

Appendix A2

Applicant's Proposed Zoning Regulations

8.*	Part of Lot 16, Concession 1, NDS (ARGO (West Morrison Creek) Limited))	Parent Zone: NC-2
Map 12(4)		(2020-XXX)
8.*.1 Zone Regulations for All Lands		
The following regulations apply to all <i>buildings</i> :		
a)	The <i>lot line</i> abutting Sixth Line shall be deemed to be the <i>front lot line</i>	
b)	Any podium, stepped back, or terraced portions of a <i>building</i> are permitted below the minimum <i>height</i>	
c)	Maximum <i>Floor Space Index</i> of a <i>mixed use building</i>	4.2 FSI
d)	Maximum <i>height</i> of a <i>mixed use building</i>	8 storeys
e)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.	
f)	The maximum <i>building height</i> shall not apply to the portion of the building used access the rooftop amenity area.	
g)	The maximum building height shall not apply to <i>accessory structures</i> associated with the roof top amenity area .	

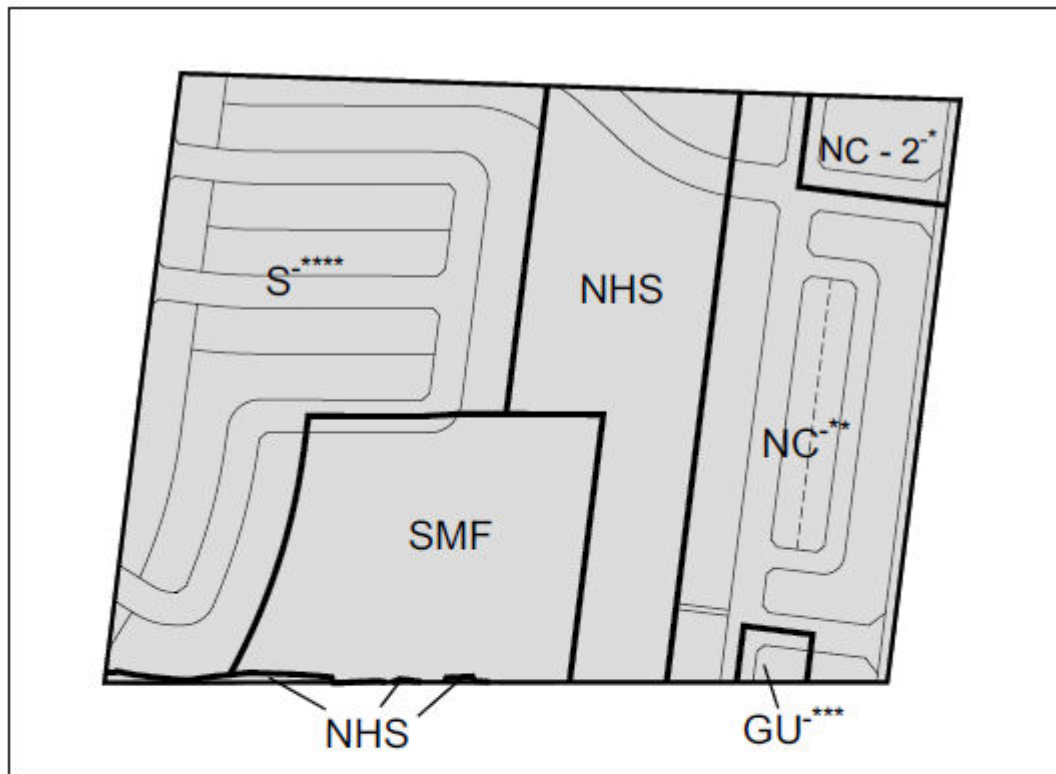
h)	Section 4.14.1 does not apply to <i>accessory structures</i> associated with the rooftop amenity area so long as they comply with the setback requirements of the main building and are located within the rooftop amenity area.
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8.**	Part of Lot 16, Concession 1, NDS (ARGO (West Morrison Creek) Limited))		Parent Zone: NC
Map 12(4)			(2020-XXX)
8.**.1 Additional Permitted Building Type			
a)	Stacked Townhouse Dwelling including each dwelling unit having an independent entrance.		
8.**.2 Zone Regulations for All Lands			
The following regulations apply to all buildings:			
a)	Section 4.17.1 i) shall not apply.		
b)	Minimum Lot Width	4.6 m	
c)	Notwithstanding Section 4.17.2 i) minimum amenity area for townhouse dwellings	9m ²	
d)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three storeys in height and which may include a door.	3.7 m	
e)	Notwithstanding Section 4.27, a porch shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the building or insect screening.		
f)	Notwithstanding Section 4.27, for corner lots, a porch shall have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 metres. Required depths shall be provided for a minimum of 40% of the porch. However, steps may encroach into the required depth.		
g)	Any podium, stepped back, or terraced portions of a building are permitted below the minimum height		

8.***	Part of Lot 16, Concession 1, NDS (ARGO (West Morrison Creek) Limited))	Parent Zone: GU
Map 12(4)		(2020-XXX)
8.***.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this special provision:		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three storeys in height and which may include a door.	3.7 m
b)	Notwithstanding Section 4.27, for <i>corner lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps may encroach into the required depth.	
c)	Notwithstanding Section 4.27, a <i>porch</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	
e)	Notwithstanding the minimum <i>rear setback yard</i> in Section 7.7.2, the minimum <i>rear yard setback</i> for a <i>single detached dwelling street access attached private garage</i>	6.0 m
f)	Notwithstanding Table 7.7.2, a two storey addition may project into the rear yard with a minimum setback of 4.5 metres for a maximum of 45% of the dwelling width measured at the rear of the main building.	

8.****	Part of Lot 16, Concession 1, NDS (ARGO (West Morrison Creek) Limited))	Parent Zone: S
Map 12(4)		(2020-XXX)
8.****.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this special provision:		

a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three storeys in height and which may include a door.	3.7 m
b)	Notwithstanding Section 4.27, for <i>corner lots</i> or lots abutting the Stormwater Management Facility (SWF), a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps may encroach into the required depth.	
c)	Notwithstanding Section 4.27, a <i>porch</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	
e)	Notwithstanding the minimum <i>rear setback yard</i> in Section 7.7.2, the minimum <i>rear yard setback</i> for a <i>single detached dwelling street access attached private garage</i>	6.0 m
f)	Notwithstanding Table 7.7.2, a two storey addition may project into the rear yard with a minimum setback of 4.5 metres for a maximum of 45% of the dwelling width measured at the rear of the main building.	



AMENDMENT TO BY-LAW 2009-189

- Re-zoned From: Existing Development (ED) to
 Neighbourhood Centre Performance Zone Z (NC-2 sp: xx);
 Neighbourhood Centre (NC sp: xx);
 General Urban (GU sp: xx);
 Sub-Urban (S sp: xx);
 Natural Heritage System (NHS); and
 Storm Water Management Facility (SMF).

EXCERPT FROM MAP
12 (4)

