



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.



Section 814. 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.			



	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant</i>
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

Section 44. Projection into Setbacks and Separation Spaces

	<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 1.2 m or less in Height may be constructed to the Lot lines Abutting an interior Side Yard and Rear Yard;			
44.4	A single Storey Unenclosed Front Porch 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 Unenclosed Front Porch.			



44.3.6	Swimming pools, fish ponds, ornaments, flagpoles, or the like provided that swimming pools shall not be constructed within any Front Setback			
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Section 49. Privacy Screening

	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant</i>
49.2 49.2.a 49.2.a.i	<p>Privacy Screening The regulations contained within Section 49.2 of this Bylaw apply to:</p> <p>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.</p>			
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.			



Section 50. 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.			
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.			



	Regulation	Required	Proposed	Compliant
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;			
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.			

Section 55. Landscaping

	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant</i>																				
55 55.2.1.d	<p>Landscaping Tree and Shrub Planting Requirements</p> <table border="1" data-bbox="282 1178 1026 1663"> <thead> <tr> <th data-bbox="282 1178 407 1224">Site Width</th> <th data-bbox="407 1178 613 1224">Single Detached Housing</th> <th data-bbox="613 1178 820 1224">Semi-Detached Housing and Duplex Housing (per Dwelling)</th> <th data-bbox="820 1178 1026 1224">Row Housing and Stacked Row Housing (per Dwelling)</th> </tr> </thead> <tbody> <tr> <td data-bbox="282 1224 407 1325">Less than 10.0 M</td> <td data-bbox="407 1224 613 1325"></td> <td data-bbox="613 1224 820 1325"></td> <td data-bbox="820 1224 1026 1325"></td> </tr> <tr> <td data-bbox="282 1325 407 1451">10.0 – 13.0 M</td> <td data-bbox="407 1325 613 1451"></td> <td data-bbox="613 1325 820 1451"></td> <td data-bbox="820 1325 1026 1451"></td> </tr> <tr> <td data-bbox="282 1451 407 1598">Greater than 13.0 M</td> <td data-bbox="407 1451 613 1598"></td> <td data-bbox="613 1451 820 1598"></td> <td data-bbox="820 1451 1026 1598"></td> </tr> <tr> <td data-bbox="282 1598 407 1663">Legend:</td> <td colspan="3" data-bbox="407 1598 1026 1663"> = One Deciduous Tree (50 mm. Calliper) = One Coniferous Tree (2.5 m height) = One Shrub (350–400 mm spread) </td> </tr> </tbody> </table>	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				Legend:	= One Deciduous Tree (50 mm. Calliper) = One Coniferous Tree (2.5 m height) = One Shrub (350–400 mm spread)					
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Section 52. Height to Peak

	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant</i>
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>			



Section 61. Rooftop Terraces

	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant</i>
61 61.1	<p>Rooftop Terraces</p> <p>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:</p>			
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.			