructed on a Rooftop Terrace shall conform with the Stepback regulations of Section 61 of this Bylaw.			
49.2.f	The Height of Privacy Screening constructed at ground level shall be measured from the average ground level 0.5m back from the Privacy Screening.			

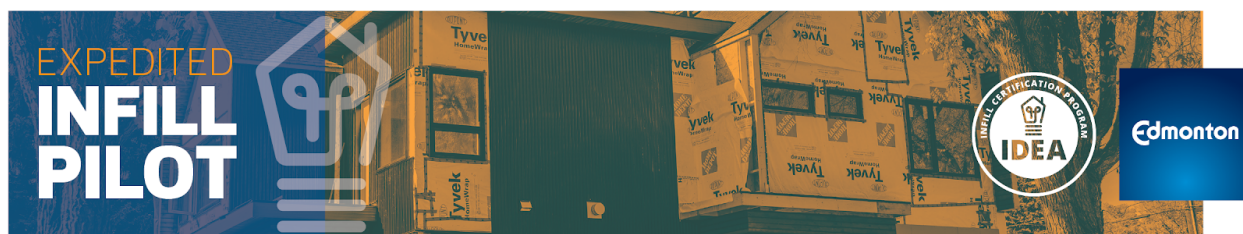


	Regulation	Required	Proposed	Compliant?
49.2.g	On an Interior Site, the Height of Privacy Screening, excluding vegetative screening, constructed at ground level, shall not exceed:			
49.2.g.i	1.2m for the portion of the Privacy Screening constructed in the Front Yard, and			
49.2.g.ii	1.85m in all other Yards.			
49.2.h	On a Corner Site, the Height of Privacy Screening, excluding vegetative screening, constructed at ground level, shall not exceed:			
49.2.h.i	1.2m for the portion of the Privacy Screening constructed in the Front Yard,			
49.2.h.ii	1.2 m for the portion of Privacy Screening situated between the flanking Side Lot Line and the foremost side Façade of the principal structure, and extending from the Rear Lot Line to the Front Lot Line, and			
49.2.h.iii	1.85 m in all other Yards.			

Accessory Buildings

Note: Only complete this section if you are applying for a Development Permit for a Detached Garage concurrently.

	Regulation	Required	Proposed	Compliant?
50.3	Accessory Buildings in Residential Zones In a residential zone			
50.3.1	an Accessory building or structure shall not be used as a Dwelling, except where it contains a Garden Suite in accordance with Section 87, or a Blatchford Lane Suite in accordance with Section 997.			



	Regulation	Required	Proposed	Compliant?
50.3.2	any Accessory building or structure that is a Garden Suite, shall be developed in accordance with Section 87 of this Bylaw, and subsections 50.3(3) to 50.3(5) shall not apply.			
50.3.3	an Accessory building or structure shall not exceed 4.3 m in Height, except:			
50.3.3.a	as provided in the RPLt, RF4t, RF5t, TSDR, TSLR, BRH, BLMR, and BMR Zones, where the maximum Garage Height shall not exceed 5.0 m;			
50.3.3.b	in the case of a Garage containing a Blatchford Lane Suite, where the Height shall be in accordance with <u>Section 997</u> ; and			
50.3.3.c	as provided in subsections 50.4, 50.5.			
50.3.4	the Site Coverage of Accessory buildings or structures shall not exceed 12%, unless a different standard is prescribed within the regulations contained within the relevant Zone.			
50.3.5	Accessory buildings and structures shall be located as follows:			
50.3.5.a	an Accessory building or structure shall be located not less than 18.0 m from the Front Lot Line, unless it complies with the Setback requirements for a principal building;			
50.3.5.b	an Accessory building or structure shall be located not less than 0.9 m from the interior Side Lot Line, except:			
50.3.5.b.i	where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer;			



	Regulation	Required	Proposed	Compliant?
50.3.5.b.ii	where a Garage is placed on the common property line in accordance with the provisions of the RPL Zone;			
50.3.5.b.iii	where it is located on a Site governed by the RF4 Zone and is a detached Garage where the vehicle doors face a Lane Abutting the Site, the minimum distance shall be 0.6 m from the Side Lot Line; or			
50.3.5.b.iv	where the Accessory building does not exceed the permitted Fence Height.			
50.3.5.c	the distance between an Accessory building and the lot line running parallel to any flanking public roadway, other than a Lane, shall not be less than the Side Setback required for the principal building. If the principal building was developed before October 2, 1961, the distance may be reduced, if the placement of the proposed Garage is consistent with the placement of other existing Garages in the same block;			
50.3.5.d	an Accessory building or structure shall be located not less than 0.9 m from a principal building and any other Accessory building or structure;			
50.3.5.e	notwithstanding Section 50.3(5)(d), Water Retention Structures may be located less than 0.9 m from a principal building or any other Accessory building or structure.			
50.3.5.f	an Accessory building or structure which exceeds 1.85 m in Height shall be located at not less than 0.6 m from the Rear Lot Line; and			
50.3.5.g	where the Accessory building is a detached Garage and where the vehicle doors of the detached Garage face a Lane Abutting the Site, no portion of the Garage shall be located less than 1.2 m from the Lot Line Abutting the Lane.			



Parking

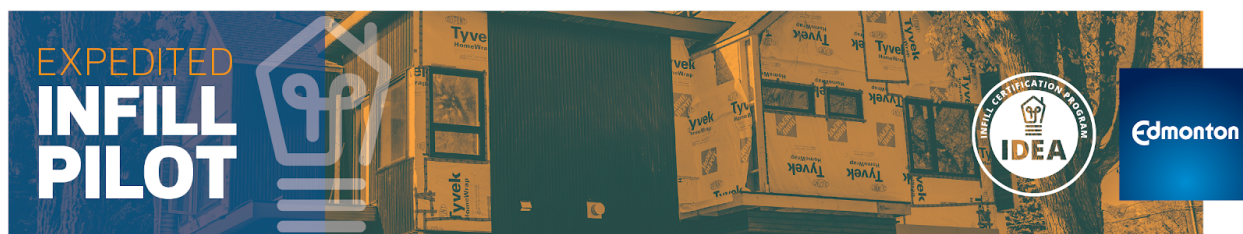
Note: Only complete the table which corresponds with the dwelling type that is being applied for.

Single Detached Dwellings or Semi-detached Dwellings:

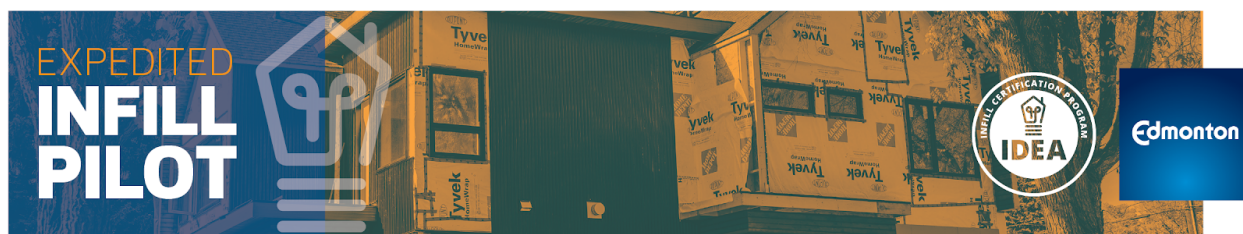
	Regulation	Required	Proposed	Compliant?
54.2 Schedule 1(A)	Vehicular Parking Requirement 1 parking spaces per Dwelling			
54.2.4.a	All required parking spaces shall be clear of any access driveways, aisles, ramps, columns, Signs or other similar obstructions, and shall conform to the following minimum dimensions:			
54.2.4.a	except as provided below, each required off-street parking space shall be a minimum of 2.6 m width with a minimum clear length of 5.5 m exclusive of access drives or aisles, ramps, columns. Parking spaces shall have a vertical clearance of at least 2.0 m. For parallel parking, the length of the parking spaces shall be increased to 7.0 m, except that an end space with an open end shall be a minimum length of 5.5 m.			

Single Detached Dwelling with a Secondary Suite

	Regulation	Required	Proposed	Compliant?
54.2 Schedule 1(A)	Vehicular Parking Requirement 1 parking spaces per Dwelling			
	1 parking space in addition to the parking requirements for principal Dwelling.			



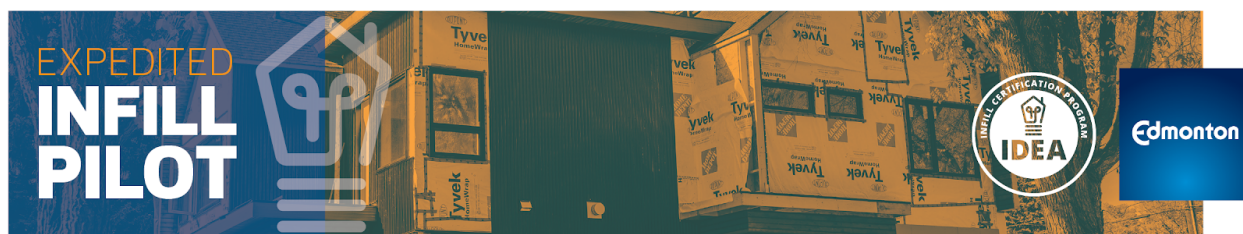
	Regulation	Required	Proposed	Compliant?
54.2.4.a	except as provided below, each required off-street parking space shall be a minimum of 2.6 m width with a minimum clear length of 5.5 m exclusive of access drives or aisles, ramps, columns. Parking spaces shall have a vertical clearance of at least 2.0 m. For parallel parking, the length of the parking spaces shall be increased to 7.0 m, except that an end space with an open end shall be a minimum length of 5.5 m.			
Schedule 1(C)	<p>Where the following Uses are outside of the boundary of 54.2 Schedule 1(B) but are located within:</p> <ul style="list-style-type: none"> • 600 metres of an existing LRT station, or a future LRT station with the most recent version of a Council-approved Concept Plan; • 600 metres of an existing Transit Centre, or a future Transit Centre with the most recent version of a Council-approved Concept Plan; • 150 metres of a Transit Avenue; or • the boundaries shown in the Main Streets Overlay Section 819.2, <p>the minimum and maximum parking requirements shown below shall apply, except Schedule 1(A) shall apply for Residential and Residential-Related Uses not listed here.</p>			



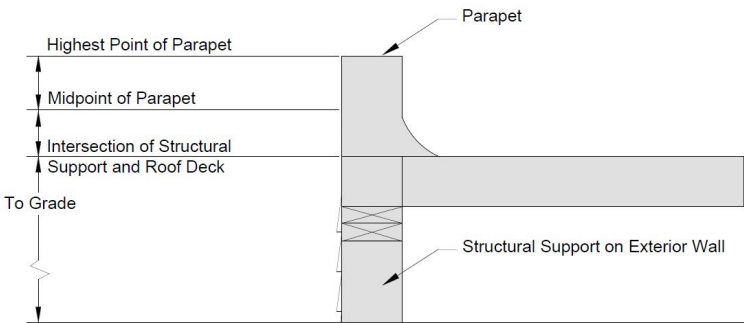
Schedule 1(C) continued	For the purpose of Schedule 1(C), measurements shall be made from the nearest point of the LRT station, Transit Centre, or Transit Avenue to the Site Boundary where the Use(s) are to be located. Where a LRT station or Transit Centre exists in concept only, the radius shall be measured from the centre of the proposed location on the concept diagrams, or of the nearest roadway intersection at the discretion of the Development Officer.			
	0 parking space in addition to the parking requirements for principal Dwelling.			

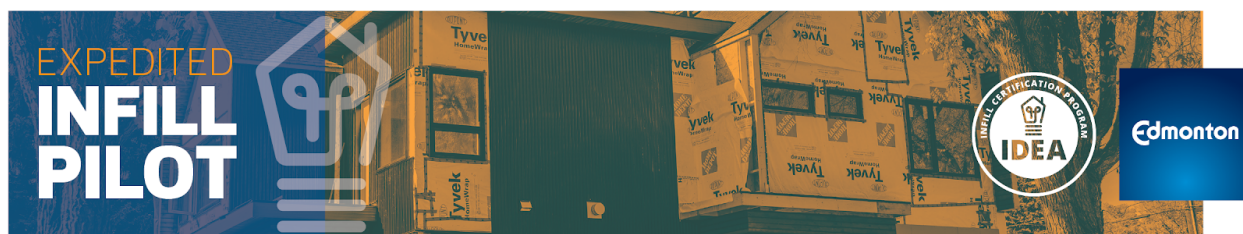
Landscaping

	Regulation	Required	Proposed	Compliant?																
55 55.2.1.d	<div>Landscaping</div> <div>Tree and Shrub Planting Requirements</div> <table><tr><th>Site Width</th><th>Single Detached Housing</th><th>Semi-Detached Housing and Duplex Housing (per Dwelling)</th><th>Row Housing and Stacked Row Housing (per Dwelling)</th></tr><tr><td>Less than 10.0 M</td><td></td><td></td><td></td></tr><tr><td>10.0 – 13.0 M</td><td></td><td></td><td></td></tr><tr><td>Greater than 13.0 M</td><td></td><td></td><td></td></tr></table> <div>Legend: = One Deciduous Tree (50 mm. Caliper) = One Coniferous Tree (2.5 m height) = One Shrub (350–400 mm spread)</div>	Site Width	Single Detached Housing	Semi-Detached Housing and Duplex Housing (per Dwelling)	Row Housing and Stacked Row Housing (per Dwelling)	Less than 10.0 M				10.0 – 13.0 M				Greater than 13.0 M						
Site Width	Single Detached Housing	Semi-Detached Housing and Duplex Housing (per Dwelling)	Row Housing and Stacked Row Housing (per Dwelling)																	
Less than 10.0 M																				
10.0 – 13.0 M																				
Greater than 13.0 M																				



Height to Peak

	Regulation	Required	Proposed	Compliant?
52	<p>Height and Grade</p> <p>52.1.b For the flat roof type, Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest parapet, provided the resulting top of the parapet is no more than 0.4 metres above the maximum Height allowed in the zone or overlay; or</p> 			
52.2.	<p>In determining whether a development conforms to the maximum Height permissible in any Zone, the following regulations shall apply:</p> <p>52.2.c in any Residential Zone, those features specified in subsection 52.2(a) shall not be considered for the purpose of Height determination, except that the maximum Height of receiving or transmitting structures, where these are Satellite Signal Receiving Antennae or Amateur Radio Antennae and Support Structures, shall be calculated in accordance with the regulations of subsections 50.5 and 50.6, respectively, of this Bylaw. The maximum Height for all other receiving or transmitting structures, other than those which may normally be required for adequate local television reception, shall be the maximum Height in the Zone, and not the maximum Height for Accessory buildings in Residential Zones specified in subsection 50.3(2);</p>			



Rooftop Terraces

	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant?</i>
61 61.1	Rooftop Terraces On a Site Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, or a Site zoned RF5 Row Housing Zone, Rooftop Terraces and Privacy Screening, excluding vegetative screening constructed on a Rooftop Terrace, shall be developed in accordance with the following development regulations:			
61.1.a	Privacy Screening, excluding vegetative screening, shall be required along the full length of the portion of the Rooftop Terrace facing an interior Side Lot Line.			
61.1.a.i	Notwithstanding Section 61.1(a), where a Stepback of 2.0 m or greater is provided from any building Façade facing an interior Side Lot Line for a Rooftop Terrace, Privacy Screening shall not be required.			
61.1.b	The minimum Stepback for Privacy Screening shall be 1.0 m from any building Façade.			



PART B: Zone Specific Application Review Template

I. RF1 - Single Detached Residential Zone

This form includes regulations which apply to Expedited Infill development permits for single-detached dwellings, with or without secondary suites, and semi-detached dwellings located within a **Single-detached Residential (RF1)** zone.

Complete this form (Part B) and the Mature Neighbourhood Overlay and General Regulations form (Part A). **Only complete the section(s) of this form that correspond with the dwelling type that you are applying for:**

- a) **Single Detached Dwelling Page 2**
- b) **Secondary Suite Page 5**
- c) **Semi-detached Dwelling Page 6**

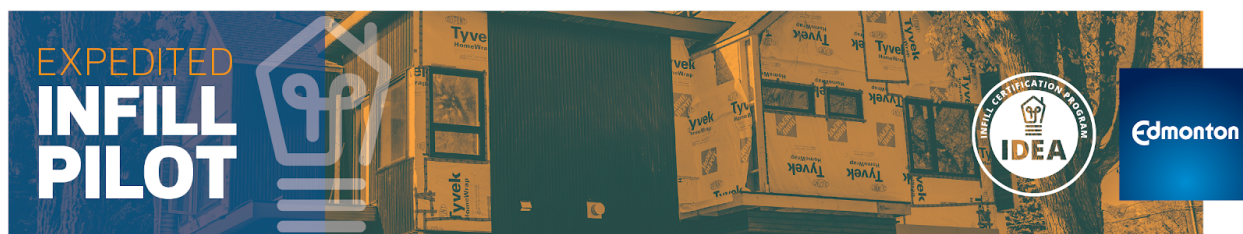
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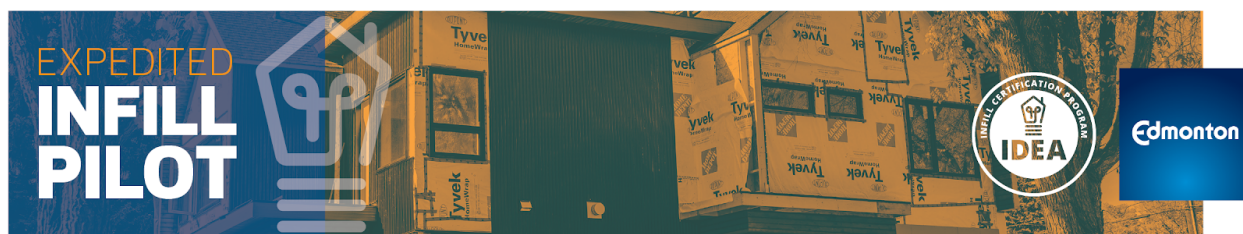
a) Single Detached Dwelling

Note: Only complete this section if you are applying for a single-detached dwelling within a RF1 zone.

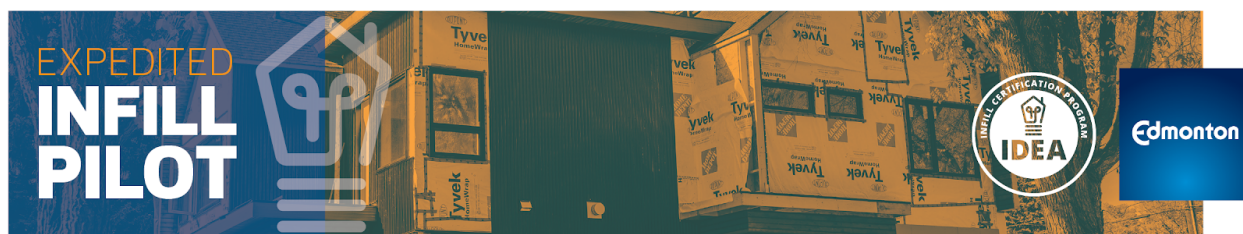
	Regulation	Required	Proposed	Compliant?															
110.4.1	Development Regulations																		
110.4.1.a	the minimum Site area shall be 250.8 m ² ;																		
110.4.1.b	the minimum Site Width shall be 7.5 m																		
110.4.1.c	the minimum Site depth shall be 30.0 m																		
140.4.6	Maximum Site Coverage Maximum Site Coverage shall be as follows:																		
	<table border="1"> <thead> <tr> <th></th><th>Principal Dwelling</th><th>Accessory Building</th><th>Principal building with attached Garage</th><th>Total Site Coverage</th></tr> </thead> <tbody> <tr> <td>110.4.6.a Site area 300 m² or greater</td><td>28%</td><td>12%</td><td>40%</td><td>40%</td></tr> <tr> <td>110.4.6.b Site area less than 300 m²</td><td>28%</td><td>14%</td><td>42%</td><td>42%</td></tr> </tbody> </table>		Principal Dwelling	Accessory Building	Principal building with attached Garage	Total Site Coverage	110.4.6.a Site area 300 m ² or greater	28%	12%	40%	40%	110.4.6.b Site area less than 300 m ²	28%	14%	42%	42%			
	Principal Dwelling	Accessory Building	Principal building with attached Garage	Total Site Coverage															
110.4.6.a Site area 300 m ² or greater	28%	12%	40%	40%															
110.4.6.b Site area less than 300 m ²	28%	14%	42%	42%															
140.4.7	Notwithstanding subsection 110.4(7) , the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.																		



	Regulation	Required	Proposed	Compliant?
110.4.10	Side Setbacks Side Setbacks shall be established on the following basis:			
110.4.10.a	Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of 1.2 m on each side;			
110.4.10.b	where there is no Lane abutting the Site, one Side Setback shall be at least 3.0 m for vehicular access, unless there is an attached Garage or a Garage that is an integral part of a Dwelling;			
110.4.10.c	on a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback abutting the flanking Side Lot Line shall be 20% of the Site Width, to a maximum of 4.5 m;			
110.4.10.d	on a Corner Site where the building faces the flanking Side Lot Line the minimum Side Setback abutting the flanking Side Lot Line shall be 4.5 m. If the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum Side Setback may be reduced to 3.0 m, in order to increase the Private Outdoor Amenity Area in the interior Side Yard; and			
110.4.13	On Corner Sites the façades of a principal building abutting the Front Lot Line and the flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.			
110.4.14	Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.			



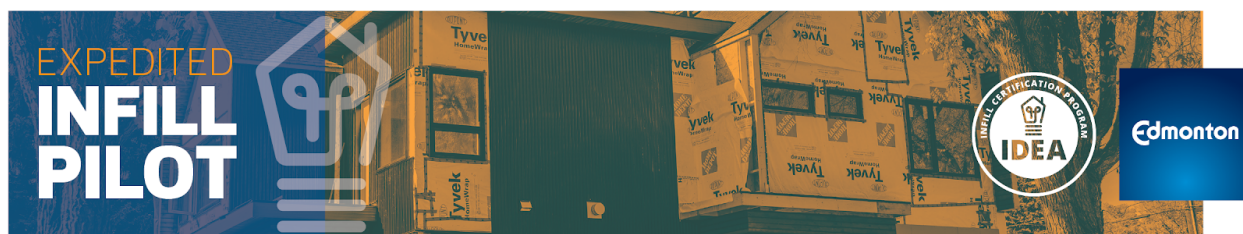
	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant?</i>
110.4.15	A maximum of one building containing Single Detached Housing, Semi-detached Housing, or Duplex Housing per Site shall be allowed.			



b) Secondary Suite

Note: Only complete this section if you are applying for a single-detached dwelling with a secondary suite within a RF1 zone.

	Regulation	Required	Proposed	Compliant?
86	Secondary Suite A Secondary Suite shall comply with the following regulations:			
86.1	The maximum Floor Area of the Secondary Suite, excluding the area covered by stairways, shall be less than the Floor Area of the principal Dwelling.			
86.2	A Secondary Suite shall be developed in such a manner that the exterior of the principal Dwelling containing the Secondary Suite shall appear as a single Dwelling from a public roadway other than a Lane.			
86.3	Only one of a Secondary Suite or a Garden Suite may be developed in conjunction with each principal Dwelling, except in the RF1, RF2, and RF3 Zones where one Secondary Suite and one Garden Suite may both be developed in conjunction with a Single Detached House.			
86.4	A Secondary Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, Child Care Services or a Major Home Based Business, unless the Secondary Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.			
86.5	A maximum of one Household shall occupy a Secondary Suite.			



c) Semi-detached Dwelling

Note: Only complete this section if you are applying for a semi-detached dwelling within a RF1 zone.

	Regulation	Required	Proposed	Compliant?															
110.4.3 110.4.3.a	Development Regulations the minimum Site area shall be 488.4m ² ;																		
110.4.3.b.	on a non-Corner Site, the minimum Site Width shall be 14.8 m, except that if the Dwellings are arranged along the depth of the Site rather than the width, the minimum Site Width may be 12.0 m;																		
110.4.3.c.	on a Corner Site, the minimum Site Width shall be 14.8 m; and																		
110.4.3.d	the minimum Site depth shall be 30.0 m.																		
110.4.6	Maximum Site Coverage Maximum Site Coverage shall be as follows:																		
	<table><tr><td></td><td>Principal Dwelling</td><td>Accessory Building</td><td>Principal building with attached Garage</td><td>Total Site Coverage</td></tr><tr><td>110.4.6.d</td><td>Site area 600m² or greater</td><td>28%</td><td>12%</td><td>40%</td></tr><tr><td>110.4.6.e</td><td>Site area less than 600m²</td><td>28%</td><td>14%</td><td>42%</td></tr></table>		Principal Dwelling	Accessory Building	Principal building with attached Garage	Total Site Coverage	110.4.6.d	Site area 600m ² or greater	28%	12%	40%	110.4.6.e	Site area less than 600m ²	28%	14%	42%			
	Principal Dwelling	Accessory Building	Principal building with attached Garage	Total Site Coverage															
110.4.6.d	Site area 600m ² or greater	28%	12%	40%															
110.4.6.e	Site area less than 600m ²	28%	14%	42%															



	Regulation	Required	Proposed	Compliant?
110.4.7	Notwithstanding subsection 110.4(7) , the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.			
110.4.10	Side Setbacks Side setbacks shall be established on the following basis:			
110.4.10.a	Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of 1.2 m on each side;			
110.4.10.b	where there is no Lane abutting the Site, one Side Setback shall be at least 3.0 m for vehicular access, unless there is an attached Garage or a Garage that is an integral part of a Dwelling;			
110.4.10.c	on a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback abutting the flanking Side Lot Line shall be 20% of the Site Width, to a maximum of 4.5 m;			
110.4.10.d	on a Corner Site where the building faces the flanking Side Lot Line the minimum Side Setback abutting the flanking Side Lot Line shall be 4.5 m. If the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum Side Setback may be reduced to 3.0 m, in order to increase the Private Outdoor Amenity Area in the interior Side Yard; and			
110.4.10.e	on a Corner Site where Semi-detached Housing faces the flanking Side Lot Line and the Site Area is less than 600 m ² , Side Setbacks shall be a minimum of 1.2 m for the interior Side Setback, and a minimum of 2.5 m for the flanking Side Setback. However, if an attached Garage faces the flanking Side Lot Line, the Side Setback from the flanking Side Lot Line to the Garage shall be a minimum of 4.5 m.			



	Regulation	Required	Proposed	Compliant?
110.4.12	Each principal Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.			
110.4.13	On Corner Sites the façades of a principal building abutting the Front Lot Line and the flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.			
110.4.14	Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.			
110.4.15	A maximum of one building containing Single Detached Housing, Semi-detached Housing, or Duplex Housing per Site shall be allowed.			



PART B: Zone Specific Application Review Template

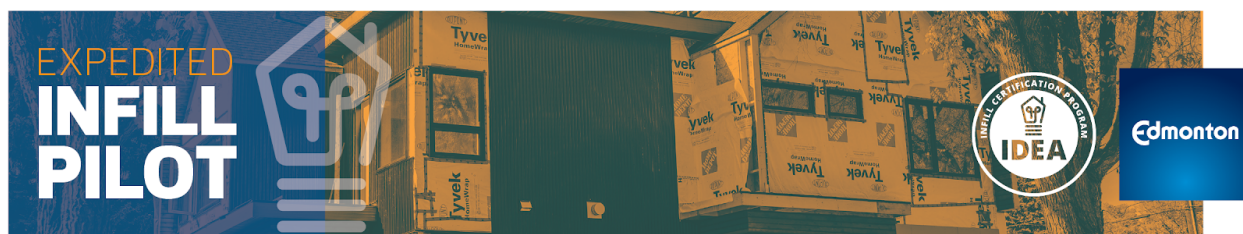
II. RF2- Low Density Infill Zone

This form includes regulations which apply to Expedited Infill development permits for single-detached dwellings, with or without secondary suites, and semi-detached dwellings located within a **Low Density Infill (RF2)** zone.

Complete this form (Part B) and the Mature Neighbourhood Overlay and General Regulations form (Part A). **Only complete the section(s) of this form that correspond with the dwelling type that you are applying for:**

- a) **Single Detached Dwelling Page 2**
- b) **Secondary Suite Page 4**
- c) **Semi-detached Dwelling Page 5**

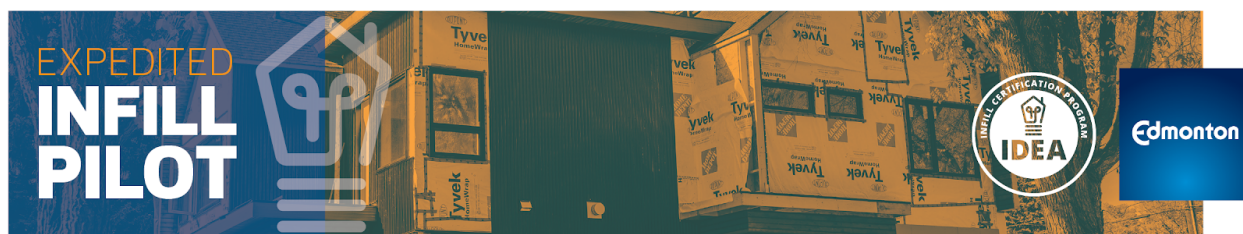
Combine both Part A and Part B in **one PDF document** and submit it via eServices with your Development Permit. This is a recommended document for the Expedited Infill Review Process.



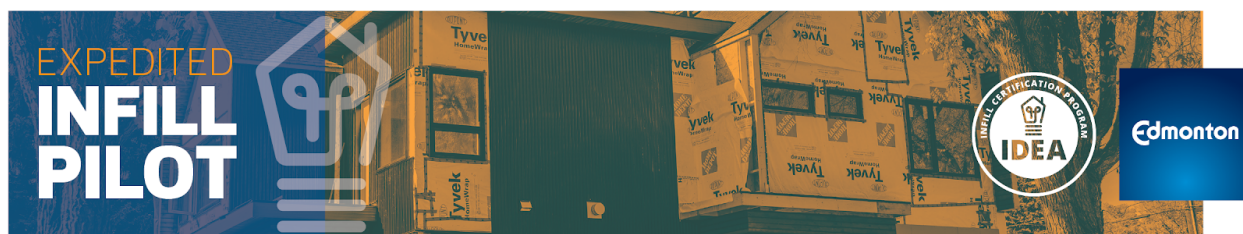
a) Single Detached Dwelling

Note: Only complete this section if you are applying for a single-detached dwelling within a RF2 zone.

	Regulation	Required	Proposed	Compliant?															
120.4.1	Development Regulations																		
120.4.1.a	the minimum Site area shall be 250.8 m ² ;																		
120.4.1.b	the minimum Site Width shall be 7.5 m; and																		
120.1.4.c	the minimum Site depth shall be 30.0 m.																		
120.4.6	Maximum Site Coverage Maximum Site Coverage shall be as follows:																		
	<table border="1"> <thead> <tr> <th></th><th>Principal Dwelling</th><th>Accessory Building</th><th>Principal building with attached Garage</th><th>Total Site Coverage</th></tr> </thead> <tbody> <tr> <td>120.4.6.a Site area 300 m² or greater</td><td>28%</td><td>12%</td><td>40%</td><td>40%</td></tr> <tr> <td>120.4.6.b Site area less than 300 m²</td><td>28%</td><td>14%</td><td>42%</td><td>42%</td></tr> </tbody> </table>		Principal Dwelling	Accessory Building	Principal building with attached Garage	Total Site Coverage	120.4.6.a Site area 300 m ² or greater	28%	12%	40%	40%	120.4.6.b Site area less than 300 m ²	28%	14%	42%	42%			
	Principal Dwelling	Accessory Building	Principal building with attached Garage	Total Site Coverage															
120.4.6.a Site area 300 m ² or greater	28%	12%	40%	40%															
120.4.6.b Site area less than 300 m ²	28%	14%	42%	42%															
120.4.7	Notwithstanding subsection 120.4(7) , the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.																		



	Regulation	Required	Proposed	Compliant?
120.4.10 120.4.10.a	Side Setbacks Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of 1.2 m on each side;			
120.4.10.b	on a Corner Site where the building faces the Front Lot Line, the minimum Side Setback flanking the roadway shall be 20% of the Width of the Lot flanking the roadway, to a maximum of 4.5 m;			
120.4.10.c	on a Corner Site where the building faces the flanking Side Lot Line, the minimum Side Setback abutting the flanking Side Lot Line shall be 4.5 m If the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum Side Setback may be reduced to 3.0 m, in order to increase the Private Outdoor Amenity Area in the interior Side Yard; and			
120.4.13	On Corner Sites the façades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.			
120.4.14	Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.			
120.4.15	A maximum of one building containing Single Detached Housing, Semi-detached Housing, or Duplex Housing per Site shall be allowed.			



b) Secondary Suite

Note: Only complete this section if you are applying for a single-detached dwelling with a secondary suite within a RF2 zone.

	Regulation	Required	Proposed	Compliant?
86	Secondary Suite A Secondary Suite shall comply with the following regulations:			
86.1	The maximum Floor Area of the Secondary Suite, excluding the area covered by stairways, shall be less than the Floor Area of the principal Dwelling.			
86.2	A Secondary Suite shall be developed in such a manner that the exterior of the principal Dwelling containing the Secondary Suite shall appear as a single Dwelling from a public roadway other than a Lane.			
86.3	Only one of a Secondary Suite or a Garden Suite may be developed in conjunction with each principal Dwelling, except in the RF1, RF2, and RF3 Zones where one Secondary Suite and one Garden Suite may both be developed in conjunction with a Single Detached House.			
86.4	A Secondary Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, Child Care Services or a Major Home Based Business, unless the Secondary Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.			
86.5	A maximum of one Household shall occupy a Secondary Suite.			



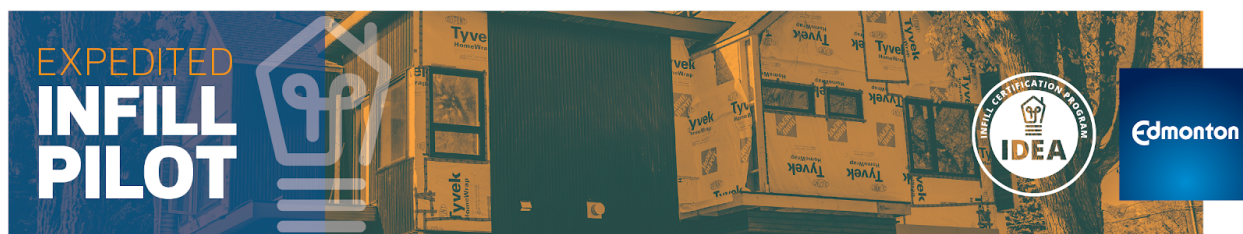
c) Semi-detached Dwelling

Note: Only complete this section if you are applying for a semi-detached dwelling within a RF2 zone.

	Regulation	Required	Proposed	Compliant?															
120.4.3	Development Regulations																		
120.4.3.a	the minimum Site area shall be 442.2 m ² ;																		
120.4.3.b	on a non-Corner Lot, the minimum Site Width shall be 13.4 m, except that if the Dwellings are arranged along the depth of the Site rather than the width, the minimum Site Width may be reduced to 10.0 m;																		
120.4.3.c	on a Corner Lot, the minimum Site Width shall be 14.8 m; and																		
120.4.3.d	the minimum Site depth shall be 30.0 m.																		
120.4.6	Maximum Site Coverage Maximum Site Coverage shall be as follows:																		
	<table border="1"> <thead> <tr> <th></th><th>Principal Dwelling</th><th>Accessory Building</th><th>Principal building with attached Garage</th><th>Total Site Coverage</th></tr> </thead> <tbody> <tr> <td>120.4.6.c Site area 600 m² or greater</td><td>28%</td><td>12%</td><td>40%</td><td>40%</td></tr> <tr> <td>120.4.6.d Site area less than 600 m²</td><td>28%</td><td>14%</td><td>42%</td><td>42%</td></tr> </tbody> </table>		Principal Dwelling	Accessory Building	Principal building with attached Garage	Total Site Coverage	120.4.6.c Site area 600 m ² or greater	28%	12%	40%	40%	120.4.6.d Site area less than 600 m ²	28%	14%	42%	42%			
	Principal Dwelling	Accessory Building	Principal building with attached Garage	Total Site Coverage															
120.4.6.c Site area 600 m ² or greater	28%	12%	40%	40%															
120.4.6.d Site area less than 600 m ²	28%	14%	42%	42%															



	Regulation	Required	Proposed	Compliant?
120.4.7	Notwithstanding subsection 120.4(7) , the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.			
120.4.10 120.4.10.a	Side Setbacks Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of 1.2 m on each side;			
120.4.10.b	on a Corner Site where the building faces the Front Lot Line, the minimum Side Setback flanking the roadway shall be 20% of the Width of the Lot flanking the roadway, to a maximum of 4.5 m;			
120.4.10.c	on a Corner Site where the building faces the flanking Side Lot Line, the minimum Side Setback abutting the flanking Side Lot Line shall be 4.5 m If the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum Side Setback may be reduced to 3.0 m, in order to increase the Private Outdoor Amenity Area in the interior Side Yard; and			
120.4.10.d	on a Corner Site where Semi-detached Housing with a Site area less than 600 m ² or Single Detached Housing or Duplex Housing with a Site area less than 300 m ² faces the flanking Side Lot Line, Side Setbacks shall be a minimum of 1.2 m for the interior Side Setback, and a minimum of 2.5 m for the flanking Side Setback. However, if an attached Garage faces the flanking Side Lot Line, the Side Setback from the flanking Side Lot Line to the Garage shall be a minimum of 4.5 m			
120.4.12	Each principal Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.			



	Regulation	Required	Proposed	Compliant?
120.4.13	On Corner Sites the façades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.			
120.4.14	Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.			
120.4.15	A maximum of one building containing Single Detached Housing, Semi-detached Housing, or Duplex Housing per Site shall be allowed.			



PART B: Zone Specific Application Review Template

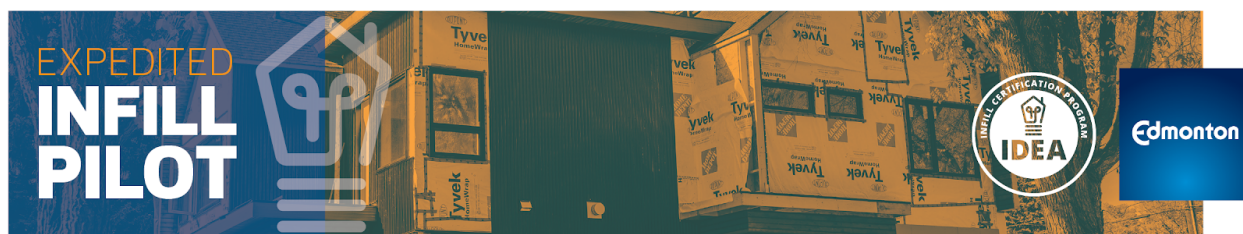
III. RF3 - Small Scale Infill Development Zone

This form includes regulations which apply to Expedited Infill development permits for single-detached dwellings, with or without secondary suites, and semi-detached dwellings located within a **Small Scale Infill Development (RF3)** zone.

Complete this form (Part B) and the Mature Neighbourhood Overlay and General Regulations form (Part A). **Only complete the section(s) of this form that correspond with the dwelling type that you are applying for:**

- a) **Single Detached Dwelling Page 2**
- b) **Secondary Suite Page 5**
- c) **Semi-detached Dwelling Page 6**

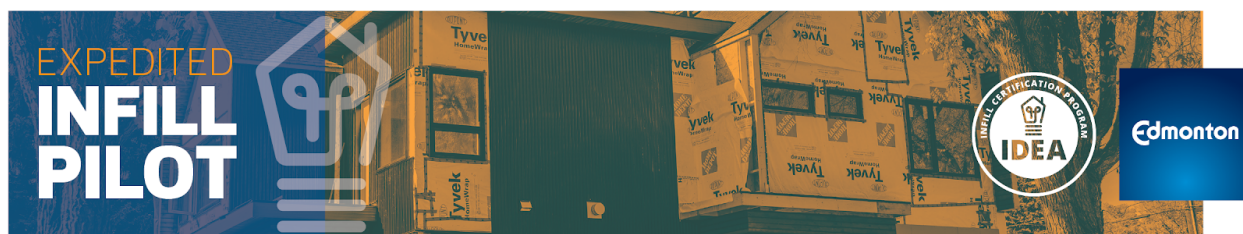
Combine both Part A and Part B in **one PDF document** and submit it via eServices with your Development Permit. This is a recommended document for the Expedited Infill Review Process.



a) Single Detached Dwelling

Note: Only complete this section if you are applying for a single-detached dwelling within a RF3 zone.

	Regulation	Required	Proposed	Compliant?								
140.4.1	Development Regulations the minimum Site Width shall be 7.5 m											
140.4.2	The minimum Site Depth shall be 30.0 m											
140.4.3	The minimum Site Area for Single Detached Housing shall be 225.0 m ²											
140.4.7	Maximum Site Coverage Maximum Site Coverage shall be as follows: <table><tr><td>Principal Dwelling</td><td>Accessory Building</td><td>Principal building with attached Garage</td><td>Total Site Coverage</td></tr><tr><td>28%</td><td>14%</td><td>42%</td><td>42%</td></tr></table>	Principal Dwelling	Accessory Building	Principal building with attached Garage	Total Site Coverage	28%	14%	42%	42%			
Principal Dwelling	Accessory Building	Principal building with attached Garage	Total Site Coverage									
28%	14%	42%	42%									
140.4.8	Notwithstanding subsection 140.4(7) , the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.											
140.4.11	Side Setbacks Side Setbacks shall be established on the following basis:											
140.4.11.a	Side Setbacks shall total at least 20% of the Site Width to a maximum total of 6.0 m, with a minimum Side Setback of 1.2 m on each side;											



	Regulation	Required	Proposed	Compliant?
140.4.11.b	on a Corner Site where the building faces the Front Lot Line, the minimum Side Setback flanking the roadway shall be 20% of the Width of the Lot flanking the roadway, to a maximum of 3.1 m;			
140.4.11.c	on a Corner Site where the building faces the flanking Side Lot Line, the minimum Side Setback Abutting the flanking Side Lot Line shall be 2.0 m. However, if a building facing the flanking Side Lot Line has an attached Garage that faces the flanking Side Lot Line, the Side Setback from the flanking Side Lot Line to the Garage shall be a minimum of 4.5 m; and			
140.4.11.d	on a Corner Site where the building faces the flanking Side Lot Line, Multi-unit Housing shall provide a minimum interior Side Setback of 3.0 m.			
140.4.15	Maximum Number of Dwellings The maximum number of Dwellings per Site shall be as follows:			
140.4.15.a	where Single Detached Housing is developed in this Zone, a maximum of one Single Detached principal Dwelling per Site;			
140.4.17	All Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway. For Corner Lots, the entrance feature must face at least one public roadway.			
140.4.18	Where a building Façade with a length of 12.2 m or greater is adjacent to a public roadway other than a Lane, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway.			



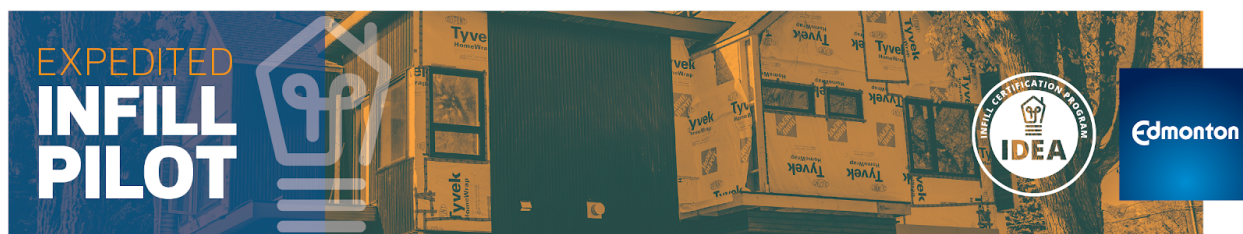
	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant?</i>
140.4.20	On Corner Sites the Façades of a principal building adjacent to the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.			



b) Secondary Suite

Note: Only complete this section if you are applying for a single-detached dwelling with a secondary suite within a RF3 zone.

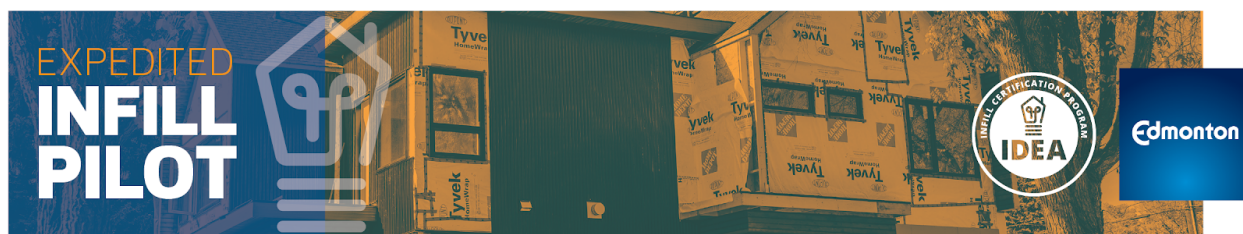
	Regulation	Required	Proposed	Compliant?
86	Secondary Suite A Secondary Suite shall comply with the following regulations:			
86.1	The maximum Floor Area of the Secondary Suite, excluding the area covered by stairways, shall be less than the Floor Area of the principal Dwelling.			
86.2	A Secondary Suite shall be developed in such a manner that the exterior of the principal Dwelling containing the Secondary Suite shall appear as a single Dwelling from a public roadway other than a Lane.			
86.3	Only one of a Secondary Suite or a Garden Suite may be developed in conjunction with each principal Dwelling, except in the RF1, RF2, and RF3 Zones where one Secondary Suite and one Garden Suite may both be developed in conjunction with a Single Detached House.			
86.4	A Secondary Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, Child Care Services or a Major Home Based Business, unless the Secondary Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.			
86.5	A maximum of one Household shall occupy a Secondary Suite.			



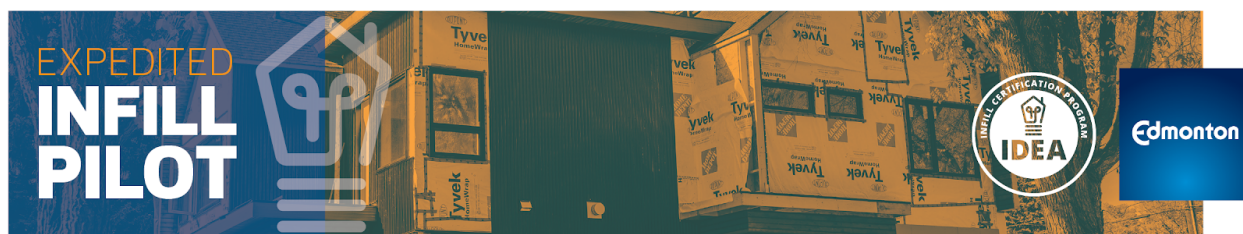
c) Semi-detached Dwelling

Note: Only complete this section if you are applying for a semi-detached dwelling within a RF3 zone.

	Regulation	Required	Proposed	Compliant?								
140.4.1	Development Regulations the minimum Site Width shall be 7.5 m											
140.4.2	The minimum Site Depth shall be 30.0 m											
140.4.4	The minimum Site Area for Duplex Housing, Semi-detached Housing, and Multi-unit Housing shall be 150 m ² per principal Dwelling.											
140.4.7	Maximum Site Coverage Maximum Site Coverage shall be as follows: <table><tr><td>Principal Dwelling</td><td>Accessory Building</td><td>Principal Dwelling with attached Garage</td><td>Total Site Coverage</td></tr><tr><td>28%</td><td>14%</td><td>42%</td><td>42%</td></tr></table>	Principal Dwelling	Accessory Building	Principal Dwelling with attached Garage	Total Site Coverage	28%	14%	42%	42%			
Principal Dwelling	Accessory Building	Principal Dwelling with attached Garage	Total Site Coverage									
28%	14%	42%	42%									
140.4.8	Notwithstanding subsection 140.4(7) , the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.											
140.4.11	Side Setbacks Side Setbacks shall be established on the following basis:											
140.4.11.a	Side Setbacks shall total at least 20% of the Site Width to a maximum total of 6.0 m, with a minimum Side Setback of 1.2 m on each side;											



	Regulation	Required	Proposed	Compliant?
140.4.11.b	on a Corner Site where the building faces the Front Lot Line, the minimum Side Setback flanking the roadway shall be 20% of the Width of the Lot flanking the roadway, to a maximum of 3.1 m;			
140.4.11.c	on a Corner Site where the building faces the flanking Side Lot Line, the minimum Side Setback Abutting the flanking Side Lot Line shall be 2.0 m. However, if a building facing the flanking Side Lot Line has an attached Garage that faces the flanking Side Lot Line, the Side Setback from the flanking Side Lot Line to the Garage shall be a minimum of 4.5 m; and			
140.4.11.d	on a Corner Site where the building faces the flanking Side Lot Line, Multi-unit Housing shall provide a minimum interior Side Setback of 3.0 m.			
140.4.15	Maximum Number of Dwellings The maximum number of Dwellings per Site shall be as follows:			
140.4.15.b	where Semi-detached Housing or Duplex Housing are allowed in this Zone, a maximum of two principal Dwellings per Site shall be allowed.			
140.4.16	Each principal Dwelling within Semi-detached Housing shall be individually defined on all Façades through a combination of architectural features that may include variations in the rooflines, non-repetitive window spacing, projection or recession of the Façade, porches or entrance features, building materials, or other treatments.			
140.4.17	All Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway. For Corner Lots, the entrance feature must face at least one public roadway.			



	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant?</i>
140.4.18	Where a building Façade with a length of 12.2 m or greater is adjacent to a public roadway other than a Lane, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway.			
140.4.20	On Corner Sites the Façades of a principal building adjacent to the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.			



PART B: Zone Specific Application Review Template

IV. RF4 - Semi-detached Residential Zone

This form includes regulations which apply to Expedited Infill development permits for single-detached dwellings, with or without secondary suites, and semi-detached dwellings located within a **Semi-detached Residential (RF4)** zone.

Complete this form (Part B) and the Mature Neighbourhood Overlay and General Regulations form (Part A). **Only complete the section(s) of this form that correspond with the dwelling type that you are applying for:**

- a) **Single Detached Dwelling ... Page 2**
- b) **Secondary Suite Page 6**
- c) **Semi-detached Dwelling Page 7**

Combine both Part A and Part B in **one PDF document** and submit it via eServices with your Development Permit. This is a recommended document for the Expedited Infill Review Process.



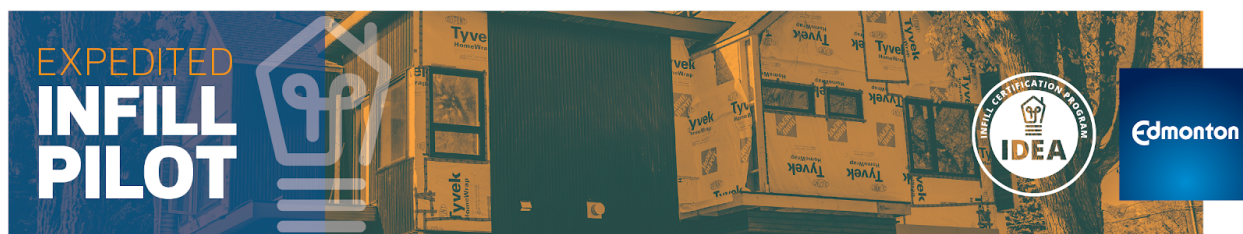
a) Single Detached Dwelling

Note: Only complete this section if you are applying for a single-detached dwelling within a RF4 zone.

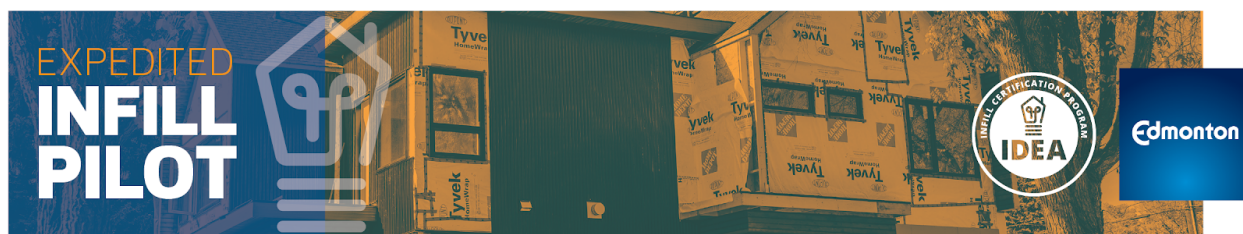
	Regulation	Required	Proposed	Compliant?															
150.4.1	Development Regulations																		
150.4.1.a	the minimum Site area shall be 250.8 m ² ;																		
150.4.1.b	the minimum Site Width shall be 7.5 m, where a Lane exists;																		
150.4.1.c	the minimum Site Width shall be 12.0 m, where no Lane exists; and																		
150.4.1.d	the minimum Site depth shall be 30.0 m.																		
150.4.5	Maximum Site Coverage Maximum Site Coverage shall be as follows:																		
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150.4.5.b Site area less than 300m ²	28%	14%	42%	42%															
150.4.6	Notwithstanding subsection 150.4(5) , the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.																		



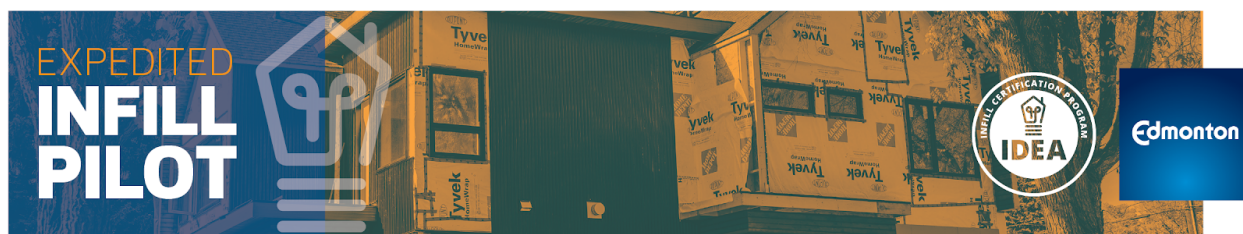
	Regulation	Required	Proposed	Compliant?
150.4.9	Side Setbacks Side setbacks shall be established on the following basis:			
150.4.9.a	Side Setbacks shall be a minimum of 1.2 m on each side;			
150.4.9.b	where there is no Lane abutting the Site, one Side Setback shall be at least 3.0 m for vehicular access, unless there is an attached Garage or a Garage that is an integral part of the Dwelling;			
150.4.9.c	on a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback abutting the Side Lot Line flanking the public roadway shall be 20% of the Width of the Lot flanking the roadway, to a maximum of 4.5 m; and			
150.4.9.d	on a Corner Site where the building faces the flanking Side Lot Line and the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum flanking Side Setback may be reduced to 3.0 m, in order to increase the Private Outdoor Amenity Area in the interior Side Yard.			
150.4.10	On-Site parking shall be located in accordance with Section 50 of this Bylaw. On-Site parking shall be provided by means of one of the following options:			
150.4.10.a	on-Site parking may be provided within a Garage or Garden Suite. A mutual Garage may be constructed on the common property line to the satisfaction of the Development Officer;			
150.4.10.b	on-Site parking may be provided by means of a Garage pad. A Garage pad shall not be constructed over a common property line; or			



	Regulation	Required	Proposed	Compliant?
150.4.10.c	on-Site parking may be provided by means of a Parking Area, the dimensions of which shall conform to the off-street parking space requirements of subsection 54.2(4) of this Bylaw. The Parking Area shall include an underground electrical power connection with outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Parking Area.			
150.4.10.d	A hard surface Walkway is required between the Garage, Garage pad, or Parking Area and an entry to the Dwelling.			
150.4.11	General Site Landscaping shall be developed in accordance with the following:			
150.4.11.a	one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard for each principal Dwelling, except where the Front Setback is 4.5 m or less, and a landscaped boulevard is provided in accordance with subsection 150.4(6)(b)(i) of this Bylaw, the tree may be placed within the Rear or Side Yard, rather than the Front Yard;			
150.4.11.b	all applications for a Development Permit shall include a Site plan that identifies the location, species and size of Landscaping required in subsection 150.4(10)(a) of this Bylaw; and			
150.4.11.c	all required Landscaping shall be consistent with the relevant requirements of Section 55 of this Bylaw.			
150.4.13	The maximum number of Dwellings per Site shall be as follows:			
150.4.13.a	where Single Detached Housing is developed in this Zone, a maximum of one principal Dwelling per Site.			
150.4.16	On Corner Sites the façades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.			



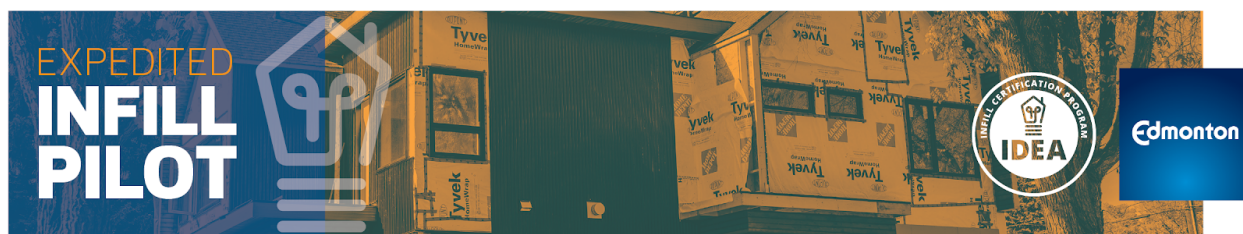
	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant?</i>
150.4.17	Except for Garden Suites and Secondary Suites, each Dwelling that has direct access at ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.			



b) Secondary Suite

Note: Only complete this section if you are applying for a single-detached dwelling with a secondary suite within a RF4 zone.

	Regulation	Required	Proposed	Compliant?
86	Secondary Suite A Secondary Suite shall comply with the following regulations:			
86.1	The maximum Floor Area of the Secondary Suite, excluding the area covered by stairways, shall be less than the Floor Area of the principal Dwelling.			
86.2	A Secondary Suite shall be developed in such a manner that the exterior of the principal Dwelling containing the Secondary Suite shall appear as a single Dwelling from a public roadway other than a Lane.			
86.3	Only one of a Secondary Suite or a Garden Suite may be developed in conjunction with each principal Dwelling, except in the RF1, RF2, and RF3 Zones where one Secondary Suite and one Garden Suite may both be developed in conjunction with a Single Detached House.			
86.4	A Secondary Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, Child Care Services or a Major Home Based Business, unless the Secondary Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.			
86.5	A maximum of one Household shall occupy a Secondary Suite.			



c) Semi-detached Dwelling

Note: Only complete this section if you are applying for a semi-detached dwelling within a RF4 zone.

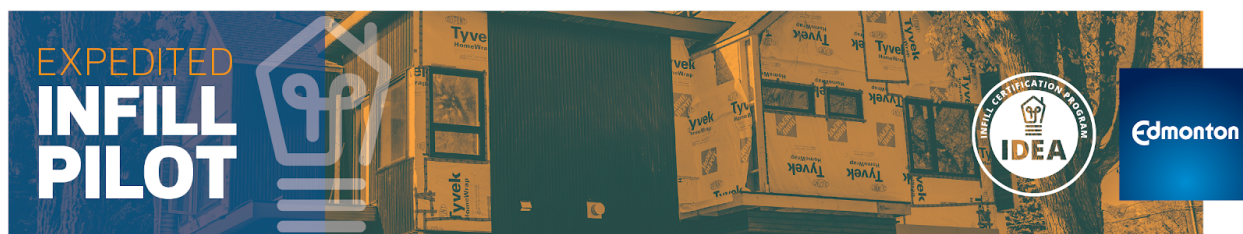
	Regulation	Required	Proposed	Compliant?															
150.4.2	Development Regulations																		
150.4.2.a	the minimum Site area shall be 442.2 m ² ;																		
150.4.2.b	the minimum Site Width shall be 13.4 m, where a Lane exists;																		
150.4.2.c	the minimum Site Width shall be 15.0 m, where no Lane exists; and																		
150.4.2.d	the minimum Site depth shall be 30.0 m.																		
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	Regulation	Required	Proposed	Compliant?
150.4.9	Side Setbacks Side setbacks shall be established on the following basis:			
150.4.9.a	Side Setbacks shall be a minimum of 1.2 m on each side;			
150.4.9.b	where there is no Lane abutting the Site, one Side Setback shall be at least 3.0 m for vehicular access, unless there is an attached Garage or a Garage that is an integral part of the Dwelling;			
150.4.9.c	on a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback abutting the Side Lot Line flanking the public roadway shall be 20% of the Width of the Lot flanking the roadway, to a maximum of 4.5 m; and			
150.4.9.d	on a Corner Site where the building faces the flanking Side Lot Line and the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum flanking Side Setback may be reduced to 3.0 m, in order to increase the Private Outdoor Amenity Area in the interior Side Yard.			
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150.4.11.c	all required Landscaping shall be consistent with the relevant requirements of Section 55 of this Bylaw.			
150.4.13	The maximum number of Dwellings per Site shall be as follows:			
150.4.13.a	where Single Detached Housing is developed in this Zone, a maximum of one principal Dwelling per Site.			
150.4.15	Each Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.			



	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant?</i>
150.4.16	On Corner Sites the façades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.			
150.4.17	Except for Garden Suites and Secondary Suites, each Dwelling that has direct access at ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.			