

APPENDIX A – Applicant’s Proposed Zoning Regulations

8.*	Part of Lot 8, Concession 1, NDS (formerly Diam) (Argo (Joshua Creek) Developments Ltd.)	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)	Any podium, stepped back, or terraced portions of a <i>building</i> are permitted below the minimum <i>height</i> .	
b)	Maximum <i>height</i> of an <i>apartment</i> or <i>mixed use building</i> .	6 storeys
c)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.	

8.**	Part of Lot 8, Concession 1, NDS (formerly Diam)		Parent Zone: NC
Map 12(6)	(Argo (Joshua Creek) Developments Ltd.)		(2020-XXX)
8.**.1 Zone Regulations for All Lands			
The following regulations apply to all <i>buildings</i> :			
a)	Any podium, stepped back, or terraced portions of a <i>building</i> are permitted below the minimum <i>height</i> .		
b)	Section 4.17.1 i) shall not apply.		
c)	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 <i>storeys</i> in height and which may include a door.	4.0 m	
d)	Notwithstanding Section 4.27, for <i>corner lots</i> or lots abutting the Natural Heritage System (NHS) zone, 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.		
e)	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.		
f)	Notwithstanding Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .		

8.***	Part of Lot 8, Concession 1, NDS (formerly Diam) (Argo (Joshua Creek) Developments Ltd.)	Parent Zone: GU
Map 12(6)		(2020-xxx)
8.***.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		

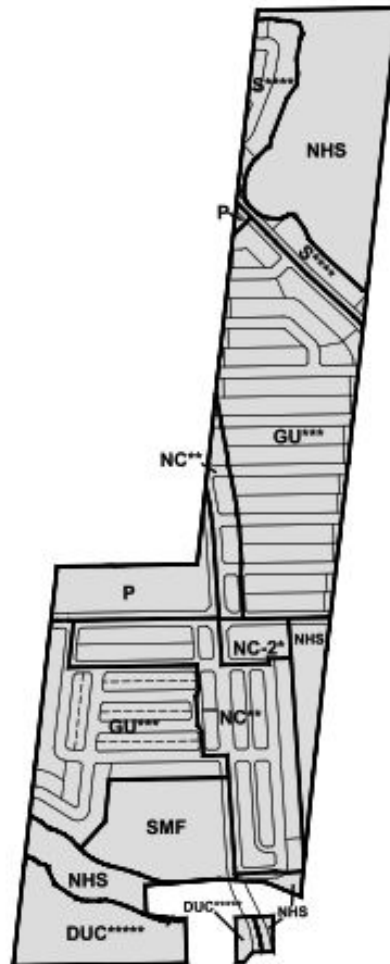
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	4.0 m
b)	Notwithstanding Section 4.27, for <i>corner lots</i> or lots abutting the Park (P) zone, 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.	
d)	Notwithstanding Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .	

8.****	Part of Lot 8, Concession 1, NDS (formerly Diam) (Argo (Joshua Creek) Developments Ltd.)	Parent Zone: S
Map 12(6)		(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 <i>storeys</i> in height and which may include a door.	4.0 m
b)	Notwithstanding Section 4.27, for <i>corner lots</i> or lots abutting the Natural Heritage System (NHS) zone, 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.	
d)	Notwithstanding Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .	
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

8.*****	Part of Lot 8, Concession 1, NDS (formerly Diam) (Argo (Joshua Creek) Developments Ltd.)	Parent Zone: DUC
Map 12(6)		(2020-xxx)
8.*****.1 Additional Permitted Building Types		
The following additional buildings are permitted:		
a)	Townhouse dwelling unit street access private garage, subject to the standards of the Neighbourhood Centre (NC) Zone unless modified by this Special Provision.	
b)	Stacked townhouse dwelling including each dwelling unit having an independent entrance subject to the regulations of the NC Zone unless modified by this Special Provision.	
8.*****.2 Zone Regulations for All Lands		
a)	Any podium, stepped back, or terraced portions of a building are permitted below the minimum height.	
b)	Designated residential visitor parking spaces may be counted toward non-residential parking spaces and may be provided in any combination.	

SCHEDULE "A"
To By-Law 2020-***



AMENDMENT TO BY-LAW 2009-189



Rezoned from Existing Development (ED) to
Neighbourhood Centre (NC-2 sp:*, NC sp:**);
General Urban (GU sp:***);
Sub-Urban (S sp:****);
Dundas Urban Core (DUC sp:*****);
Natural Heritage System (NHS);
Park (P); and
Storm Water Management Facility (SMF)

EXCERPT FROM MAP
12 (6)



1:9000