PART 3A
RN – RESIDENTIAL NEIGHBOURHOOD ZONE

3A.1 INTENT

This zone is intended to:

(a) accommodate a neighbourhood environment characterized by buildings with one and two-unit dwellings; and

(b) ensure that development and redevelopment on lots zoned Residential Neighbourhood is compatible with lot sizes typical to existing residential development.

3A.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in part 3A apply to all land uses and developments in the Residential Neighbourhood zone.

(2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Neighbourhood zone.

(3) The Residential Neighbourhood zone shall apply to lands intended for a maximum of two units per lot, with a minimum lot frontage stated in Table 3A.T3 - Residential Neighbourhood Zone Development Standards.

3A.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Table 3A.T1 lists building types that are permitted or discretionary in the Residential Neighbourhood zone.

(2) Any building types other than those listed in Table 3A.T1 are prohibited in the Residential Neighbourhood zone.

TABLE 3A.T1: RESIDENTIAL NEIGHBOURHOOD ZONE BUILDING TYPES

Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	The maximum number of units in a Building, Detached shall be two.
T1.3	Building, Planned Group	---	Discretionary	---
T1.4	Building, Row	Permitted	---	The maximum number of units in a Building, Row shall be two.
T1.5	Building, Stacked	Permitted	---	The maximum number of units in a Building, Stacked shall be two.

3.2 LAND USE REQUIREMENTS

(1) Table 3A.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Neighbourhood zone, subject to compliance with:

(a) the land use specific regulations in Table 3A.T2;

(b) the development standards in subpart 3A.4;

(c) the parking and loading requirements in subpart 3A.6;

(d) the landscaping and aesthetic screening requirements of subpart 3A.7; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3A.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.

(3) The following land uses are prohibited in the Residential Neighbourhood zone:

(a) any land use that is not listed in Table 3A.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3A.T2; and

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

TABLE 3A.T2: RESIDENTIAL NEIGHBOURHOOD ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Dwelling, Group Care • Dwelling, Unit	Permitted	---	---
T2.2	• Open Space, Active	Permitted	---	(1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a Retail Trade, Cannabis land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.3	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land use is restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Detached with only one principal Dwelling Unit. (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. where the calculation of such area shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified. (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building. (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

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TABLE 3A.T2: RESIDENTIAL NEIGHBOURHOOD ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.4	• Assembly, Community • Assembly, Recreation • Assembly, Religious • Institution, Day Care • Service Trade, Homestay	---	Discretionary	(1) A land use in the "Assembly" land use class: (a) shall not be operated from an accessory building; and (b) shall be located only on sites adjoining and accessed by a collector or arterial street. (2) An "Assembly, Community" or "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (3) The measurement required in subsection (2) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Assembly, Community" or "Institution Day Care" land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.5	• Public Use, General • Utility, General	Permitted	---	There shall be no exterior storage of goods, materials or equipment.
T2.6	• Planned Group	---	Discretionary	(1) A "Planned Group" shall allow all land uses and building types that are permitted or discretionary in the Residential Neighbourhood zone. (2) All buildings within the "Planned Group" shall comply with the applicable Development Standards specified in Table 3A.T3. (3) Buildings that are connected by underground parking structures or above-ground enclosed or non-enclosed structures shall be considered a" Planned Group" and shall comply with the regulations of this subsection. (4) A" Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to a communal amenity area. (5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3A.7.

TABLE 3A.T2: RESIDENTIAL NEIGHBOURHOOD ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in subsection (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a" Residential Business in the Residential Neighbourhood zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class;

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TABLE 3A.T2: RESIDENTIAL NEIGHBOURHOOD ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Residential Business			(m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.7 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

3.3 COMBINATION OF USES

(1) Subject to the land use specific regulations listed in Table 3A.T2, permitted or discretionary principal buildings in the Residential Neighbourhood zone may include a combination of uses that are either permitted or discretionary in the Residential Neighbourhood zone.

(2) Each principal use shall be in a separate unit within the building.

(3) The land use specific regulation from Table 3A.T2 for each of the combined uses shall apply.

(4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3A.4 DEVELOPMENT STANDARDS IN THE RESIDENTIAL NEIGHBOURHOOD ZONE

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3A.T3 shall apply to all principal buildings and land uses in the Residential Neighbourhood zone.

TABLE 3A.T3 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS				
Sec.	**Development Criteria**	**Standards** (Per lot except for Building, Row where standards are per unit)		
		• **Building, Detached** • **Building, Stacked**	• **Building, Row**	• **Building, Planned Group**
T3.1	**Minimum Lot Area**			
	(1) Lots with rear lane access	259 square metres	137 square metres	Sum of minimum lot area as identified in T3.1 for each building type on the lot.
	(2) Lots without rear lane access	284 square metres	232 square metres	
T3.2	**Minimum Lot Frontage**			
	(1) Lots with rear lane access	9.45 metres	End Unit: 5.0 metres Interior Unit: N/A	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2 for each building fronting a public street; otherwise: 7.5 metres.
	(2) Lots without rear lane access	10.36 metres	End Unit: 8.5 metres Interior Unit: N/A	
T3.3	**Minimum Front Yard Setback**			
	(1) To garage (Subject to subclause 3A.6.4(4)(b))	6.0 metres	6.0 metres	Minimum front yard setback otherwise required for each of the building types as identified in T3.3.
	(2) To non-garage portion of the building			
	(a) where a landscaped boulevard exists between the curb and the public sidewalk	3.0 metres	3.0 metres	
	(b) where no landscaped boulevard exists between the curb and the public sidewalk	4.5 metres	4.5 metres	
T3.4	**Minimum Rear Yard Setback**			
	(1) Lots with rear lane access	3.5 metres	3.5 metres	Minimum rear yard setback otherwise required for each of the building types as identified in T3.4.
	(2) Lots without rear lane access	5.0 metres	5.0 metres	
T3.5	**Minimum Side Yard Setback for Corner Lots**			
	(1) Flankage yard	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	Minimum side yard setback for corner lots otherwise required for each of the building types as identified in T3.5.
	(2) Total side yard	1.65 metres	End Unit: 450 millimetres Interior Unit: N/A	
T3.6	**Minimum Side Yard Setback for Interior Lots**			
	(1) Single side yard	1.2 metres	End Unit: 1.2 metres Interior Unit: N/A	Minimum side yard setback for interior lots otherwise required for each of the building types as identified in T3.6.
	(2) Total side yard	2.4 metres	End Unit: 1.2 metres Interior Unit: N/A	
T3.7	**Maximum Site Coverage**			
		50%	50%	50%
T3.8	**Maximum Floor Area Ratio**			
		0.85	0.85	Maximum floor area ratio otherwise permitted for each building type as identified in the T3.8.
T3.9	**Maximum Building Height**			
		11 metres	11 metres	11 metres

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4.2 EXISTING MAINTENANCE EASEMENT

(1) Where a maintenance easement is registered on the title(s) of a lot in the Residential Neighbourhood zone regarding a zero lot development on an adjoining lot:

(a) if the lawfully existing zero lot development on the adjoining lot is damaged or destroyed by fire, flood or an act of God, it may be repaired or reconstructed as a new zero lot development;

(b) notwithstanding the minimum side yard requirements prescribed in Table 3A.T3, the owner of such lot shall perpetually keep the maintenance easement in favor of the adjoining lot on which the zero lot development is constructed;

(c) notwithstanding the permitted yard encroachments prescribed in Table 3A.T4, features such as fireplaces, chimneys, dryer vents, cold air intakes, hose bibs, downspouts, etc. and other architectural elements shall not encroach into the maintenance easement; and

(d) notwithstanding clause 3A.4.2 (1)(b), eaves from the building on the lot with maintenance easement can encroach on the maintenance easement to a maximum distance of 600 millimetres.

4.3 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3A.F1:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3A.4.3(1)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3A.4.3(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3A.F2:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3A.4.3(2)(a).

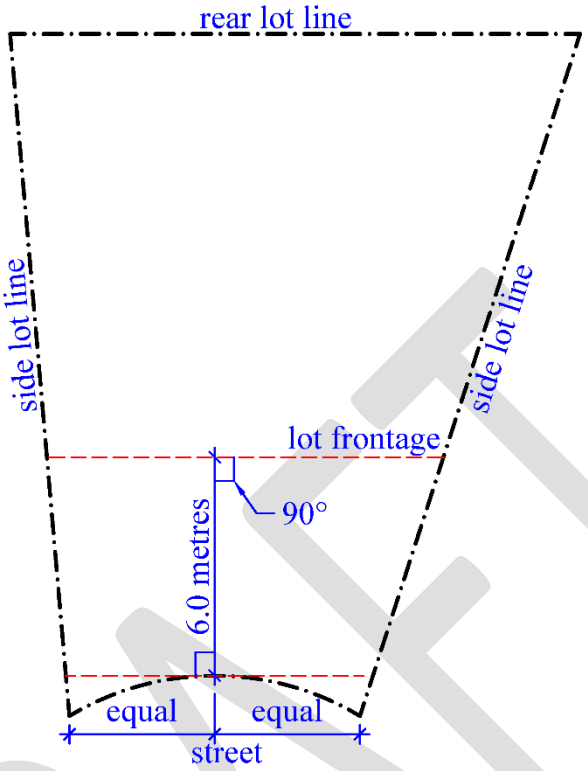


Figure 3A.F1: Minimum Lot Frontage on a Curved Front Lot

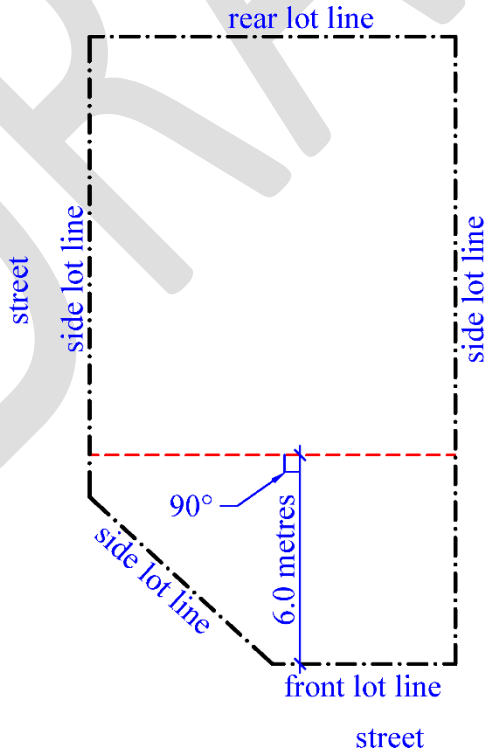


Figure 3A.F2: Minimum Lot Frontage on a Corner Lot

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4.4 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3A.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.

(3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3A.T3 and 3A.T4.

TABLE 3A.T4: RESIDENTIAL NEIGHBOURHOOD ZONE PERMITTED ENCROACHMENTS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	610 millimetres	450 millimetres
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	• One Interior Side Yard • Flankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.5 HEIGHT EXCEPTIONS

(1) Subject to subsection 3A.4.5(2), the maximum building height listed in Table 3A.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 3A.4.5(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

3A.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 3A.T4.7.

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5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3A.T5 apply to all accessory buildings or structures in the Residential Neighbourhood zone.

TABLE 3A.T5 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES

Sec.	Development Criteria	Standard (Per lot except for Building, Row where standards are per unit)
T5.1	**Maximum Area**	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked	75 square metres
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 75 square metres or 15 per cent of the lot area.
T5.2	**Minimum Setback for an Accessory Building or Structure on an interior lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; or	1.5 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot lines	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	**Minimum Setback for an Accessory Building or Structure located on a corner lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane; or	1.5 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line; or	6.0 metres from flankage lot line
	(ii) otherwise	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	
	(i) where a vehicular access door of a garage faces flankage lot line	6.0 metres from flankage lot line
	(ii) otherwise	Same as otherwise required for the principal building on site.
T5.4	**Minimum Setback from a principal building on the site**	1.0 metre
T5.5	**Maximum Height**	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) Otherwise	4.0 metres

5.3 ACCESSORY BUILDING OR STRUCTURE EXCEPTIONS

(1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3A.T5:

(a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space , it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3A.F3);

(b) notwithstanding clause 3A.5.3(a), where access to an attached or detached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be minimum 6.0 metres from the flankage lot line (see Figure 3A.F4); and

(c) where a Building, Row on a site has no side yard requirement, an accessory building on the same site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback (see Figure 3A.F5).

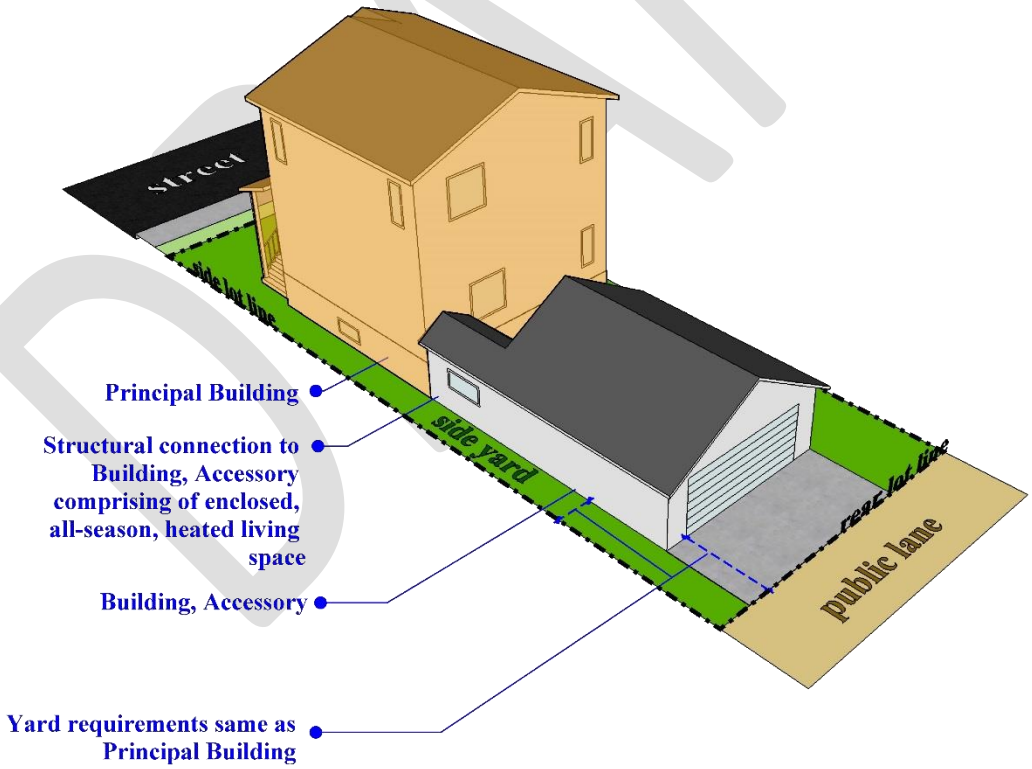


Figure 3A.F3: Accessory Connection

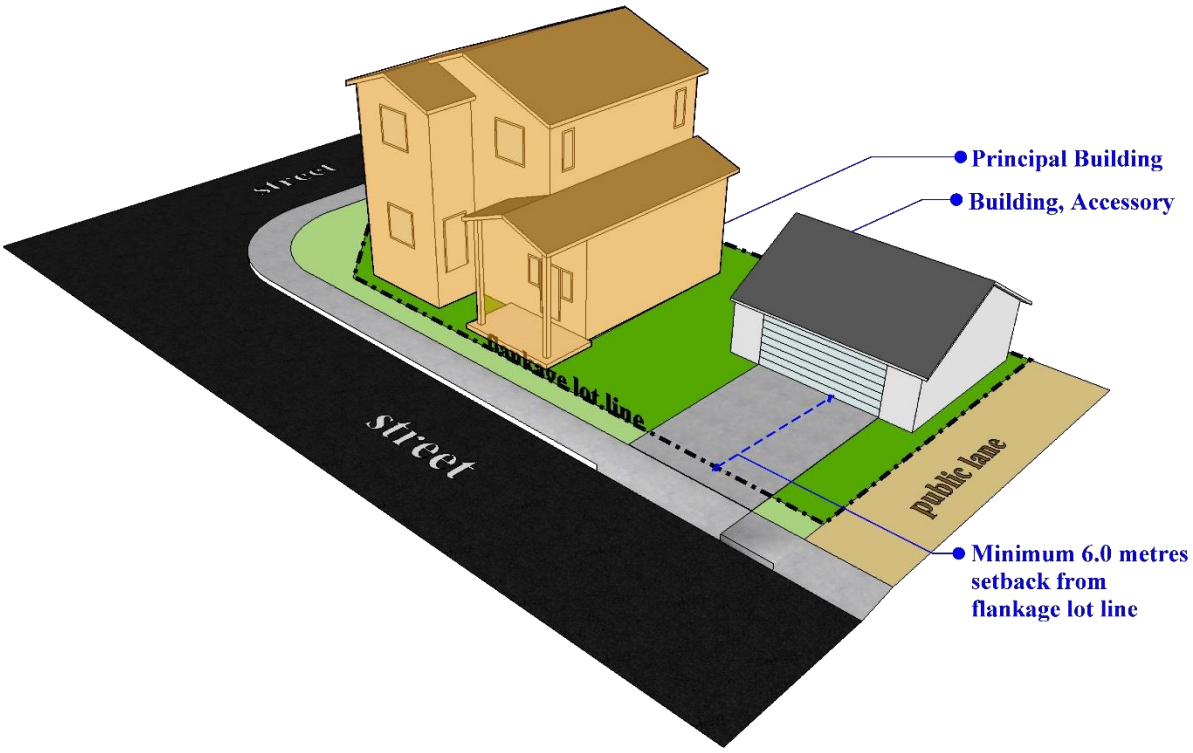


Figure 3A.F4: Flankage Yard Parking

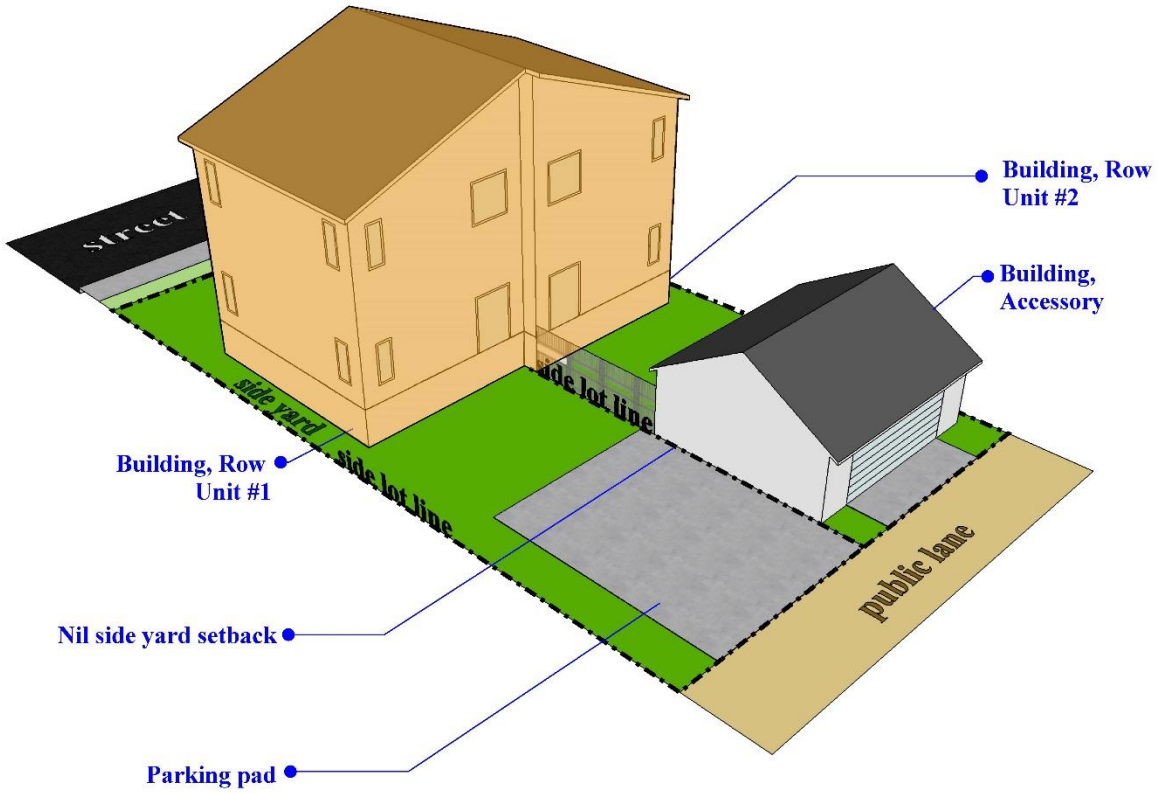


Figure 3A.F5: Parking Access off the Lane

(2) The minimum setback requirements of Table 3A.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard, provided that no part of the accessory structure overhangs the property line.

(3) Where a detached accessory structure mentioned in subsection 3A.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.

(4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 3A.T4.7.

3A.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Neighbourhood zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) accessible building entrance, if it exists; or

(b) building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.

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(2) No motor vehicle parking stall, manoeuvering area, garage door, loading stall or loading bay shall be located in:

(a) any areas provided to meet the total site landscaping area; or

(b) the required front yard unless otherwise specified in this Bylaw.

(3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site (see Figure 3A.F6).

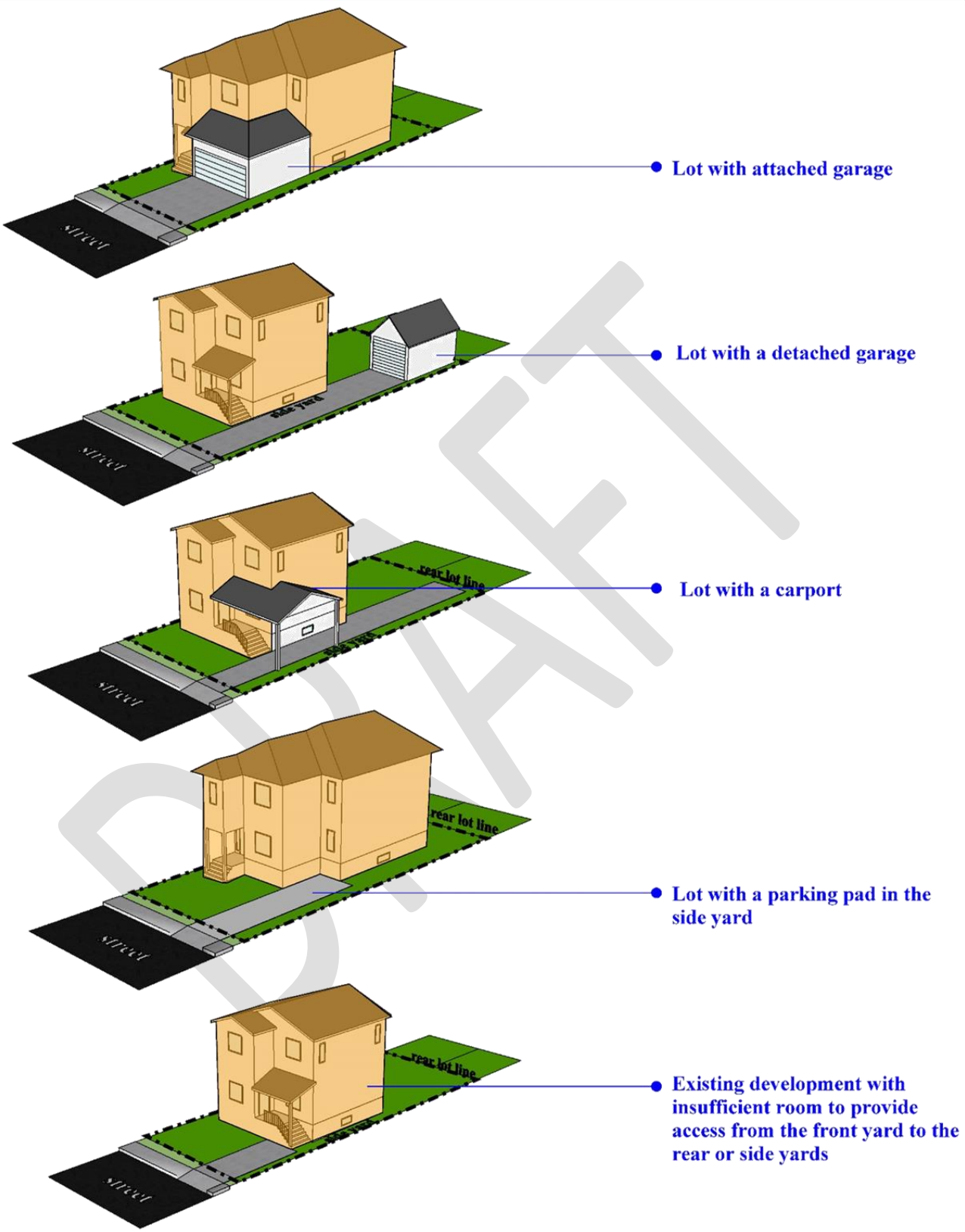


Figure 3A.F6: Front Yard Parking

(4) The following requirements apply in determining the location of access to parking on a lot in the Residential Neighbourhood zone:

(a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;

(b) notwithstanding clause 3A.6.3(4)(a), front yard vehicular access may be permitted, where:

(i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or

(ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and

(iii) the lot has a minimum frontage of 8.5 metres.

(c) where a lot does not back onto a lane, the following conditions allow for front yard parking:

(i) the lot has an attached garage with access provided from the front yard; or

(ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or

(iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.

(5) Where a lot in the Residential Neighbourhood zone is a corner lot, the following conditions allow for flankage yard parking:

(a) the lot has an attached garage with access provided from the flankage yard;

(b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or

(c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

(6) Where vehicle access to the required parking stall is provided from the front yard, the number of vehicles parked on a legal driveway located in the front

yard is limited to the capacity of the garage, carport or parking pad, or two, whichever is greater.

(7) The maximum width of a driveway in the Residential Neighbourhood zone shall not exceed the exterior dimensions of the garage, carport or the parking pad for a building containing only Dwelling land uses.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 3A.T6 apply to development in the Residential Neighbourhood zone.

(2) If, in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fractions over one-half shall be deemed to be equivalent to one stall.

(3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

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<table>
<tr><th colspan="4">TABLE 3A.T6: RESIDENTIAL NEIGHBOURHOOD ZONE PARKING REQUIREMENTS</th></tr>
<tr><th>Sec.</th><th>Land Use</th><th colspan="2">Motor Vehicle</th></tr>
<tr><td>T6.1</td><td>Dwelling, Secondary Suite or Dwelling, Unit</td><td colspan="2">One stall is required per Dwelling Unit.</td></tr>
<tr><td>T6.2</td><td>Dwelling, Group Care</td><td colspan="2">Greater of:
(a) one stall is required per six beds; or
(b) two stalls are required.</td></tr>
<tr><td>T6.3</td><td>Dwelling, Assisted Living</td><td colspan="2">0.4 stalls are required per Dwelling Unit.</td></tr>
<tr><td>T6.4</td><td>Planned Group</td><td colspan="2">Same as the requirement for the permitted or discretionary Dwelling use in the Residential Neighbourhood zone.</td></tr>
<tr><td>T6.5</td><td>Service Trade, Homestay</td><td colspan="2">0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.</td></tr>
<tr><td>T6.6</td><td>Business, Residential</td><td colspan="2">(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle.
(2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply.</td></tr>
<tr><td rowspan="10">T6.7</td><td rowspan="10">Institution, Day Care</td><td colspan="2">(1) One stall is required per land use; and
(2) Passenger drop-off stall in accordance with the following:</td></tr>
<tr><td>Individuals under care</td><td>Minimum Number of Passenger Drop-off stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</td></tr>
<tr><td>T6.8</td><td>All other land uses</td><td colspan="2">One stall is required per 75 square metres of total floor area.</td></tr>
</table>

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3A.6.5(1).

(3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 3A.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 3A.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses, whether to meet the parking requirement in Table 3A.T6 or not, there shall be either:

(a) two short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of the clauses 3A.6.6(1)(a) and (b).

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(4) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

(1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.

(2) Notwithstanding the motor vehicle parking requirements in subpart 3A.6.4 and 3A.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3A.6.7(1).

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3A.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3A.T7 apply to principal land uses and developments in the Residential Neighbourhood zone.

TABLE 3A.T7: RESIDENTIAL NEIGHBOURHOOD ZONE TOTAL SITE LANDSCAPING REQUIREMENTS

Sec.	Land Use	Minimum Landscaping Requirements
T7.1	For a : • Dwelling, Unit; or • Dwelling, Group Care	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	• Assembly, Community • Assembly, Religious • Institution, Day Care • Service Trade, Homestay	10% total site landscaping area
T7.3	• Planned Group	15% total site landscaping area
T7.4	• Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential	No requirement

(2) For all uses listed in sections T7.2 and T7.3 of Table 3A.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3A.T7.

(3) If there is a conflict between the requirements in Table 3A.T7, the most stringent requirement shall apply.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

(1) For all uses listed in sections T7.2 and T7.3 of Table 3A.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3A.T7:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.

(2) The total site landscaping area, as required Table 3A.T7, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 3A.F7);

(c) boulevard areas;

(d) curbing;

(e) perimeter screening; and

(f) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 3A.F7 may be subject to additional landscaping requirements.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

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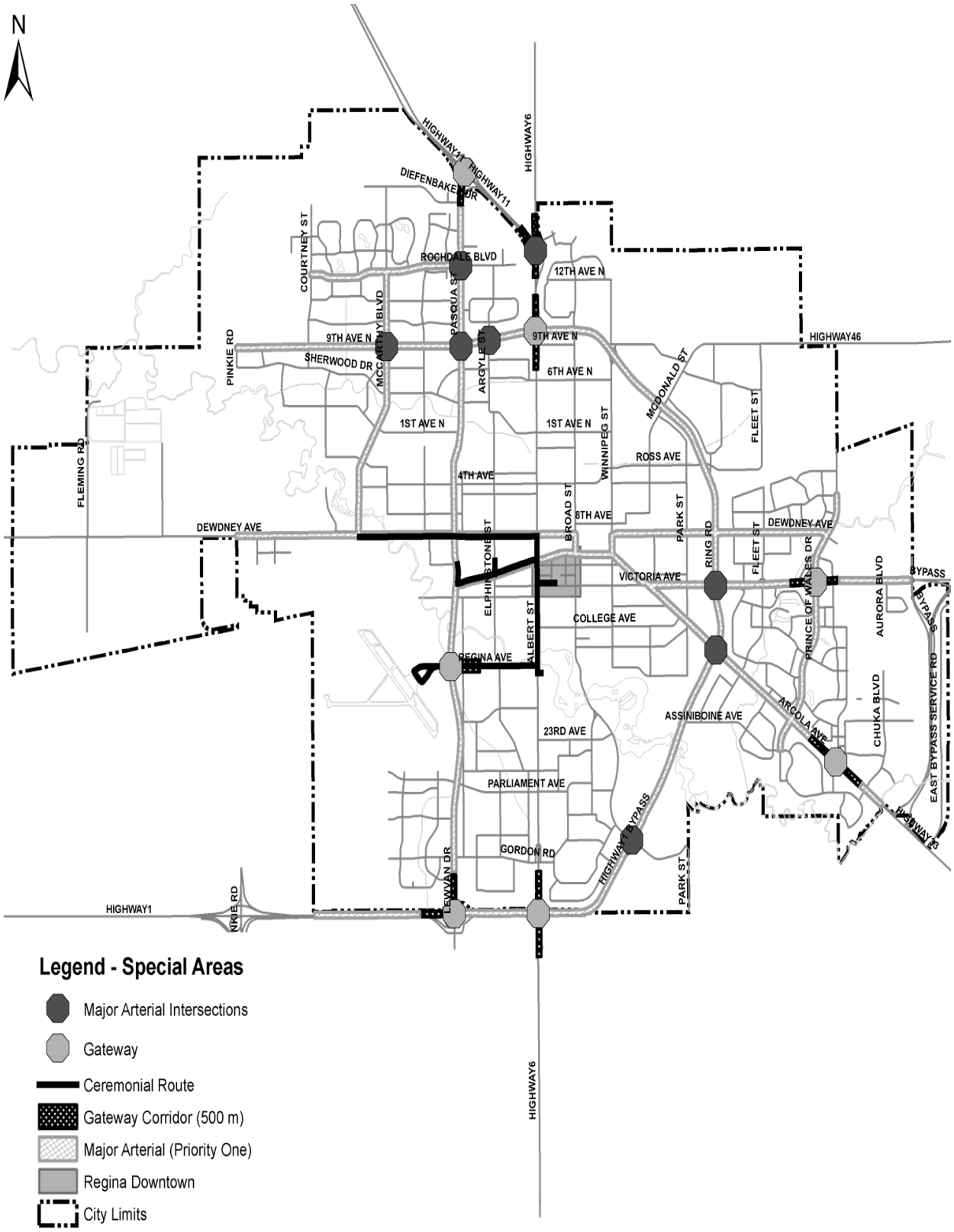


Figure 3A.F7: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Residential Neighbourhood zone shall provide minimum 1.83 metre high aesthetic screening along its abutting lot lines, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Neighbourhood zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) all collection areas for garbage, refuse or recycling; and

(b) all storage areas that are outdoors or partially outdoors.

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