



Number - 2025

To Amend Comprehensive Zoning By-law 270-2004

1. By-law 270-2004, as amended, is hereby further amended:

From:	To:
AGRICULTURE (A);	RESIDENTIAL TOWNHOUSE A – SECTION 3827 [R3A – 3827]

3827.1 Shall only be used for the following purposes:

- 3827.2 Shall be subject to the following requirements and restrictions:

1. The lot line abutting Rollingwood Drive shall be deemed to be the front lot line for Zoning purposes;
2. That portion of the lot within 20 metres of the lot line abutting Rollingwood Drive shall only be used for the purpose of a maximum four (4) single detached dwellings, except at approved access locations;
3. Minimum Lot Area: No requirement;
4. Minimum Front Yard Depth: 5.5 metres;
5. Minimum Rear Yard Depth: 6.0 metres;

6. Minimum Interior Side Yard Width: 2 metres, except 0.6 metres to a hydro transformer;
7. Minimum Building Separation Distance: 1.8 metres between the side walls of single detached dwellings;
8. Window Bay Encroachments:
 - a. Window bays, with or without foundation may encroach into the required front or rear yards in accordance with Section 6.16 of the By-law;
 - b. Window bays, with or without foundation, may encroach into the required interior side yard subject to the following:
 - i. Maximum Encroachment: 0.75 metres;
 - ii. Maximum Width: 4 metres;
 - iii. Side windows shall not be required for a window bay having a maximum depth of 0.75m;
9. Minimum Garage Door Setback:
 - a. 6.0 metres to a public street;
 - b. 5.5 metres to a private road;
10. Maximum Cumulative Garage Door Width for an Attached Garage:
 - a. 5.0 metres for a single detached dwelling;
 - b. 2.7 metres for all other dwelling types;
11. Notwithstanding Section 10.9.1 of the By-law, the width of a residential driveway leading to an attached garage on a single detached dwelling shall not exceed the width of the garage;
12. Maximum Building Height:
 - a. 10.6 metres for a single detached dwelling;
 - b. 13.5 metres for all other dwelling types;
13. All areas of the lot not occupied by approved buildings, driveways, and parking areas shall be maintained as landscaped open space;
14. Minimum Amenity Area: 240 square metres;
15. Maximum Lot Coverage: 37%
16. Accessory structure(s) used for the purpose of waste collection shall be permitted subject to the following:
 - a. Maximum combined gross floor area of 150 square metres.
 - b. Shall be setback a minimum 2.5 metres from the nearest lot.
 - c. Shall not exceed a maximum building height of 7 metres.”

ENACTED and PASSED this 14 day of May, 2025.

Approved as to
form.

2025/05/12

MR

Patrick Brown, Mayor

Approved as to
content.

2025/May/08

AAP

Genevieve Scharback, City Clerk

(OZS-2024-0028)