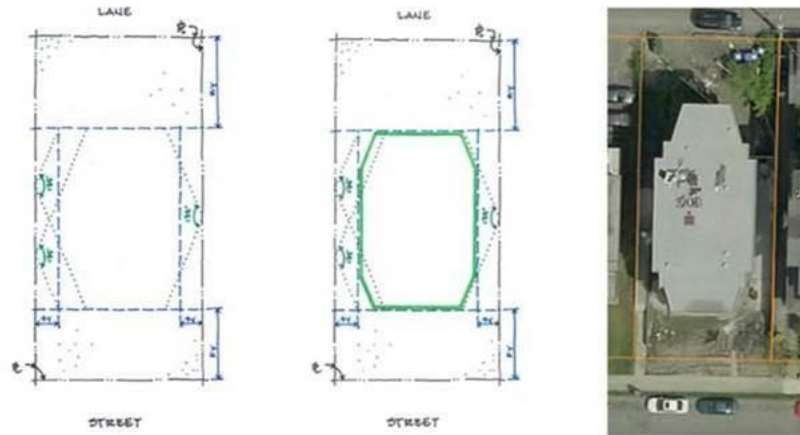


These regulations have been identified as being outdated and difficult to understand.

Regulation

Section 4.5.1

A side yard with a minimum width of 2.1 m shall be provided on each side of the principal building, but the minimum width shall be increased so that the outer walls of the building are contained within a 135 degree angle extended horizontally and measured inwardly from any and all points on the side property lines.



Example of 135° side yard containment angle

Issues

- Consistently varied to enable development
- No recent district schedules contain this regulation
- Livability and neighbourliness: already addressed with side yards and horizontal angle of daylight
- Difficult to meet energy efficiency requirements
- The complexity of this regulation adds to permit processing time

Applicable district schedules:
RM-4 & RM-4N
& seven other district schedules

These regulations have been identified as being outdated and difficult to understand.

Regulation

Section 4.8.4

In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.

Issues

- This provision has not been utilized in recent decades
- The hardship clause (section 5.1.1 of the zoning by-law) already addresses unique site conditions
- Rainwater management requirements restrict the amount of hardscaping on a site
- The complexity of this regulation adds to permit processing time

Applicable district schedules:
RM-4 & RM-4N
RM-5 all districts
& nine other district schedules