

Summary of Changes to Zoning Bylaw Article 5

The proposed changes to Zoning Bylaw Article 5 are primarily housekeeping and organizational. The proposed new text incorporates most of the dimensional regulations that are now contained in Article 5, as well as some dimensional regulations which now appear in other Articles of the Zoning Bylaw.

Housekeeping and Organizational Changes.

- The existing dimensional regulations have been reorganized and have been edited primarily for clarity and consistency.
- The existing “Table of Area Regulations” has been renamed “Table of Dimensional Regulations.” The Table is no longer a separate attachment the Zoning Bylaw. Instead, the Table is incorporated within the text of Article 5.
- The notes to the existing Table of Area Regulations have been incorporated into the Article 5 text as regulations and are now numbered as individual subsections.
- The Article 2 definitions of several dimensional -related definitions are simplified and clarified. Regulatory provisions have been relocated from the definitions to Article 5. A definition of Street Line has been added to Article 2.

Substantive Changes.

The revised Article 5 does include some substantive changes:

- The existing Corner Clearance regulation has been clarified as a clear vision safety triangle.
- The applicability of Large House Plan Review has been expanded by including all buildings on the lot in the calculation of Residential Gross floor Area, rather than the single family dwelling only.
- A new maximum height restriction of 25 feet will now apply to all accessory structures, except where the Bylaw expressly provides different height restrictions or allowances for particular structures such as signs, certain walls and fences, and certain solar energy and wind energy systems.
- An apparently unused allowance for reduced lot areas based on averaging the areas of adjacent lots under one ownership has been removed.