

CITY OF NANAIMO

BYLAW NO. 4000.372

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903, and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED, the Municipal Council of the City of Nanaimo, in an open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "ZONING BYLAW AMENDMENT BYLAW 2005 NO. 4000.372".

2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended as follows:

(1) By adding the following to the Table of Contents after "6.6 Single Family Residential Small Lot Zone (RS-6)":

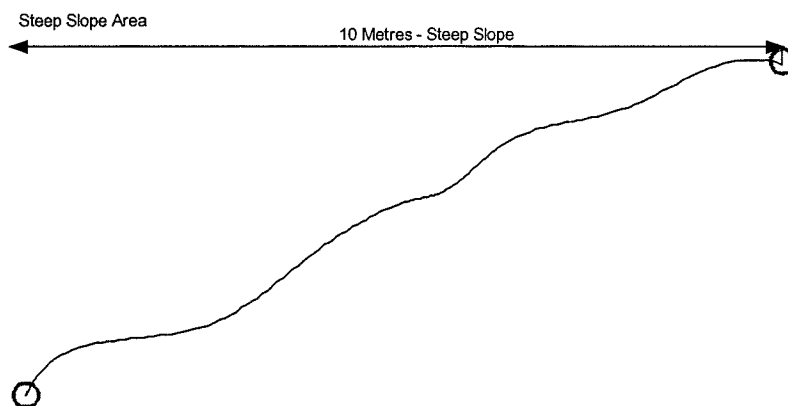
6.7 Steep Slope Residential Zone (RS-7)
6.8 Steep Slope Suburban Residential Zone (RS-8)

(2) By adding the following to Subsection 3.1 after "Part 6 – Single Family Residential Zones, Single Family Residential Small Lot Zone

6.7 Steep Slope Residential Zone (RS-7)
6.8 Steep Slope Suburban Residential Zone (RS-8)

(3) By adding the following to Section 4.1:

"STEEP SLOPE AREA" – means any part of a *lot* within which the incline is 30% or greater for a horizontal distance of 10.0 metres (32.8 feet) or greater, as measured from *natural grade*. A *lot* may include more than one *Steep Slope Area*.



A Steep Slope area exists where a slope of 30% or more exists over a horizontal distance of 10 metres (or more).

- (4) By adding the following after Section 6.6 Single Family Residential Small Lot Zone (RS-6):

6.7 STEEP SLOPE RESIDENTIAL ZONE - (RS-7)

This zone applies to properties identified as having steep slope characteristics, and provides for detached single family dwelling subdivisions and clustered multiple family development.

6.7.1 Permitted Uses

Bed and Breakfast
Boarding and Lodging
Multiple Family Dwelling
Single Family Dwelling
Secondary Suite

6.7.2 Conditions of Use

6.7.2.1 The *gross floor area* of a *dwelling* shall exceed a *gross floor area* of 87.0 square metres (936.4 square feet).

6.7.2.2 The *floor area ratio* of a *single family dwelling* shall not exceed 0.55, or a *gross floor area* of 390.18 square metres (4,200 square feet).

6.7.2.3 Notwithstanding Subsection 6.7.2.2, where a *dwelling* consists of three or more *storeys* entirely above *finished grade* on the rear elevation, the *gross floor area* may be increased as follows provided that the *building* footprint does not exceed 185.8 square metres (2,000 square feet):

<i>Lot Size</i>	<i>Maximum Gross Floor Area</i>
<1000 square metres (10,764 square feet)	390.18 square metres (4,200 square feet)
≥ 1,000 square metres (10,764 square feet)	464.50 square metres (5,000 square feet)

6.7.2.4 *Lots* equal to or exceeding 1666.66 square metres (17,940 square feet) in area are exempt from the requirements of Subsections 6.7.2.2 and 6.7.2.3. For the purposes of this subsection, where a *lot* abuts a *watercourse* identified in Schedule G, or a *lot* is subject to a geotechnical *setback*, the required *leave strip(s)* shall not be included in the calculation of *lot area*.

6.7.2.5 Notwithstanding Subsections 6.7.2.2, 6.7.2.3, and 6.7.2.4, where a *lot* contains two or more *dwellings* the *floor area ratio* shall not exceed 0.45.

6.7.3 Density

- 6.7.3.1 The maximum *density* shall not exceed 12 *dwelling units* per hectare of land or portion thereof. For the purposes of calculating *density* within this subsection, a *watercourse* identified in Schedule G, and its associated *leave strip(s)*, shall not be included.
- 6.7.3.2 Notwithstanding Subsection 6.7.3.1, a minimum of one *single family dwelling* shall be permitted on each *lot* that meets the applicable minimum *lot area* requirements under Subsection 6.7.4.
- 6.7.3.3 Notwithstanding Subsections 6.7.3.1 and 6.7.3.2, a *secondary suite* shall be permitted only on *lots* less than 1666.66 square metres (17,940 square feet) in area.
- 6.7.3.4 Where land is subdivided and parkland dedication is provided in excess of 5% of the total land area, one *lot* of the resulting *subdivision* is eligible for additional *dwelling units* provided that the *lot* is identified to the *City* at the time of *subdivision* and so designated on the copy of the *subdivision* plan filed with the *City*. The additional *dwelling units* shall be calculated as 12 *dwelling units* per hectare of parkland dedicated in excess of 5% provided no portion of the area used in this calculation is within a *watercourse* identified in Schedule G, and its associated *leave strip(s)*.

6.7.4 Lot Area

- 6.7.4.1 The minimum *lot area* shall not be less than 1200 square metres (12,917 square feet) serviced by a *community water system*, a *community sewer system* and a storm drainage system.
- 6.7.4.2 Notwithstanding Subsection 6.7.4.1, *lot area* may be reduced to 600 square metres (6,459 square feet). For the purposes of this subsection, the *steep slope area* shall not be included in the *lot area*.
- 6.7.4.3 Notwithstanding Subsections 6.7.4.1 and 6.7.4.2, *lot area* may be reduced to 325 square metres (3,498 square feet) where:
- (a) the average slope of the *lot* does not exceed 5% as measured on undisturbed *natural grade* between the centrepoinTs of each *lot line*; and
 - (b) the *subdivision* does not result in a *density* greater than 12 *dwelling units* per hectare of land on the *lot* proposed for subdivision. For the purposes of calculating *density* within this subsection, a *watercourse* identified in Schedule G, and its associated *leave strip(s)*, shall not be included.

- 6.7.4.4 Notwithstanding Subsections 6.7.4.1, 6.7.4.2, and 6.7.4.3, where a *lot* abuts or contains a *watercourse* identified on Schedule G, the *leave strip* shall not be included in the calculation of *lot area*.
- 6.7.5 Lot Coverage
- 6.7.5.1 The maximum *lot coverage* shall not exceed 40% of the *lot area*.
- 6.7.5.2 Notwithstanding Subsection 6.7.5.1, where a *lot* is less than 600 square metres (6,459 square feet) in size, the maximum *lot coverage* shall not exceed 35% of the *lot area*.
- 6.7.6 Lot Dimensions
- 6.7.6.1 Notwithstanding Subsection 5.18.2, where a *lot* is less than 600 square metres (6,459 square feet) in size, the minimum *lot* frontage shall not be less than:
- (a) 10.5 metres (34.4 feet) where *lot* frontage is on a *highway* other than a *cul-de-sac*; or
 - (b) 10.0 metres (32.8 feet) where *lot* frontage is on a *cul-de-sac*.
- 6.7.6.2 Notwithstanding Subsections 5.18.3 and 6.7.6.1, where a *lot* is less than 600 square metres (6,459 square feet) in size, the minimum *lot* frontage shall not be less than 12.0 metres (39.3 feet) for a *corner lot*.
- 6.7.6.3 Notwithstanding Subsection 5.18.4, where a *lot* is less than 600 square metres (6,459 square feet) in size, the minimum *lot depth* shall not be less than 27.5 metres (90.2 feet).
- 6.7.7 Yard Requirements
- 6.7.7.1 A *front yard* of not less than 4.5 metres (14.7 feet) shall be provided for a principal *dwelling*. A *front yard* of not less than 6.0 metres (19.6 feet) shall be provided for all garages or carports, whether contained in a principal *dwelling*, or in an *accessory building*.
- 6.7.7.2 *Side yards* of not less than 1.5 metres (4.9 feet) shall be provided. In the case of a *corner lot*, the *side yard* adjoining the flanking *street* shall not be less than 4.0 metres (13.1 feet), except where the *lot area* is less than 600 square metres (6,459 square feet) in which case the *side yard* adjoining the flanking *street* shall not be less than 3.0 metres (9.8 feet).
- 6.7.7.3 Notwithstanding Subsection 6.7.7.2, the *side yard* adjoining the flanking *street* shall not be less than 1.5 metres (4.9 feet) if the flanking *street* is a *lane*.

6.7.7.4 A rear yard of not less than 7.5 metres (24.6 feet) shall be provided for a principal *dwelling*, except where the *lot area* is less than 600 square metres (6,459 square feet) in which case a rear yard of not less than 6.0 metres (19.6 feet) shall be provided. A rear yard of not less than 1.5 metres (4.9 feet) shall be provided for an *accessory building*.

6.7.7.5 Notwithstanding Subsections 6.7.7.1, 6.7.7.2, 6.7.7.3, and 6.7.7.4, general provisions in Part 5 for the siting of *buildings* to *watercourses* and *major roads* will also apply.

6.7.8 Height of Buildings

6.7.8.1 The height of a principal *building* shall not exceed the maximum height shown in the following table:

<i>Roof Pitch</i>	<i>Maximum Height</i>
A flat roof (< than 4:12)	6.71 metres (22 feet)
A sloped roof (\geq 4:12) *	8.25 metres (27 feet)

* for an area of at least 80% of all roof surfaces measured in plan view.

6.7.8.2 In addition to Subsection 6.7.8.1, for those properties identified on Schedule H, the maximum height of a principal *building* may be increased as shown in the following table:

<i>Roof Pitch</i>	<i>Maximum Height</i>
A sloped roof (\geq 8:12) *	8.53 metres (28 feet)
A sloped roof (\geq 10:12) *	9.14 metres (30 feet)

* for an area of at least 80% of all roof surfaces measured in plan view.

6.7.8.3 Notwithstanding Subsections 6.7.8.1 and 6.7.8.2, on *lots* less than 1666.66 square metres (17,940 square feet), height of a principal *building* may also be measured from the *curb level* of the highest *street* abutting the property as outlined in the following table:

<i>Roof Pitch</i>	<i>Maximum Height</i>
A flat roof (< 4:12)	3.00 metres (9 feet)
A sloped roof (\geq 4:12) *	5.00 metres (16 feet)

* for an area of at least 80% of all roof surfaces measured in plan view.

6.7.8.4 The height of an *accessory building* shall not exceed 4.5 metres (14.7 feet).

6.7.9 Maximum Perimeter Wall Heights

6.7.9.1 The *perimeter wall height* of the principal *dwelling* shall not exceed 7.32 metres (24.0 feet). The maximum *perimeter wall height* may be increased on *rear* and *interior side yard* elevations to a maximum of 9.14 metres (29.9 feet), provided:

- (a) any rear wall face over 7.32 metres (24.0 feet) in height is a minimum of 10.00 metres (32.8 feet) from the *rear lot line*;
- (b) no wall face over 7.32 metres (24.0 feet) in height shall exceed 7.32 metres (24.0 feet) in width and must be offset by a minimum of 0.60 metres (2.0 feet) from any adjacent wall over 7.32 metres (24.0 feet) in height;
- (c) any eave or gable end associated with a wall face over 7.32 metres (24.0 feet) in height must not exceed 8.50 metres (28.0 feet) in width and must be offset by at least 0.60 metres (2.0 feet) from any adjacent eave or gable end which is associated with any adjacent wall face over 7.32 metres (24.0 feet) in height.

6.7.9.2 The following are exempt from the calculation of *perimeter wall height*:

1. Gable ends;
2. Dormers, to a maximum of 25% of the wall length; and
3. *Localized depressions*.

6.7.9.3 Dormers, covered decks or additional wall height above the maximum *perimeter wall height* must be set back a minimum of 2.44 metres (8.0 feet) from the perimeter wall.

6.7.9.4 Notwithstanding Subsection 6.7.9.2, when a principal *dwelling* exceeds 8.25 metres (27.0 feet) in height, any gable end, dormer, covered deck or wall face above the maximum perimeter wall face must be set back a minimum of 3.96 metres (13.0 feet) from any internal *side lot line*.

6.7.10 Height of Fences

6.7.10.1 The height of a *fence* shall not exceed 1.2 metres (3.9 feet) in a *front yard*.

6.7.10.2 The height of a *fence* shall not exceed 2.4 metres (7.8 feet) in any *side* or *rear yard*.

6.7.10.3 In the case of a *corner lot*, the height of a *fence* shall not exceed 1.8 metres (5.9 feet) when sited in a flanking *side yard*.

6.7.10.4 Notwithstanding Subsections 6.7.10.1, 6.7.10.2 and 6.7.10.3, *fence* heights are subject to the general provisions set out in Part 5, "Visibility at Intersections", "Fence Heights", and "Height Exemptions".

6.7.11 Screening and Landscaping

6.7.11.1 Where a RS-7 zoned *lot* contains three or more *dwelling units*, all mechanical, electrical, or other service equipment located outside or on the roof of a *building* shall be screened from adjacent properties and *streets* by ornamental structures, *landscaping*, or other means.

6.7.11.2 Where a RS-7 zoned *lot* contains three or more *dwelling units*, all outdoor storage and refuse receptacle areas shall be screened in accordance with Part 14 of this Bylaw.

6.7.11.3 Where a RS-7 zoned *lot* contains three or more *dwelling units* and abuts a *highway*, screening and *landscaping* shall be provided in accordance with the requirements of Part 14 of this bylaw.

6.7.11.4 Where a RS-7 zoned *lot* contains three or more *dwelling units* and abuts, or is across a *highway* from a RS, A, C, MA, I or P *Zone*, screening shall be provided in accordance with Part 14 of this Bylaw.

- (5) By adding the following after Section 6.7 Steep Slope Residential Zone – (RS-7):

6.8 STEEP SLOPE SUBURBAN RESIDENTIAL ZONE - (RS-8)

This zone applies to properties identified as having steep slope characteristics within suburban neighbourhoods, and provides for detached single family dwelling subdivisions and clustered multiple family development.

6.8.1 Permitted Uses

Bed and Breakfast
Boarding and Lodging
Multiple Family Dwelling
Single Family Dwelling
Secondary Suite

6.8.2 Conditions of Use

6.8.2.1 The *gross floor area* of a *dwelling* shall exceed a *gross floor area* of 87.0 square metres (936.4 square feet).

6.8.2.2 The *floor area ratio* of a *single family dwelling* shall not exceed 0.55, or a *gross floor area* of 390.18 square metres (4,200 square feet).

6.8.2.3 Notwithstanding Subsection 6.8.2.2, where a *dwelling* consists of three or more *storeys* entirely above *finished grade* on the rear elevation, the *gross floor area* may be increased as follows provided that the *building* footprint does not exceed 185.8 square metres (2,000 square feet):

<i>Lot Size</i>	<i>Maximum Gross Floor Area</i>
<1000 square metres (10,764 square feet)	390.18 square metres (4,200 square feet)
≥ 1,000 square metres (10,764 square feet)	464.50 square metres (5,000 square feet)

6.8.2.4 *Lots* equal to or exceeding 1666.66 square metres (17,940 square feet) in area are exempt from the requirements of Subsections 6.8.2.2 and 6.8.2.3. For the purposes of this subsection, where a *lot* abuts a *watercourse* identified in Schedule G, or a *lot* is subject to a geotechnical *setback*, the required *leave strip(s)* shall not be included in the calculation of *lot area*.

6.8.2.5 Notwithstanding Subsections 6.8.2.2, 6.8.2.3 and 6.8.2.4, where a *lot* contains two or more *dwellings*, the *floor area ratio* shall not exceed 0.45.

6.8.3 Density

- 6.8.3.1 The maximum *density* shall not exceed eight *dwelling units* per hectare of land or portion thereof. For the purposes of calculating *density* within this subsection, a *watercourse* identified in Schedule G, and its associated *leave strip(s)*, shall not be included.
- 6.8.3.2 Notwithstanding Subsection 6.8.3.1, a minimum of one *single family dwelling* shall be permitted on each *lot* that meets the applicable minimum *lot area* requirements under Subsection 6.8.4.
- 6.8.3.3 Notwithstanding Subsections 6.8.3.1 and 6.8.3.2, a *secondary suite* shall be permitted only on *lots* less than 1666.66 square metres (17,940 square feet) in area.
- 6.8.3.4 Where land is subdivided and parkland dedication is provided in excess of 5% of the total land area, one *lot* of the resulting *subdivision* is eligible for additional *dwelling units* provided that the *lot* is identified to the *City* at the time of *subdivision* and so designated on the copy of the *subdivision* plan filed with the *City*. The additional *dwelling units* shall be calculated as eight *dwelling units* per hectare of parkland dedicated in excess of 5% provided no portion of the area used in this calculation is within a *watercourse* identified in Schedule G, and its associated *leave strip(s)*.

6.8.4 Lot Area

- 6.8.4.1 The minimum *lot area* shall not be less than 1200 square metres (12,917 square feet) serviced by a *community water system*, a *community sewer system* and a storm drainage system.
- 6.8.4.2 Notwithstanding Subsection 6.8.4.1, *lot area* may be reduced to 600 square metres (6,459 square feet). For the purposes of this subsection, the *steep slope area* shall not be included in the *lot area*.
- 6.8.4.3 Notwithstanding Subsections 6.8.4.1 and 6.8.4.2, *lot area* may be reduced to 325 square metres (3,498 square feet) where:
- (a) the average slope of the *lot* does not exceed 5% as measured on undisturbed *natural grade* between the centrepoints of each *lot line*; and
 - (b) the *subdivision* does not result in a *density* greater than eight *dwelling units* per hectare of land on the *lot* proposed for *subdivision*. For the purposes of calculating *density* within this subsection, a *watercourse* identified in Schedule G, and its associated *leave strip(s)*, shall not be included.

6.8.4.4 Notwithstanding Subsections 6.8.4.1, 6.8.4.2 and 6.8.4.3, where a *lot* abuts or contains a *watercourse* identified on Schedule G, the *leave strip* shall not be included in the calculation of *lot area*.

6.8.5 Lot Coverage

6.8.5.1 The maximum *lot coverage* shall not exceed 40% of the *lot area*.

6.8.5.2 Notwithstanding Subsection 6.8.5.1, where a *lot* is less than 600 square metres (6,459 square feet) in size, the maximum *lot coverage* shall not exceed 35% of the *lot area*.

6.8.6 Lot Dimensions

6.8.6.1 Notwithstanding Subsection 5.18.2, where a *lot* is less than 600 square metres (6,459 square feet) in size, the minimum *lot* frontage shall not be less than:

(a) 10.5 metres (34.4 feet) where *lot* frontage is on a *highway* other than a *cul-de-sac*; or

(b) 10.0 metres (32.8 feet) where *lot* frontage is on a *cul-de-sac*.

6.8.6.2 Notwithstanding Subsections 5.18.3 and 6.8.6.1, where a *lot* is less than 600 square metres (6,459 square feet) in size, the minimum *lot* frontage shall not be less than 12.0 metres (39.3 feet) for a *corner lot*.

6.8.6.3 Notwithstanding Subsection 5.18.4, where a *lot* is less than 600 square metres (6,459 square feet) in size, the minimum *lot depth* shall not be less than 27.5 metres (90.2 feet).

6.8.7 Yard Requirements

6.8.7.1 A *front yard* of not less than 4.5 metres (14.7 feet) shall be provided for a principal *dwelling*. A *front yard* of not less than 6.0 metres (19.6 feet) shall be provided for all garages or carports, whether contained in a principal *dwelling*, or in an *accessory building*.

6.8.7.2 *Side yards* of not less than 1.5 metres (4.9 feet) shall be provided. In the case of a *corner lot*, the *side yard* adjoining the flanking *street* shall not be less than 4.0 metres (13.1 feet), except where the *lot area* is less than 600 square metres (6,459 square feet) in which case the *side yard* adjoining the flanking *street* shall not be less than 3.0 metres (9.8 feet).

6.8.7.3 Notwithstanding Subsection 6.8.7.2, the *side yard* adjoining the flanking *street* shall not be less than 1.5 metres (4.9 feet) if the flanking *street* is a *lane*.

6.8.7.4 A *rear yard* of not less than 7.5 metres (24.6 feet) shall be provided for a principal *dwelling*, except where the *lot area* is less than 600 square metres (6,459 square feet) in which case a *rear yard* of not less than 6.0 metres (19.6 feet) shall be provided. A *rear yard* of not less than 1.5 metres (4.9 feet) shall be provided for an *accessory building*.

6.8.7.5 Notwithstanding Subsections 6.8.7.1, 6.8.7.2, 6.8.7.3, and 6.8.7.4, general provisions in Part 5 for the siting of *buildings* to *watercourses* and *major roads* will also apply.

6.8.8 Height of Buildings

6.8.8.1 The height of a principal *building* shall not exceed the maximum height shown in the following table:

<i>Roof Pitch</i>	<i>Maximum Height</i>
A flat roof (< than 4:12)	6.71 metres (22 feet)
A sloped roof (\geq 4:12) *	8.25 metres (27 feet)

* for an area of at least 80% of all roof surfaces measured in plan view.

6.8.8.2 In addition to Subsection 6.8.8.1, for those properties identified on Schedule H, the maximum height of a principal *building* may be increased as shown in the following table:

<i>Roof Pitch</i>	<i>Maximum Height</i>
A sloped roof (\geq 8:12) *	8.53 metres (28 feet)
A sloped roof (\geq 10:12) *	9.14 metres (30 feet)

* for an area of at least 80% of all roof surfaces measured in plan view.

6.8.8.3 Notwithstanding Subsections 6.8.8.1 and 6.8.8.2, on *lots* less than 1666.66 square metres (17,940 square feet), height of a principal *building* may also be measured from the *curb level* of the highest *street* abutting the property as outlined in the following table:

<i>Roof Pitch</i>	<i>Maximum Height</i>
A flat roof (< 4:12)	3.00 metres (9 feet)
A sloped roof (\geq 4:12) *	5.00 metres (16 feet)

* for an area of at least 80% of all roof surfaces measured in plan view.

6.8.8.4 The height of an *accessory building* shall not exceed 4.5 metres (14.7 feet).

6.8.9 Maximum Perimeter Wall Heights

6.8.9.1 The *perimeter wall height* of a principal *dwelling* shall not exceed 7.32 metres (24.0 feet). The maximum *perimeter wall height* may be increased on *rear* and interior *side yard* elevations to a maximum of 9.14 metres (29.9 feet), provided:

- (a) any rear wall face over 7.32 metres (24.0 feet) in height is a minimum of 10.00 metres (32.8 feet) from the *rear lot line*;
- (b) no wall face over 7.32 metres (24.0 feet) in height shall exceed 7.32 metres (24.0 feet) in width and must be offset by a minimum of 0.60 metres (2.0 feet) from any adjacent wall over 7.32 metres (24.0 feet) in height;
- (c) any eave or gable end associated with a wall face over 7.32 metres (24.0 feet) in height must not exceed 8.50 metres (28.0 feet) in width and must be offset by at least 0.60 metres (2.0 feet) from any adjacent eave or gable end which is associated with any adjacent wall face over 7.32 metres (24.0 feet) in height.

6.8.9.2 The following are exempt from the calculation of *perimeter wall height*:

1. Gable ends;
2. Dormers, to a maximum of 25% of the wall length; and
3. *Localized depressions*.

6.8.9.3 Dormers, covered decks, or additional wall height above the maximum *perimeter wall height* must be set back a minimum of 2.44 metres (8.0 feet) from the perimeter wall.

6.8.9.4 Notwithstanding Subsection 6.8.9.2, when a principal *dwelling* exceeds 8.25 metres (27.0 feet) in height, any gable end, dormer, covered deck, or wall face above the maximum perimeter wall face must be set back a minimum of 3.96 metres (13.0 feet) from any internal *side lot line*.

6.8.10 Height of Fences

6.8.10.1 The height of a *fence* shall not exceed 1.2 metres (3.9 feet) in a *front yard*.

6.8.10.2 The height of a *fence* shall not exceed 2.4 metres (7.8 feet) in any *side or rear yard*.

6.8.10.3 In the case of a *corner lot*, the height of a *fence* shall not exceed 1.8 metres (5.9 feet) when sited in a flanking *side yard*.

6.8.10.4 Notwithstanding Subsections 6.8.10.1, 6.8.10.2, and 6.8.10.3, *fence* heights are subject to the general provisions set out in Part 5, "Visibility at Intersections", "Fence Heights", and "Height Exemptions".

6.8.11 Screening and Landscaping

6.8.11.1 Where a RS-8 zoned *lot* contains three or more *dwelling units*, all mechanical, electrical, or other service equipment located outside or on the roof of a *building* shall be screened from adjacent properties and *streets* by ornamental structures, *landscaping*, or other means.

6.8.11.2 Where a RS-8 zoned *lot* contains three or more *dwelling units*, all outdoor storage and refuse receptacle areas shall be screened in accordance with Part 14 of this Bylaw.

6.8.11.3 Where a RS-8 zoned *lot* contains three or more *dwelling units* and abuts a *highway*, screening and *landscaping* shall be provided in accordance with the requirements of Part 14 of this bylaw.

6.8.11.4 Where a RS-8 zoned *lot* contains three or more *dwelling units* and abuts, or is across a *highway* from a RS, A, C, MA, I or P *zone*, screening shall be provided in accordance with Part 14 of this Bylaw.

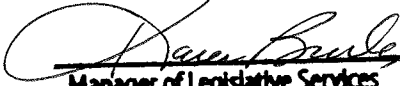
- (6) By adding the following to Subsection 14.12 Minimum Landscape Treatment Levels after RM-2 – RM-10:

LEVELS

Subject Property Zoned	Front Yard	Side Yard	Rear Yard	Storage/Landfill/ Refuse Receptacles
RS-7, RS-8	1	2	2	2

- (7) By rezoning all land within those areas outlined on the attached Schedules "A" to "J", to Steep Slope Residential Zone (RS-7), and amending the "ZONING BYLAW 1993 NO. 4000" Schedule 'A' Zoning to include the RS-7 zone.
- (8) By rezoning land within those areas outlined on the attached Schedules "K" and "L", to Steep Slope Residential Zone (RS-7) or Steep Slope Suburban Residential Zone (RS-8), and amending the "ZONING BYLAW 1993 NO. 4000" Schedule 'A' Zoning to include the RS-8 zone.
- (9) By rezoning all land within those areas outlined on the attached Schedule "M" to Steep Slope Suburban Residential Zone (RS-8), and amending the "ZONING BYLAW 1993 NO. 4000" Schedule 'A' Zoning to include the RS-8 zone.

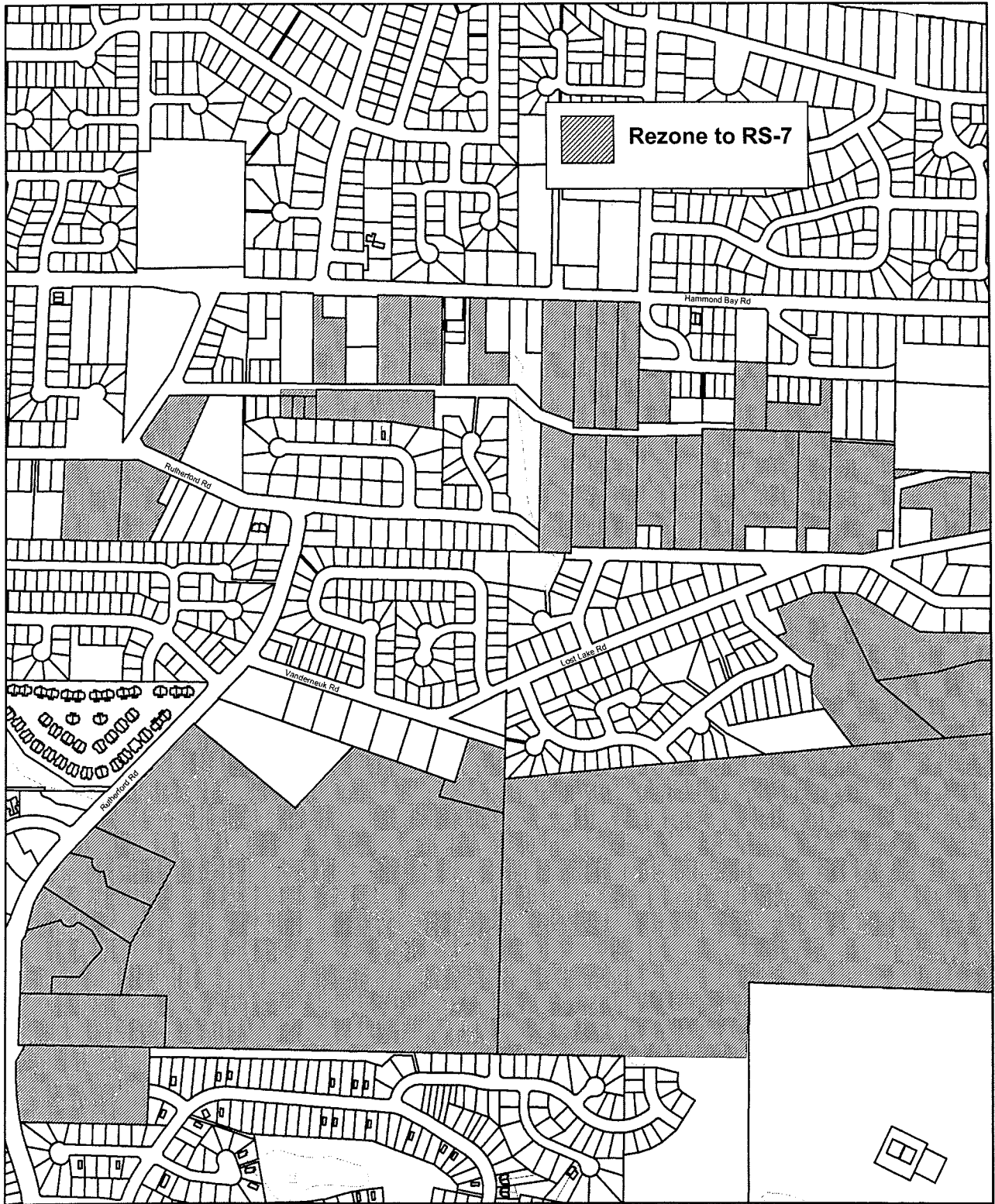
PASSED FIRST AND SECOND READINGS 2005-JUL-11.
PUBLIC HEARING HELD 2005-AUG-04.
PASSED THIRD READING 2005-AUG-15.
APPROVED BY MINISTRY OF TRANSPORTATION 2005-AUG-22.
ADOPTED 2005-AUG-29.

CERTIFIED A TRUE COPY

Manager of Legislative Services

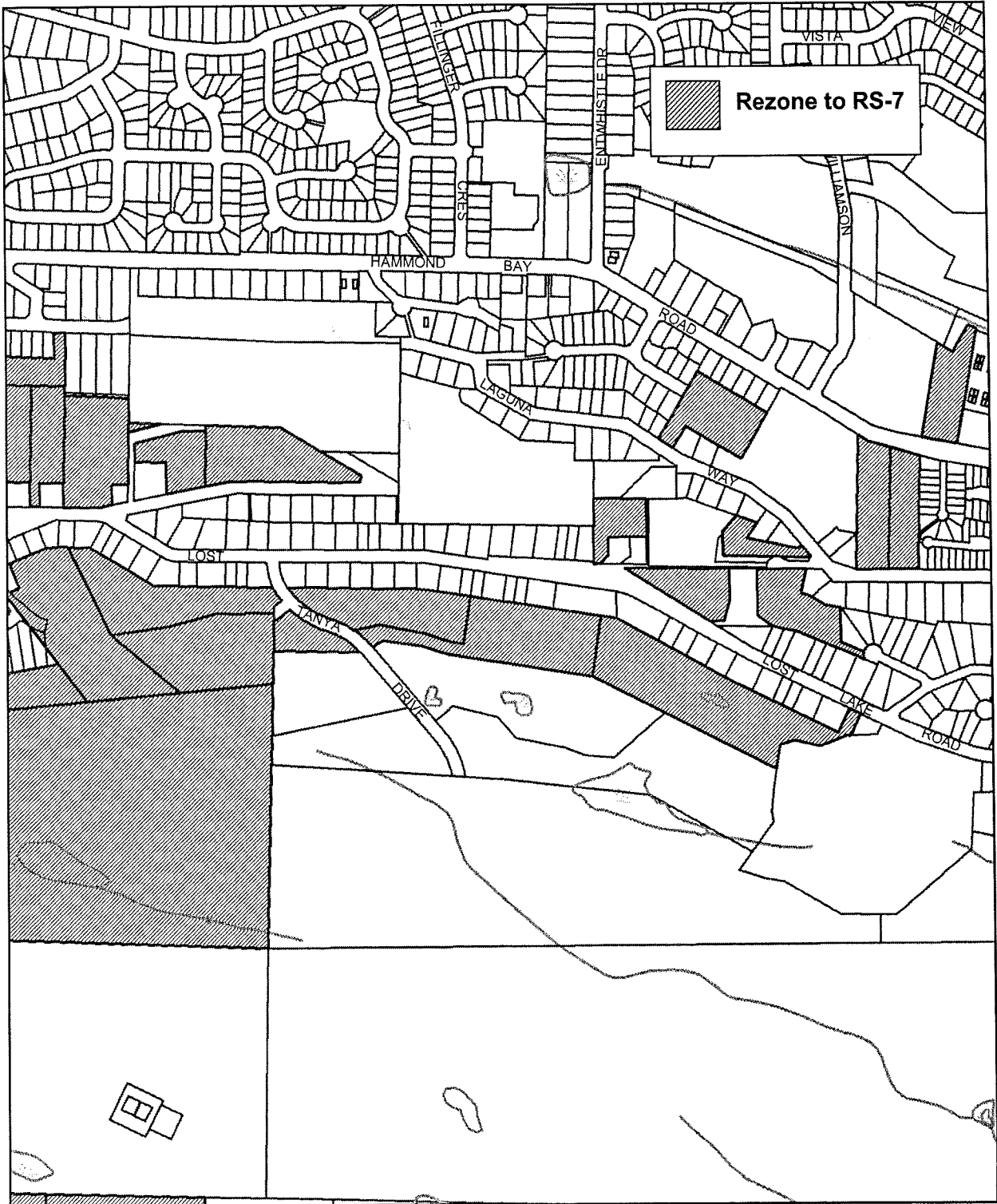
G. R. KORPAN
MAYOR

C. L. MASON
GENERAL MANAGER,
ADMINISTRATIVE SERVICES

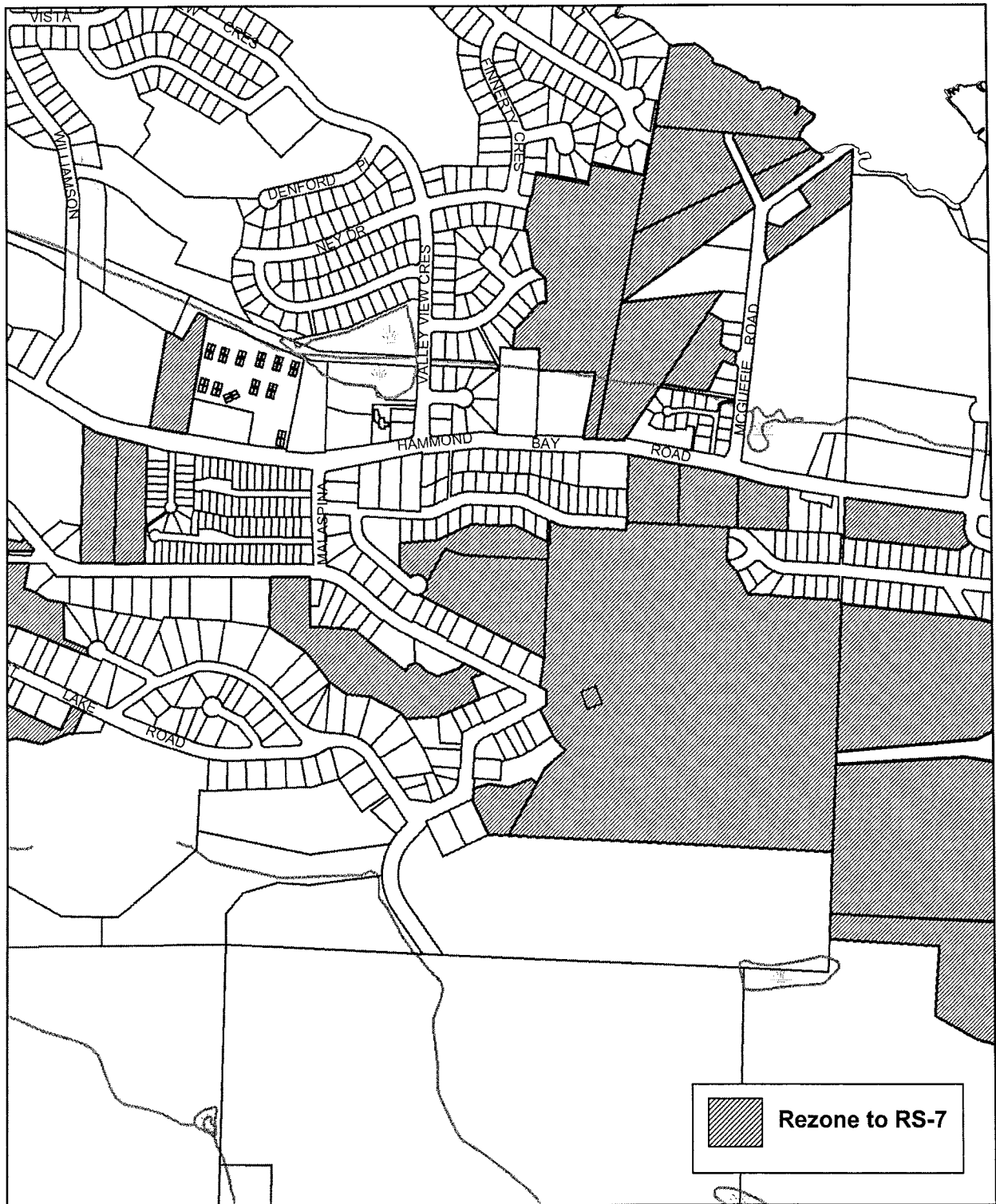
Schedule A



Schedule B



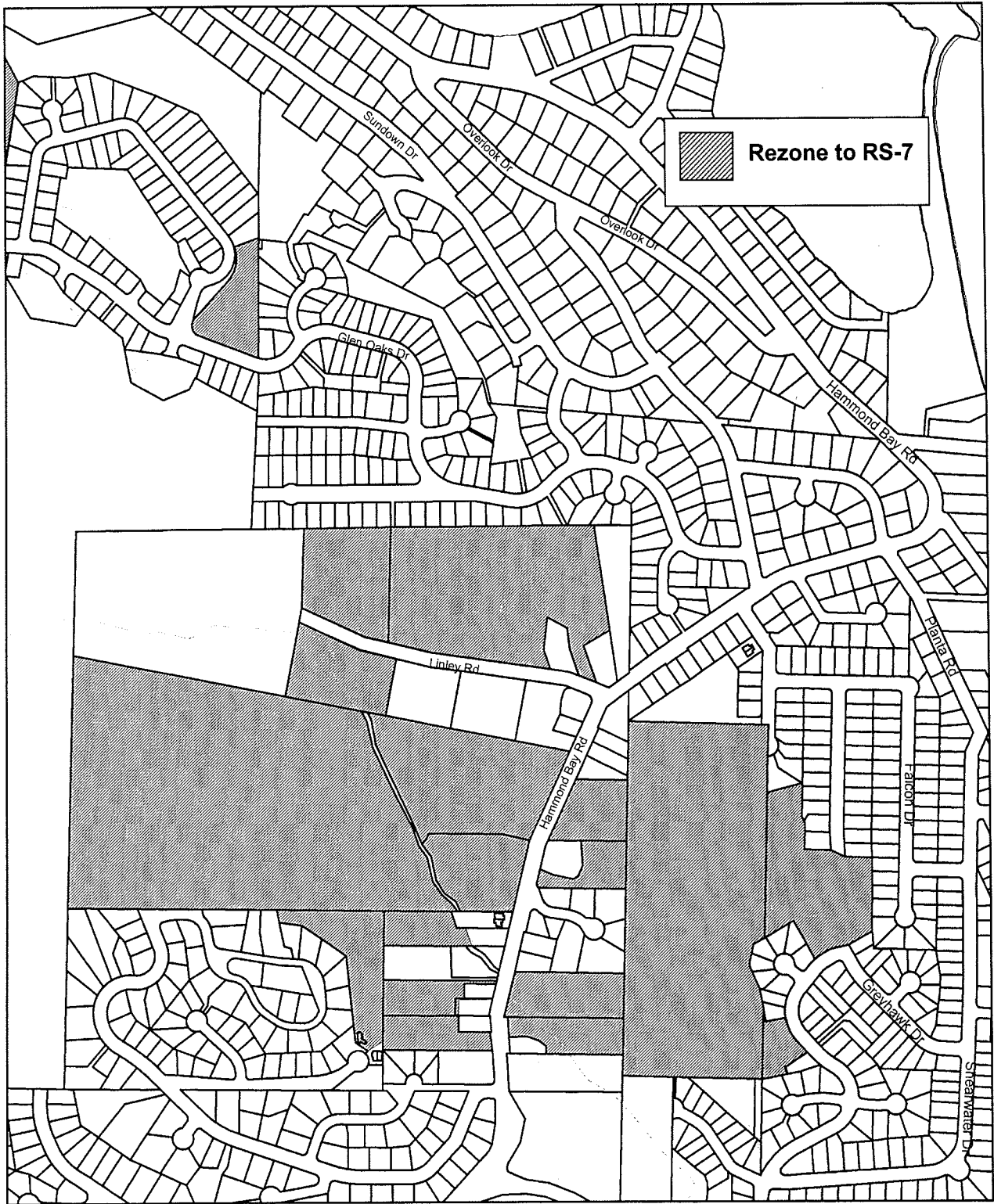
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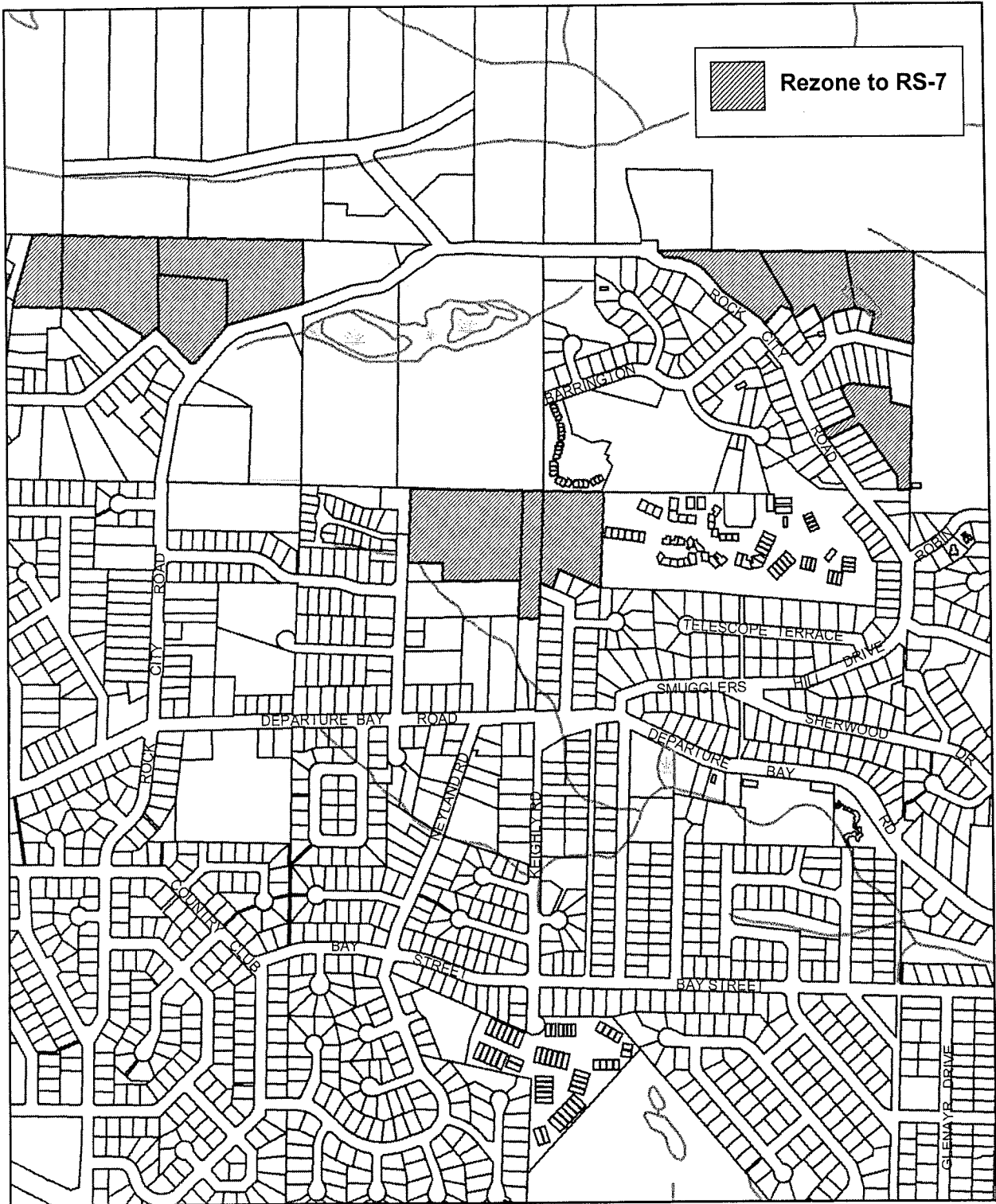
Schedule D



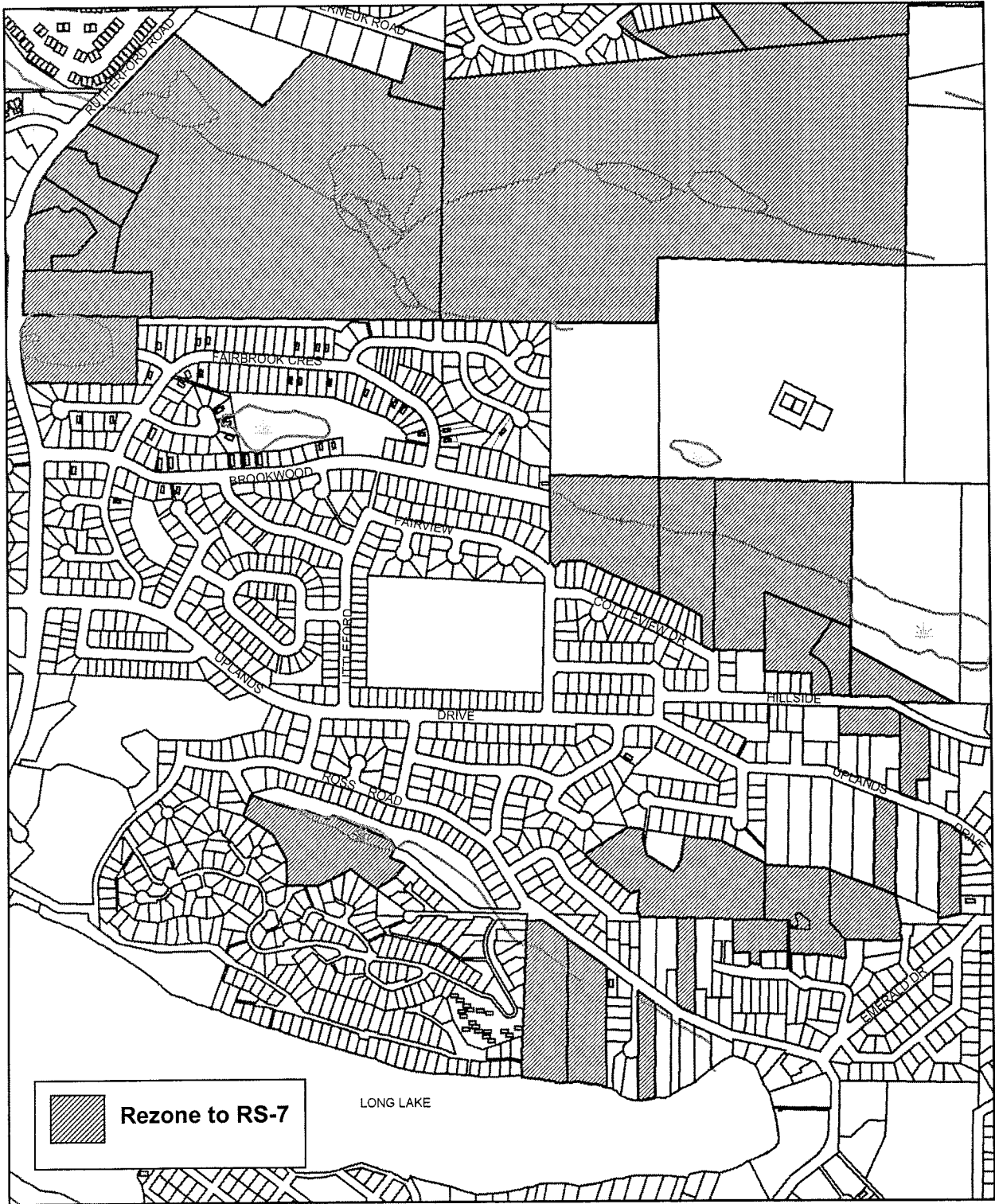
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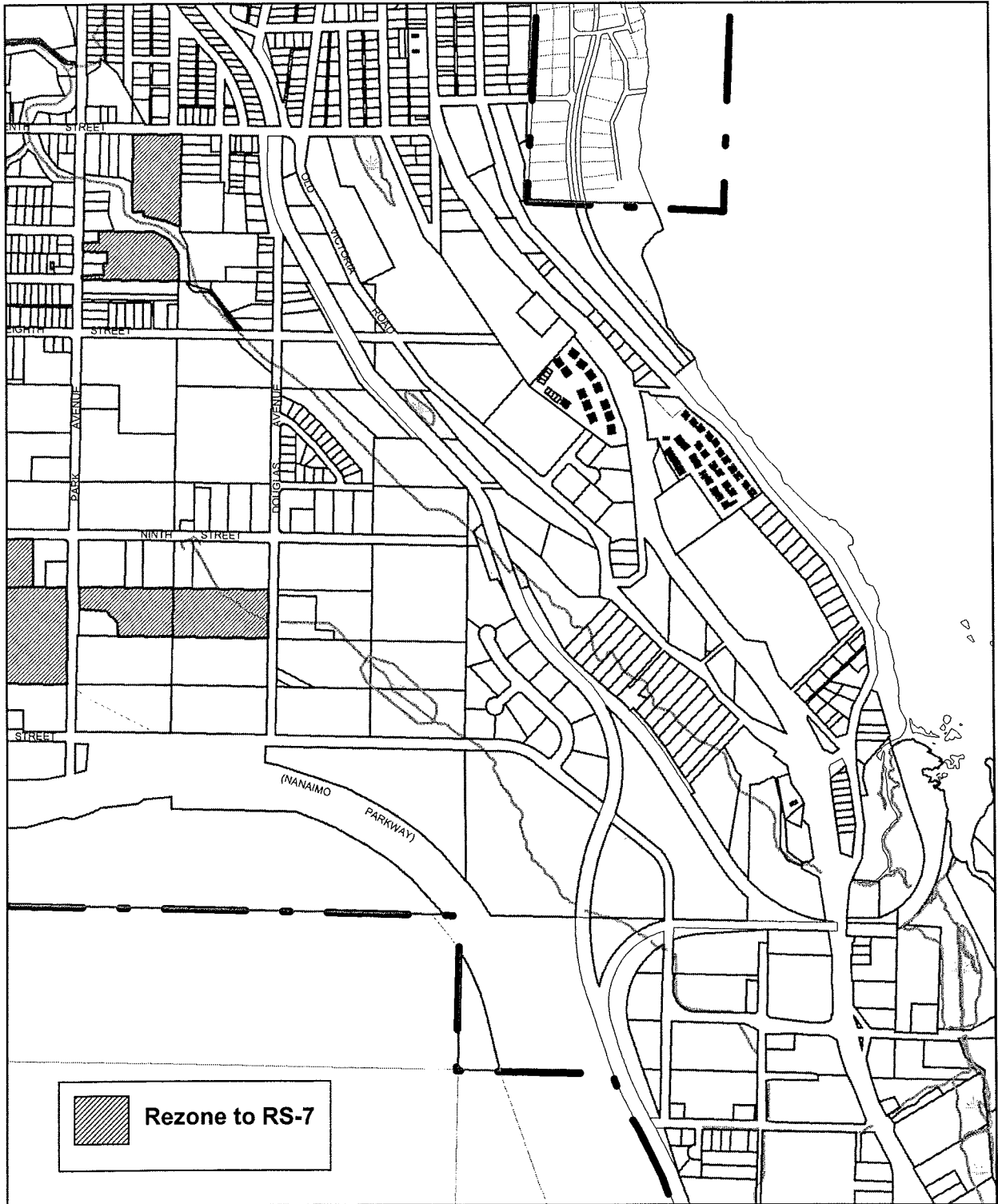
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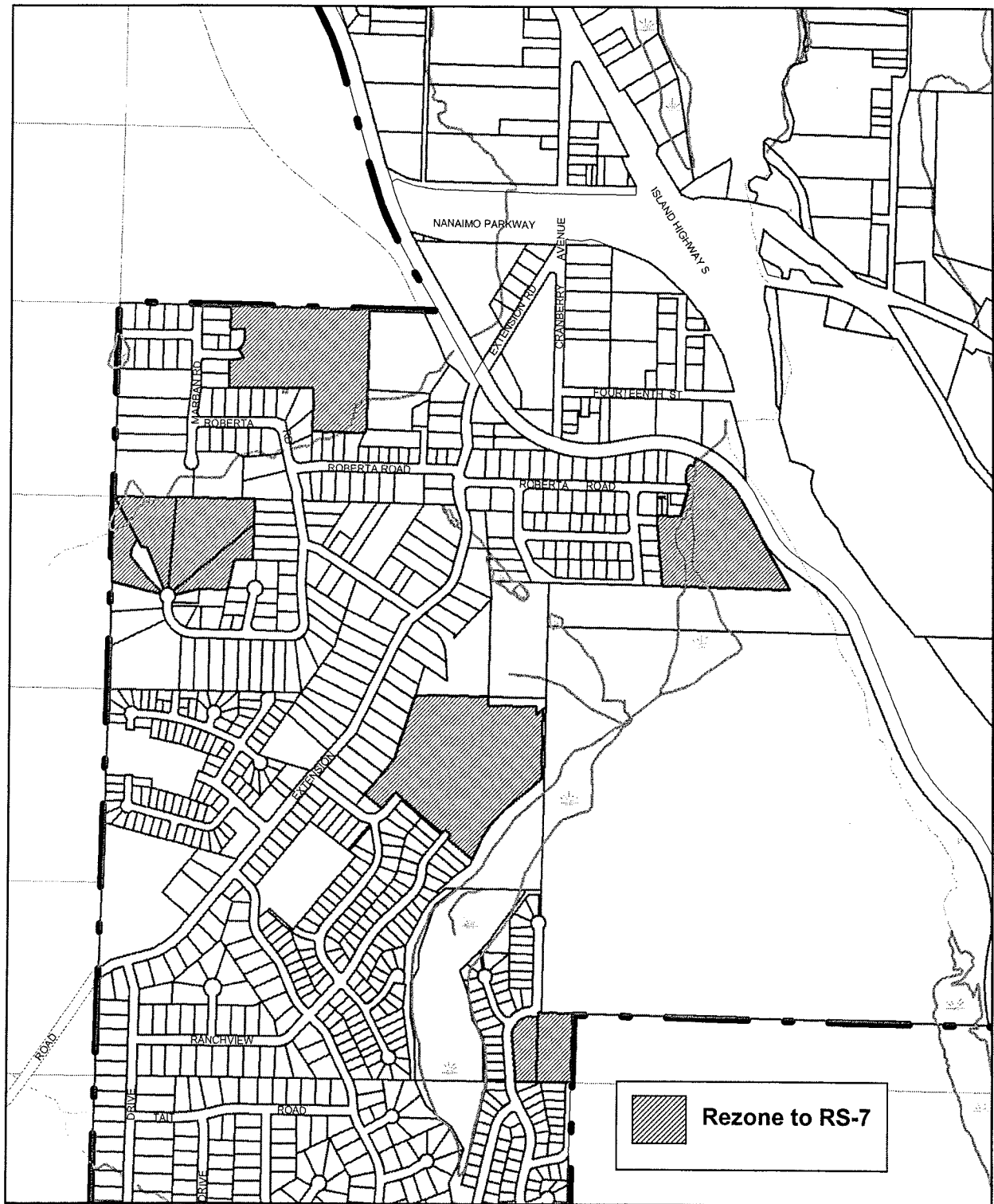
Schedule G



Schedule H



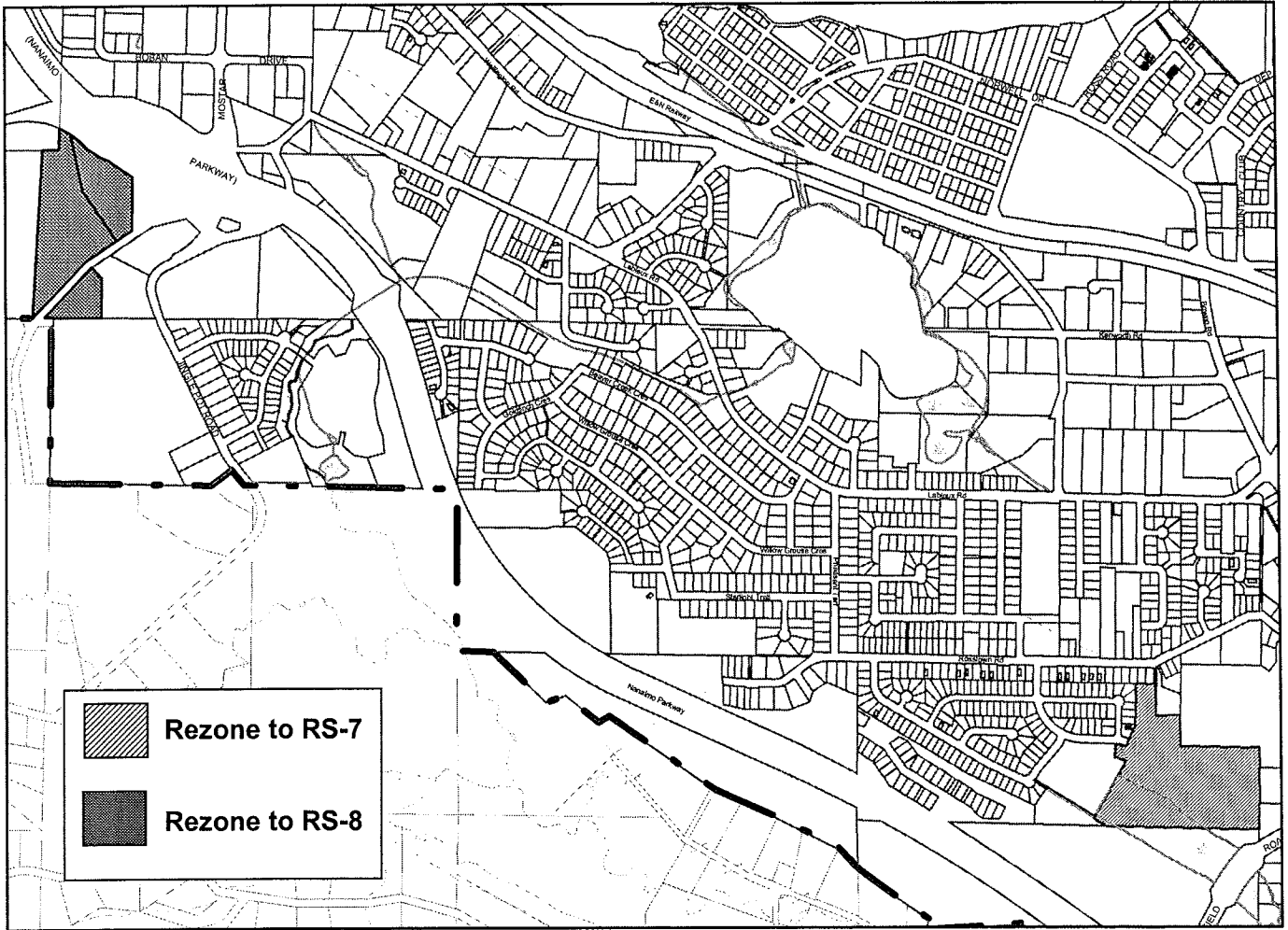
Schedule I



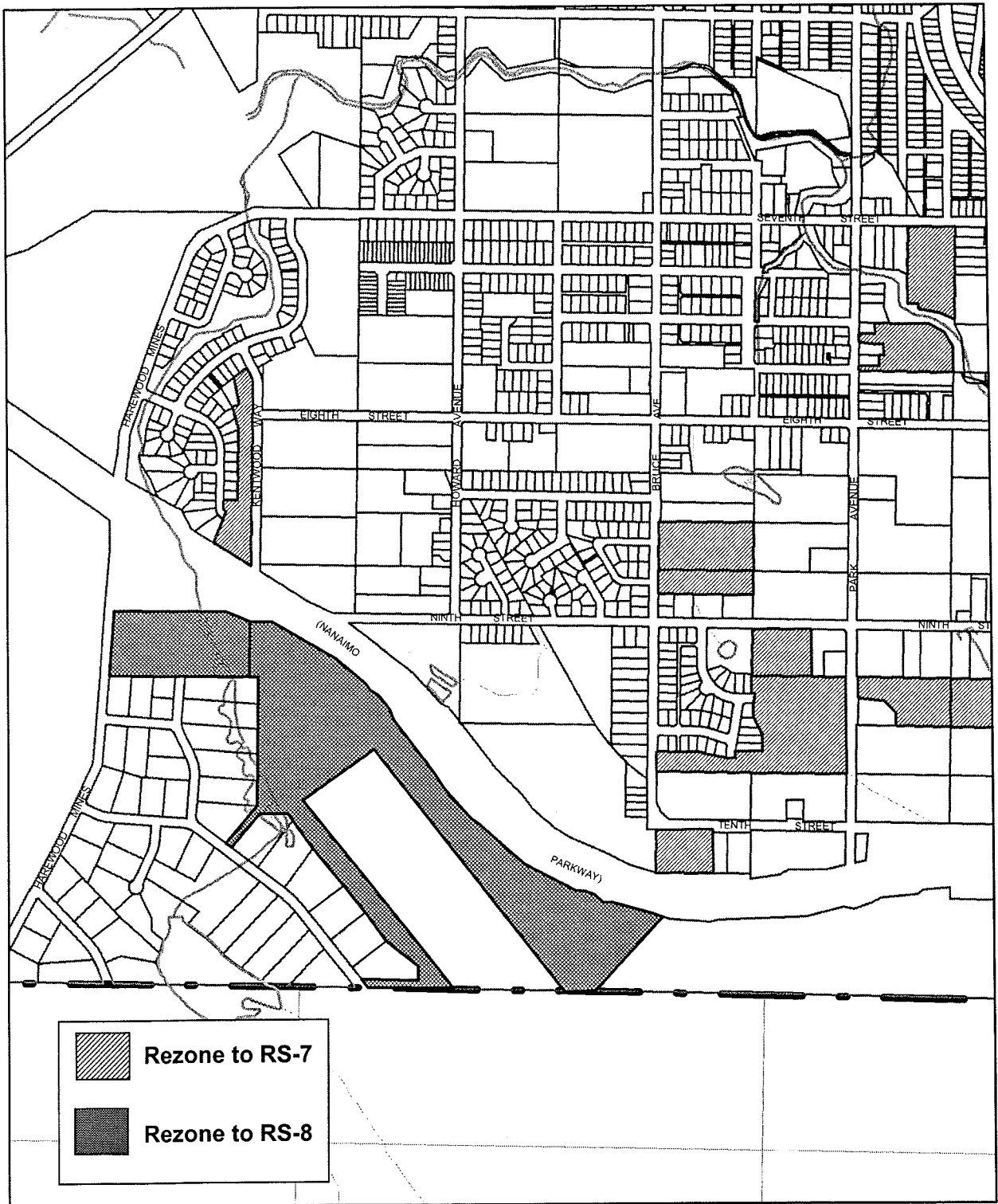
Schedule J



Schedule K



Schedule L



Schedule M

