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<b>To:</b>	Planning Committee	<b>Date:</b>	September 17, 2015
<b>From:</b>	Wayne Craig Director of Development	<b>File:</b>	08-4430-03-11/2015- Vol 01
<b>Re:</b>	<b>Establishment of Underlying Zoning and Early Termination of Land Use Contracts for Land Use Contracts That Include Single Family Properties</b>		

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**Staff Recommendation**

- (1) In relation to the properties developed under Land Use Contract 002:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9300 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 002 Early Termination Bylaw No. 9301 be introduced and given first reading.
- (2) In relation to the properties developed under Land Use Contract 003:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9302 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 003 Early Termination Bylaw No. 9303 be introduced and given first reading.
- (3) In relation to the properties developed under Land Use Contract 006:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9304 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 006 Early Termination Bylaw No. 9305 be introduced and given first reading.
- (4) In relation to the properties developed under Land Use Contract 007:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9306 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 007 Early Termination Bylaw No. 9307 be introduced and given first reading.
- (5) In relation to the properties developed under Land Use Contract 009:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9308 be introduced and given first reading; and

- (b) That Richmond Land Use Contract 009 Early Termination Bylaw No. 9309 be introduced and given first reading.
- (6) In relation to the properties developed under Land Use Contract 010:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9310 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 010 Early Termination Bylaw No. 9311 be introduced and given first reading.
- (7) In relation to the properties developed under Land Use Contract 011:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9312 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 011 Early Termination Bylaw No. 9313 be introduced and given first reading.
- (8) In relation to the properties developed under Land Use Contract 012:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9314 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 012 Early Termination Bylaw No. 9315 be introduced and given first reading.
- (9) In relation to the properties developed under Land Use Contract 014:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9316 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 014 Early Termination Bylaw No. 9317 be introduced and given first reading.
- (10) In relation to the properties developed under Land Use Contract 015:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9318 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 015 Early Termination Bylaw No. 9319 be introduced and given first reading.
- (11) In relation to the properties developed under Land Use Contract 018:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9320 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 018 Early Termination Bylaw No. 9321 be introduced and given first reading.

- (12) In relation to the properties developed under Land Use Contract 020:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9322 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 020 Early Termination Bylaw No. 9323 be introduced and given first reading.
- (13) In relation to the properties developed under Land Use Contract 023:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9324 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 023 Early Termination Bylaw No. 9325 be introduced and given first reading.
- (14) In relation to the properties developed under Land Use Contract 027:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9326 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 027 Early Termination Bylaw No. 9327 be introduced and given first reading.
- (15) In relation to the properties developed under Land Use Contract 030:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9328 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 030 Early Termination Bylaw No. 9329 be introduced and given first reading.
- (16) In relation to the properties developed under Land Use Contract 031:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9330 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 031 Early Termination Bylaw No. 9331 be introduced and given first reading.
- (17) In relation to the properties developed under Land Use Contract 032:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9332 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 032 Early Termination Bylaw No. 9333 be introduced and given first reading.

- (18) In relation to the properties developed under Land Use Contract 033:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9334 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 033 Early Termination Bylaw No. 9335 be introduced and given first reading.
- (19) In relation to the properties developed under Land Use Contract 036:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9336 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 036 Early Termination Bylaw No. 9337 be introduced and given first reading.
- (20) In relation to the properties developed under Land Use Contract 037:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9338 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 037 Early Termination Bylaw No. 9339 be introduced and given first reading.
- (21) In relation to the properties developed under Land Use Contract 041:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9340 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 041 Early Termination Bylaw No. 9341 be introduced and given first reading.
- (22) In relation to the properties developed under Land Use Contract 042:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9342 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 042 Early Termination Bylaw No. 9343 be introduced and given first reading.
- (23) In relation to the properties developed under Land Use Contract 043:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9344 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 043 Early Termination Bylaw No. 9345 be introduced and given first reading.



- (24) In relation to the properties developed under Land Use Contract 044:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9346 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 044 Early Termination Bylaw No. 9347 be introduced and given first reading.
- (25) In relation to the properties developed under Land Use Contract 048:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9348 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 048 Early Termination Bylaw No. 9349 be introduced and given first reading.
- (26) In relation to the properties developed under Land Use Contract 049:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9350 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 049 Early Termination Bylaw No. 9351 be introduced and given first reading.
- (27) In relation to the properties developed under Land Use Contract 050:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9352 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 050 Early Termination Bylaw No. 9353 be introduced and given first reading.
- (28) In relation to the properties developed under Land Use Contract 052:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9354 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 052 Early Termination Bylaw No. 9355 be introduced and given first reading.
- (29) In relation to the properties developed under Land Use Contract 053:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9356 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 053 Early Termination Bylaw No. 9357 be introduced and given first reading.

- (30) In relation to the properties developed under Land Use Contract 054:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9358 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 054 Early Termination Bylaw No. 9359 be introduced and given first reading.
- (31) In relation to the properties developed under Land Use Contract 057:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9360 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 057 Early Termination Bylaw No. 9361 be introduced and given first reading.
- (32) In relation to the properties developed under Land Use Contract 058:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9362 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 058 Early Termination Bylaw No. 9363 be introduced and given first reading.
- (33) In relation to the properties developed under Land Use Contract 060:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9364 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 060 Early Termination Bylaw No. 9365 be introduced and given first reading.
- (34) In relation to the properties developed under Land Use Contract 063:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9366 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 063 Early Termination Bylaw No. 9367 be introduced and given first reading.
- (35) In relation to the properties developed under Land Use Contract 065:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9368 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 065 Early Termination Bylaw No. 9369 be introduced and given first reading.

- (36) In relation to the properties developed under Land Use Contract 066:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9370 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 066 Early Termination Bylaw No. 9371 be introduced and given first reading.
- (37) In relation to the properties developed under Land Use Contract 069:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9372 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 069 Early Termination Bylaw No. 9373 be introduced and given first reading.
- (38) In relation to the properties developed under Land Use Contract 071:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9374 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 071 Early Termination Bylaw No. 9375 be introduced and given first reading.
- (39) In relation to the properties developed under Land Use Contract 072:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9376 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 072 Early Termination Bylaw No. 9377 be introduced and given first reading.
- (40) In relation to the properties developed under Land Use Contract 074:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9378 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 074 Early Termination Bylaw No. 9379 be introduced and given first reading.
- (41) In relation to the properties developed under Land Use Contract 077:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9380 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 077 Early Termination Bylaw No. 9381 be introduced and given first reading.

- (42) In relation to the properties developed under Land Use Contract 081:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9382 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 081 Early Termination Bylaw No. 9383 be introduced and given first reading.
- (43) In relation to the properties developed under Land Use Contract 083:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9384 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 083 Early Termination Bylaw No. 9385 be introduced and given first reading.
- (44) In relation to the properties developed under Land Use Contract 084:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9386 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 084 Early Termination Bylaw No. 9387 be introduced and given first reading.
- (45) In relation to the properties developed under Land Use Contract 088:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9388 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 088 Early Termination Bylaw No. 9389 be introduced and given first reading.
- (46) In relation to the properties developed under Land Use Contract 089:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9390 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 089 Early Termination Bylaw No. 9391 be introduced and given first reading.
- (47) In relation to the properties developed under Land Use Contract 090:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9392 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 090 Early Termination Bylaw No. 9393 be introduced and given first reading.

- (48) In relation to the properties developed under Land Use Contract 093:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9394 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 093 Early Termination Bylaw No. 9395 be introduced and given first reading.
- (49) In relation to the properties developed under Land Use Contract 095:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9396 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 095 Early Termination Bylaw No. 9397 be introduced and given first reading.
- (50) In relation to the properties developed under Land Use Contract 098:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9398 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 098 Early Termination Bylaw No. 9399 be introduced and given first reading.
- (51) In relation to the properties developed under Land Use Contract 099:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9400 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 099 Early Termination Bylaw No. 9401 be introduced and given first reading.
- (52) In relation to the properties developed under Land Use Contract 101:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9402 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 101 Early Termination Bylaw No. 9403 be introduced and given first reading.
- (53) In relation to the properties developed under Land Use Contract 102:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9404 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 102 Early Termination Bylaw No. 9405 be introduced and given first reading.

- (54) In relation to the properties developed under Land Use Contract 105:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9406 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 105 Early Termination Bylaw No. 9407 be introduced and given first reading.
- (55) In relation to the properties developed under Land Use Contract 107:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9408 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 107 Early Termination Bylaw No. 9409 be introduced and given first reading.
- (56) In relation to the properties developed under Land Use Contract 109:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9410 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 109 Early Termination Bylaw No. 9411 be introduced and given first reading.
- (57) In relation to the properties developed under Land Use Contract 110:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9412 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 110 Early Termination Bylaw No. 9413 be introduced and given first reading.
- (58) In relation to the properties developed under Land Use Contract 111:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9414 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 111 Early Termination Bylaw No. 9415 be introduced and given first reading.
- (59) In relation to the properties developed under Land Use Contract 112:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9416 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 112 Early Termination Bylaw No. 9417 be introduced and given first reading.

- (60) In relation to the properties developed under Land Use Contract 113:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9418 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 113 Early Termination Bylaw No. 9419 be introduced and given first reading.
- (61) In relation to the properties developed under Land Use Contract 114:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9420 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 114 Early Termination Bylaw No. 9421 be introduced and given first reading.
- (62) In relation to the properties developed under Land Use Contract 116:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9422 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 116 Early Termination Bylaw No. 9423 be introduced and given first reading.
- (63) In relation to the properties developed under Land Use Contract 117:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9424 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 117 Early Termination Bylaw No. 9425 be introduced and given first reading.
- (64) In relation to the properties developed under Land Use Contract 120:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9426 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 120 Early Termination Bylaw No. 9427 be introduced and given first reading.
- (65) In relation to the properties developed under Land Use Contract 121:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9428 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 121 Early Termination Bylaw No. 9429 be introduced and given first reading.

- (66) In relation to the properties developed under Land Use Contract 123:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9430 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 123 Early Termination Bylaw No. 9431 be introduced and given first reading.
- (67) In relation to the properties developed under Land Use Contract 124:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9432 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 124 Early Termination Bylaw No. 9433 be introduced and given first reading.
- (68) In relation to the properties developed under Land Use Contract 125:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9434 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 125 Early Termination Bylaw No. 9435 be introduced and given first reading.
- (69) In relation to the properties developed under Land Use Contract 129:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9436 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 129 Early Termination Bylaw No. 9437 be introduced and given first reading.
- (70) In relation to the properties developed under Land Use Contract 130:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9438 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 130 Early Termination Bylaw No. 9439 be introduced and given first reading.
- (71) In relation to the properties developed under Land Use Contract 132:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9440 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 132 Early Termination Bylaw No. 9441 be introduced and given first reading.



- (72) In relation to the properties developed under Land Use Contract 133:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9442 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 133 Early Termination Bylaw No. 9443 be introduced and given first reading.
- (73) In relation to the properties developed under Land Use Contract 134:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9444 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 134 Early Termination Bylaw No. 9445 be introduced and given first reading.
- (74) In relation to the properties developed under Land Use Contract 135:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9446 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 135 Early Termination Bylaw No. 9447 be introduced and given first reading.
- (75) In relation to the properties developed under Land Use Contract 136:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9448 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 136 Early Termination Bylaw No. 9449 be introduced and given first reading.
- (76) In relation to the properties developed under Land Use Contract 137:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9450 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 137 Early Termination Bylaw No. 9451 be introduced and given first reading.
- (77) In relation to the properties developed under Land Use Contract 140:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9452 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 140 Early Termination Bylaw No. 9453 be introduced and given first reading.

- (78) In relation to the properties developed under Land Use Contract 141:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9454 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 141 Early Termination Bylaw No. 9455 be introduced and given first reading.
- (79) In relation to the properties developed under Land Use Contract 142:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9456 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 142 Early Termination Bylaw No. 9457 be introduced and given first reading.
- (80) In relation to the properties developed under Land Use Contract 143:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9458 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 143 Early Termination Bylaw No. 9459 be introduced and given first reading.
- (81) In relation to the properties developed under Land Use Contract 144:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9460 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 144 Early Termination Bylaw No. 9461 be introduced and given first reading.
- (82) In relation to the properties developed under Land Use Contract 145:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9462 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 145 Early Termination Bylaw No. 9463 be introduced and given first reading.
- (83) In relation to the properties developed under Land Use Contract 146:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9464 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 146 Early Termination Bylaw No. 9465 be introduced and given first reading.

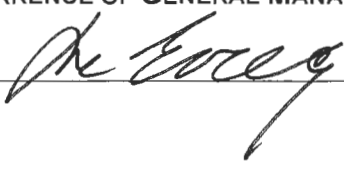


- (84) In relation to the properties developed under Land Use Contract 147:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9466 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 147 Early Termination Bylaw No. 9467 be introduced and given first reading.
- (85) In relation to the properties developed under Land Use Contract 148:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9468 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 148 Early Termination Bylaw No. 9469 be introduced and given first reading.
- (86) In relation to the properties developed under Land Use Contract 149:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9470 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 149 Early Termination Bylaw No. 9471 be introduced and given first reading.
- (87) In relation to the properties developed under Land Use Contract 152:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9472 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 152 Early Termination Bylaw No. 9473 be introduced and given first reading.
- (88) In relation to the properties developed under Land Use Contract 157:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9474 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 157 Early Termination Bylaw No. 9475 be introduced and given first reading.
- (89) In relation to the properties developed under Land Use Contract 159:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9476 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 159 Early Termination Bylaw No. 9477 be introduced and given first reading.

- (90) In relation to the properties developed under Land Use Contract 160:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9478 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 160 Early Termination Bylaw No. 9479 be introduced and given first reading.
- (91) In relation to the properties developed under Land Use Contract 161:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9480 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 161 Early Termination Bylaw No. 9481 be introduced and given first reading.
- (92) In relation to the properties developed under Land Use Contract 162:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9482 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 162 Early Termination Bylaw No. 9483 be introduced and given first reading.
- (93) In relation to the properties developed under Land Use Contract 164:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9484 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 164 Early Termination Bylaw No. 9485 be introduced and given first reading.
- (94) That the Richmond Land Use Contract Early Termination Bylaws and the Richmond Zoning Amendment Bylaws (to establish underlying zoning in relation to specified areas developed under Land Use Contracts), specifically Bylaw No. 9300 through Bylaw No. 9485, be referred to and considered at a (Special) Public Hearing to be held on Tuesday, November 24, 2015 at the Executive Airport Plaza Hotel, located at 7731 Westminster Highway, Richmond, BC, at 7:00 PM.



Wayne Craig  
Director, Development  
(604-247-4625)

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
City Clerk	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

On April 27, 2015, Richmond City Council directed staff to bring forward bylaws which would establish underlying zoning for single family dwelling land use contract areas, in addition to bylaws that would result in the early termination of all land use contracts within the City of Richmond that include single-family properties.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

*Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.*

*3.1. Growth and development that reflects the OCP, and related policies and bylaws.*

This report is also consistent with policies from the 2041 Official Community Plan which support exploring alternatives to land use contracts to achieve better land use management over time.

### Findings of Fact

A land use contract (LUC) is a contract between a property owner (typically a developer) and a municipality addressing the use and development rights of a property. The LUC regulations are similar to zoning, with the exception that the LUC is registered on the title of the property and, until recently, agreement from both the property owner and municipality was required to amend or discharge the contract.

The provincial legislation enabling LUCs was in effect for a short period of time between 1973 and 1979 and allowed the ability to create tailor-made development contracts for specific sites. LUCs were also used to control the form and character of buildings and landscaping of sites and, in some cases, included detailed servicing agreements. Typically the same LUC was registered by a developer against all the properties in a particular subdivision thereby creating consistent use and development rights for those properties. Unless discharged, LUCs registered during such period remain in place today affecting the use and development rights of the affected properties.

Today, there are 139 separate LUCs in the City of Richmond affecting over 5,500 properties which include residential (single-family and multi-family), commercial, institutional and industrial properties. Of those 139 LUCs, there are 93 separate LUCs that affect single-family properties throughout Richmond.

In 2014, the Province amended the *Local Government Act* to:

- require municipalities to adopt underlying zoning bylaws for all LUC properties by June 30, 2022;
- provide for the termination of all LUCs on June 30, 2024;

- establish a process to enable municipalities, by bylaw, to undertake the early termination of LUCs before June 30, 2022; and
- provide the Board of Variance with new authority to hear appeals on early termination of LUCs and to extend the dates set in early termination bylaws for reasons of hardship, up to the sunset date of June 30, 2024.

## **Analysis**

### Issues Associated With Land Use Contracts

LUCs typically involve limited development restrictions compared to today's development standards. Any reference to a zoning bylaw within a LUC is specific to the zoning bylaw in place at the date of contract execution. As LUC's are registered on title, LUCs could only be amended or discharged with the property owner's consent. As a result, LUCs have not evolved as land use considerations have changed. Properties under the current zoning bylaw (Bylaw No. 8500) have had multiple amendments over time to address various land issues such as building interface, landscaping, sustainability and overall building form.

Many single family properties are under increasing pressure to redevelop due to the aging housing stock and the rising cost of land. Richmond's current zoning bylaw (Bylaw No. 8500) has evolved over time to establish floor area restrictions, reduce height maximums, ensure a greater vertical articulation in buildings, and allow a wider range of accessory uses such as secondary suites and bed and breakfast operations. As single family LUC regulations tend to be less restrictive than the Zoning Bylaw 8500, there has been a high level of interest to redevelop single family properties under a LUC. This poses a number of concerns as the majority of the single family LUCs:

- do not have floor area restrictions;
- allow up to 3 storeys; and
- allow a building height maximum of 35 feet regardless of the roof pitch with no requirements for any vertical articulation.

For all new building permits under a LUC, building staff consult with the property owner and/or developer with the aim to lessen the bulk and massing of the proposed dwelling and to mitigate the impact of the proposed building on adjacent properties. In many cases, changes are made to the massing and design of the proposed dwelling. However, in most cases, these homes are still significantly larger than what could be built under Zoning Bylaw No. 8500.

### Bylaws to Establish Underlying Zoning

Staff have prepared a set of bylaws that introduce underlying zoning for the 93 LUC areas (even numbered bylaws ranging from Bylaw No. 9300 to Bylaw No. 9484). Attachment 1 provides a table summary of the regulations under each LUC along with the proposed underlying zone and a map for each LUC. The tables are for reference purposes only and should not be interpreted as the actual LUC.

### 1. Existing Single-Detached Zoning

The RS1 single detached zone (including the 10 sub-zones) is the most commonly used single-family zone and is applied to over 21,000 single family properties in Richmond. For each of the sub-zones, the core development regulations related to floor area ratio, building height, and lot coverage are consistent although the overall maximum floor area ratio is dependent upon lot size whereas lot dimensions, building setbacks and vertical building envelope regulations vary slightly between the RS1 sub-zones depending on lot geometry characteristics.

The RS1 zone is proposed to be used as the underlying zoning for over 95% of the single family properties affected by the early termination bylaws. Staff have reviewed the lot dimensions and zoning within the surrounding neighbourhood and propose to use four of the ten RS1 sub-zones (RS1/B, RS1/C, RS1/D and RS1/E). Utilizing these different sub-zones recognizes the unique characteristics of each lot and would prohibit the ability to subdivide as this is not permitted under existing LUCs. Table 1 below indicates the different lot dimensions for the four RS1 sub-zones proposed to be used.

**Table 1**

Zone	Min. Frontage	Min. Lot Width	Min. Lot Depth	Min. Lot Area
RS1/B	6.0 m (19.7 ft)	12.0 m (39.3 ft)	24 m (78.7 ft)	360 m <sup>2</sup> (3,875 ft <sup>2</sup> )
RS1/C	13.5 m (44.3 ft)	13.5m (44.3 ft)	24 m (78.7 ft)	360 m <sup>2</sup> (3,875 ft <sup>2</sup> )
RS1/D	7.5 m (24.6 ft)	15 m (49.2 ft)	24 m (78.7 ft)	450 m <sup>2</sup> (4,844 ft <sup>2</sup> )
RS1/E	7.5 m (24.6 ft)	18 m (59 ft)	24 m (78.7 ft)	550 m <sup>2</sup> (5,920 ft <sup>2</sup> )

### 2. New Single-Detached and Semi-Detached Zoning

In cases where certain LUC properties did not fit into an existing RS1 sub-zone, a new zone was created. For single family properties, two new zones were created for the following reasons:

- ZS25 Single Detached (Bylaw No. 9438) – properties along Yoshida Court in Steveston where lots are smaller, buildings are architecturally designed and have unique side yard setbacks; and
- ZS24 Semi-Detached Zero Lot Line (Bylaw Nos. 9324, 9334, 9338, & 9342) – zero lot line properties which are essentially a fee-simple duplex.

Table 2 summarizes the single family zones, including the new single family zones, that are proposed to be used for single family properties affected by the early termination bylaws, and how many properties are proposed for each single family zone.

**Table 2**

Zone	Purpose of Zone	No. of Properties	% of Properties
RS1/B	To allow a minimum lot area of 360 m <sup>2</sup> (3,875 ft <sup>2</sup> ) with a 12 m (39 ft) lot width.	3,120	77.9%



RS1/C	To allow a minimum lot area of 360 m <sup>2</sup> (3,875 ft <sup>2</sup> ) with a 13.5 m (44 ft) lot width.	54	1.3%
RS1/D	To allow a minimum lot area of 450 m <sup>2</sup> (4,844 ft <sup>2</sup> ) with a 15 m (49 ft) lot width.	373	9.3%
RS1/E	To allow a minimum lot area of 550 m <sup>2</sup> (5,920 ft <sup>2</sup> ) with a 18 m (59 ft) lot width.	284	7.1%
ZS24 (zero lot line)	To allow semi-detached dwellings with a zero lot line.	153 (3 LUCs)	3.8%
ZS25 (Yoshida Court)	To allow small lot, reduced side yard setback detached dwellings.	23 (1 LUC)	0.6%
TOTAL		4,007	100%

### 3. Other Zoning Categories

A number of single family LUCs included parks, school sites, multi-family residential uses, office and health care uses. For park and school properties within the 93 LUCs, the existing School & Institutional (SI) zone was used. For townhouses, apartment buildings, office commercial properties, and a health care facility, 11 new zones were created which reflected the regulations under the specific LUC to ensure there are no additional development rights.

Table 3 summarizes the purpose for each of the 11 proposed non-single family zones along with the LUC that they are originally from.

**Table 3**

Proposed Zone	Bylaw Nos.	Purpose	LUC No.
<b>Site Specific Townhouse</b>			
ZT73 (Edgewater Park)	9302	To allow a maximum of 208 townhouse units.	LUC003
ZT74 (Parksville)	9308	To allow a maximum 65 townhouse units for site area "A", 100 townhouse units for site area "C", and 145 apartment units for site area "D". Site area "B" to be used for amenity space only.	LUC009
ZT75 (No. 2 Rd. & Blundell Rd.)	9310	To allow a maximum 66 townhouse units in site area "F", 80 townhouse units for site Area "G", and 182 apartment units for site Area "H".	LUC010
ZT76 (Steveston Hwy & Trimarin Dr.)	9318	To allow a maximum 71 townhouse units at 4340 Steveston Highway and 65 units at 4800 Trimaran Drive.	LUC015
ZT77 (Sheridan Rd.)	9346	To allow a maximum 68 detached townhouse units.	LUC044
ZT78 (Tiffany Blvd.)	9444 9468	To allow a maximum 48 townhouse units for 6100 Tiffany Blvd. and 44 units for 4160 Bonavista Drive.	LUC134 LUC148

Site Specific Low Rise Apartment			
ZLR28 (Colonial Dr.)	9322	To allow a maximum of 411 apartment units.	LUC020
ZLR29 (Daniels Rd.)	9382	To allow a maximum of 48 apartment units.	LUC081
Site Specific Commercial			
ZC37 (Blundell Rd.)	9310	To allow health service (minor), office, convenience retail and financial service uses.	LUC010
ZC38 (Broadmoor)	9442	To allow a health service (minor) and office use.	LUC133
Site Specific Health Care			
ZR10 (Pinegrove Pl.)	9382	To allow a health service (minor) and community care facility (minor) use.	LUC081

### Bylaws to Terminate Land Use Contracts with Single Family Properties

When the *Local Government Act* was amended in 2014, this enabled local governments to undertake early termination of LUCs under certain conditions, provided that:

- early termination bylaw(s) are adopted on or before June 30, 2022;
- early termination bylaw(s) comes into force a minimum of one year after it is adopted (Council may, at their discretion, allow the effective date to be greater than one year up to the sunset date of June 30, 2024);
- a public hearing is held; and
- zoning is in place where LUCs are to be terminated.

The new legislation also:

- requires local governments to give written notice to affected property owners when LUCs are terminated early in advance of the sunset date of June 30, 2024;
- provides the Boards of Variance with new authority to extend the dates set in early termination bylaws for reasons of hardship, up to the sunset date of June 30, 2024 at the latest;
- provides, non-conforming use status to land, buildings and structures that are on land subject to a LUC after LUCs are terminated (this is subject to Section 911 of the *Local Government Act* which outlines specific rules for non-conforming uses and siting); and
- provides that compensation is not payable with regard to land use decisions for the termination of LUCs.

For each of the 93 LUCs that are to be terminated early (odd numbered bylaws ranging from Bylaw No. 9301 to Bylaw No. 9485), the bylaws include:

- an area map to indicate the geographical area where the LUC is to be terminated;

- the land title registration number for each LUC that is registered on title for each property affected by a LUC to be terminated; and
- the effective date being one year from the date of adoption of the early termination bylaw.

### Public Hearing

With 186 bylaws affecting over 5,200 properties in 93 separate LUC areas, staff anticipate that a significant number of people will want to either attend or participate in the public hearing. As such, a special public hearing is proposed to be held at the Executive Inn on Tuesday, November 24, 2015. Prior to the public hearing and in accordance with statutory requirements, a mailed notification booklet will be sent to all affected property owners and tenants, in addition to surrounding property owners and tenants, informing them of the details of the bylaws and the public hearing date. Following the public hearing, Council may consider adoption of the bylaws.

### Board of Variance/Appeal Process

Following the adoption of a LUC early termination bylaw, subject property owners have the right to submit an appeal to the Board of Variance (BOV), provided that they do so within 6 months of bylaw adoption. The BOV must make a decision on an appeal application within 6 months of submission. Applicants for appeal to the BOV are only able to claim hardship and ask the BOV for an alteration with regard to the LUC termination effective date. No other aspect of the matter can be appealed to the BOV. In considering an appeal, the BOV's only remedy is to order, that despite the early termination bylaw and despite any zoning bylaw, the provisions of the LUC will continue to apply in relation to the applicant for an extended period of time ending no later than June 30, 2024. It is important to note that any ruling by the BOV applies to the applicant and does not run with the land (i.e. does not apply to future owners or purchasers of the property).

If a property owner is displeased with the new underlying zoning adopted by Council, they may apply to rezone the property. Any rezoning would be subject to Council's decision as this is not within the jurisdiction of the BOV to consider.

### **Public Consultation**

Following the announcement by Council on April 27, 2015 to direct staff to bring forward bylaws that would result in the early termination of LUCs that include single-family properties, staff have implemented a Council endorsed communications strategy that has included the following:

- issuance of press release on Council's initial decision;
- posting a page on the City's website on the early termination of LUCs which includes a property search database, frequently asked questions and related maps;
- static display boards in the City Hall foyer which include the website materials, in addition to business cards that include contact information; and
- establishing a general inquiry email address ([luc@richmond.ca](mailto:luc@richmond.ca)) and phone number (604-204-8626).

## Financial Impact

As part of Council's direction to staff to bring forward bylaws that would result in the early termination of LUCs that include single-family properties, an amendment was made to the 5-Year Financial Plan (2015-2019) to approve additional funds. These funds are to be used to offset costs associated with the public hearing (printing, postage, advertising, venue, equipment rental), legal and registration fees, and additional temporary full-time staff to manage the BOV process.

## Conclusion

With the recent amendments to the *Local Government Act* allowing municipalities to undertake the optional early termination of LUCs before June 30, 2022, Council directed staff to bring forward bylaws which would establish underlying zoning for single family dwelling land use contract areas, in addition to bylaws that would result in the early termination of all land use contracts within the City of Richmond that include single-family properties. Based on the legislation, early termination bylaws would only come into force a minimum one year after they are adopted. The BOV would also have new authority to hear appeals on the early termination of LUC bylaws and may defer the termination of the provisions of the LUC to a later date, based on the applicant's hardship, up to the sunset date of June 30, 2024.

Given Council's stated desire to terminate LUCs as soon as possible, staff recommends that the Richmond Land Use Contract Early Termination Bylaws and the Richmond Zoning Amendment Bylaws (to establish underlying zoning in relation to specified areas developed under Land Use Contracts), specifically Bylaw No. 9300 through Bylaw No. 9485, be introduced and given first reading.



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JH:cas

Att. 1: Land Use Contract Summary Table and Map

# **Land Use Contract Summaries**

## **LUC 002 – 015**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 002

**Permitted Uses:** Single detached dwellings

**Number of Single Detached Dwellings:** 19

**Proposed Zone:**           **Single Detached (RS1/E) for 16 lots**  
                                  **Single Detached (RS1/D) for 3 lots (fronting Kittiwake Drive)**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC002	RS1/D & RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	As per drawings (approx. 50%)	45%
Front Setback (min)	As per drawings (6 m)	6 m
Side Setback (min)	As per drawings (1.2 m)	<ul style="list-style-type: none"><li>▪ 1.2m for lots less than 18 wide</li><li>▪ 1.8m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	N/A	3 m
Rear Setback (min)	As per drawings (4.5m – 6m)	6 m (if the exterior setback is 6.0m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 002**



# LAND USE CONTRACT SUMMARY

## Land Use Contract 003

**Permitted Use:** Single detached dwellings and strata townhouses

**Number of Single Detached Dwellings:** 12

**Number of Multi-Family Units:** 208

**Proposed Zones:**        **Single Detached (RS1/E)**  
                                 **Town Housing (ZT73) – Edgewater Park (Seafair)**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC003	RS1/E	ZT73
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance	0.33 plus 0.05 for amenity space
Lot Coverage (max)	33%	45%	22%
Front Setback (min)	6 m	6 m	6 m from a public road
Side Setback (min)	1.8 m	<ul style="list-style-type: none"><li>▪ 1.2m for lots less than 18 wide</li><li>▪ 1.8m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0m for lots of 20m or more in width</li></ul>	<ul style="list-style-type: none"><li>▪ 3 m</li><li>▪ 5.3 m where a wall includes a balcony or a window to habitable space</li></ul>
Exterior Side Setback (min)	N/A	3 m	6 m
Rear Setback (min)	7.6 m	6 m (if the exterior setback is 6.0m the rear yard can be reduced to 1.2m)	N/A
Height (max)	3 storeys	2 ½ storeys	9 m (2 storeys maximum)
Secondary Suite	Not permitted	Permitted	Not permitted

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# LAND USE CONTRACT SUMMARY



**Land Use Contract 003**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 006

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 58

**Proposed Zone:** Single Detached (RS1/E)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC006	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"><li>1.2m for lots less than 18 wide</li><li>1.8m for lots of 18m or more but less than 20m in width</li><li>2.0m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5 m	3 m
Rear Setback (min)	6 m 3 m for corner lots or one storey	6 m (if the exterior setback is 6.0m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 006**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 007

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 30

**Proposed Zone:** Single Detached (RS1/C)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC007	RS1/C
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	1980 ft <sup>2</sup> or 33% whichever is greater	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.8m on one side and 1.2m on the other side	<ul style="list-style-type: none"><li>1.2m for lots less than 18 wide</li><li>1.8m for lots of 18m or more but less than 20m in width</li><li>2.0m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5m 1.8m if 1.2m provided for the first storey	3 m
Rear Setback (min)	6 m 3 m for corner lots or one storey	6 m (if the exterior setback is 6 m, the rear yard can be reduced to 1.2m on corner lots)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 007**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 009

**Permitted Use:** Single detached dwellings, strata townhouses units, and strata apartment units

**Number of Single Detached Dwellings:** 100

**Number of Multi-Family Units:** 302

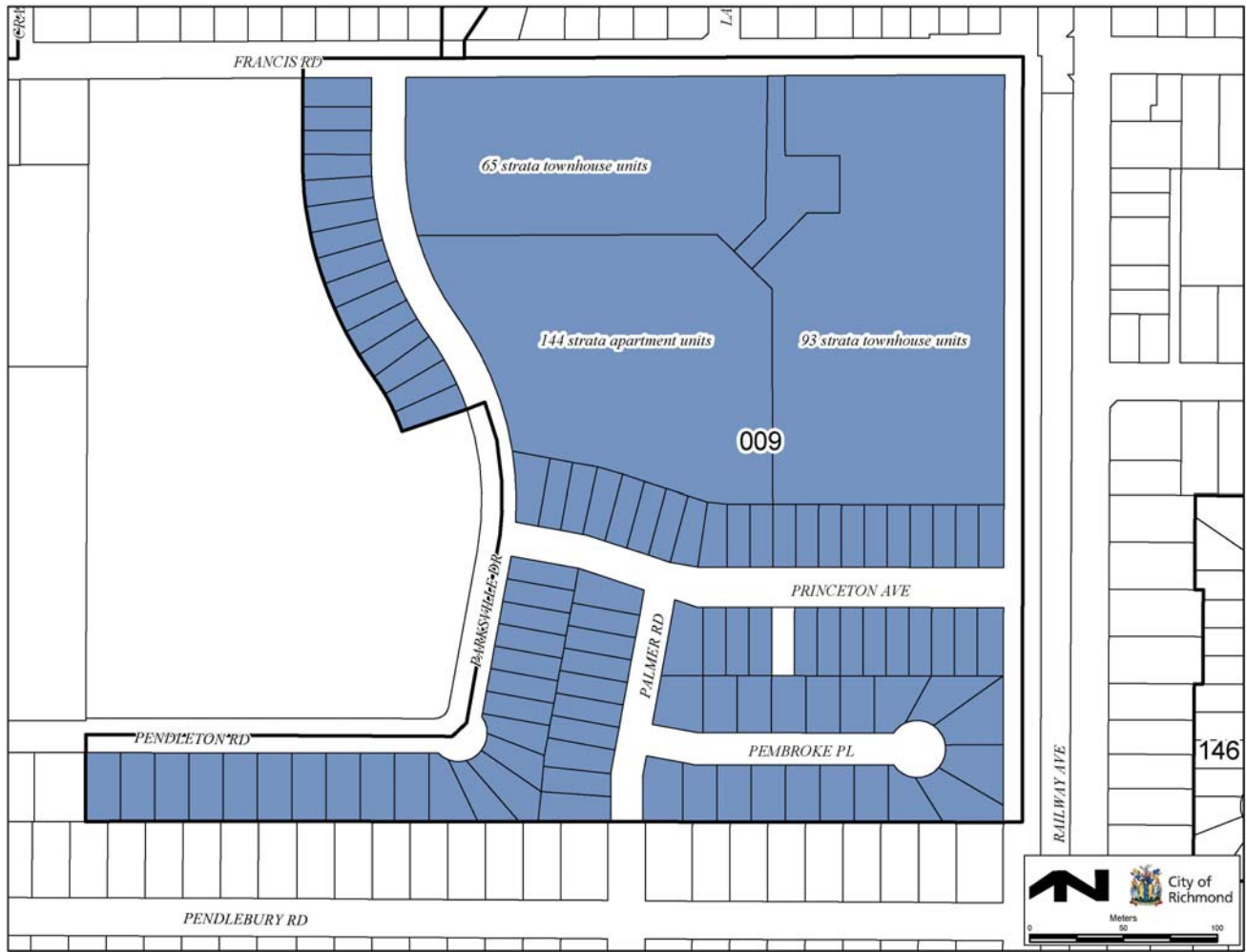
**Proposed Zones:**        **Single Detached (RS1/E) for 19 properties on Pembroke Place and 11 properties on Pendleton Road**  
                                  **Single Detached (RS1/B) for the remaining properties**  
                                  **Townhousing (ZT74) – Parksville (Seafair)**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC009	RS1/B & RS1/E	ZT74
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance	Area "A": 0.64 Area "B": 232.25 m <sup>2</sup> Area "C": 0.59 Area "D": 1.0
Lot Coverage (max)	33%	45%	33%
Front Setback (min)	6m	6 m	Townhouses: 7.6 m Apartments: 8.3 m
Side Setback (min)	1.2 m for one storey and 1.8 m for second storey	<ul style="list-style-type: none"> <li>1.2 m for lots less than 18 wide</li> <li>1.8 m for lots of 18m or more but less than 20m in width</li> <li>2.0 m for lots of 20m or more in width</li> </ul>	Townhouses: 7.6 m Apartments: 8.3 m
Exterior Side Setback (min)	4.5 m	3 m	
Rear Setback (min)	<ul style="list-style-type: none"> <li>6 m</li> <li>Could be 3 m for corner lots or one storey buildings</li> </ul>	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)	Townhouses: 7.6 m Apartments: 8.3 m
Height (max)	3 storeys	2 ½ storeys	Townhouse: 8.3m (2 storeys) Apartment: 25m (7 storeys)
Secondary Suite	Not permitted	Permitted	Not permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 009**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 010

**Permitted Use:** Single detached dwellings, strata medical/dental/financial institution building, rental townhouse units, and rental apartment units

**Number of Single Detached Dwellings:** 6

**Number of Multi-family Units:** 320 (rental units)

**Number of Strata Units (commercial):** 15

**Proposed Zones:**        **Single Detached (RS1/E)**  
                                  **Town Housing (ZT75) – Rosewood (Blundell)**  
                                  **Office Commercial (ZC37) – Blundell**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC010	RS1/E	ZT75 (multi-family)	ZC37 (office)
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance	Area “F”: 0.45 Area “G”: 0.51 Area “H”: 1.05	0.44
Lot Coverage (max)	33%	45%	33%	25%
Front Setback (min)	6m (20 ft)	6 m	Townhouses: 6 m Apartments: 12 m	36 m
Side Setback (min)	1.80m (6 ft) for buildings of more than one storey 1.80m (6 ft) on one side and 1.20 m on the other side for buildings of one storey	<ul style="list-style-type: none"> <li>1.2 m for lots less than 18 wide</li> <li>1.8 m for lots of 18m or more but less than 20m in width</li> <li>2.0 m for lots of 20m or more in width</li> </ul>	Townhouses: 6 m Apartments: 12 m	6 m
Exterior Side Setback (min)	4.5m (15 ft)	3 m	N/A	N/A
Rear Setback (min)	6m (20 ft) 3m to the first storey for buildings on a corner lot	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)	Townhouses: 6 m Apartments: 12 m	21 m
Height (max)	3 storeys	2 ½ storeys	Area “F” & “G”: 9 m Area “H”: 25 m	10.6 m (2 storeys)
Secondary Suite	Not permitted	Permitted	Not permitted	Not permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 010**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 011

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 117

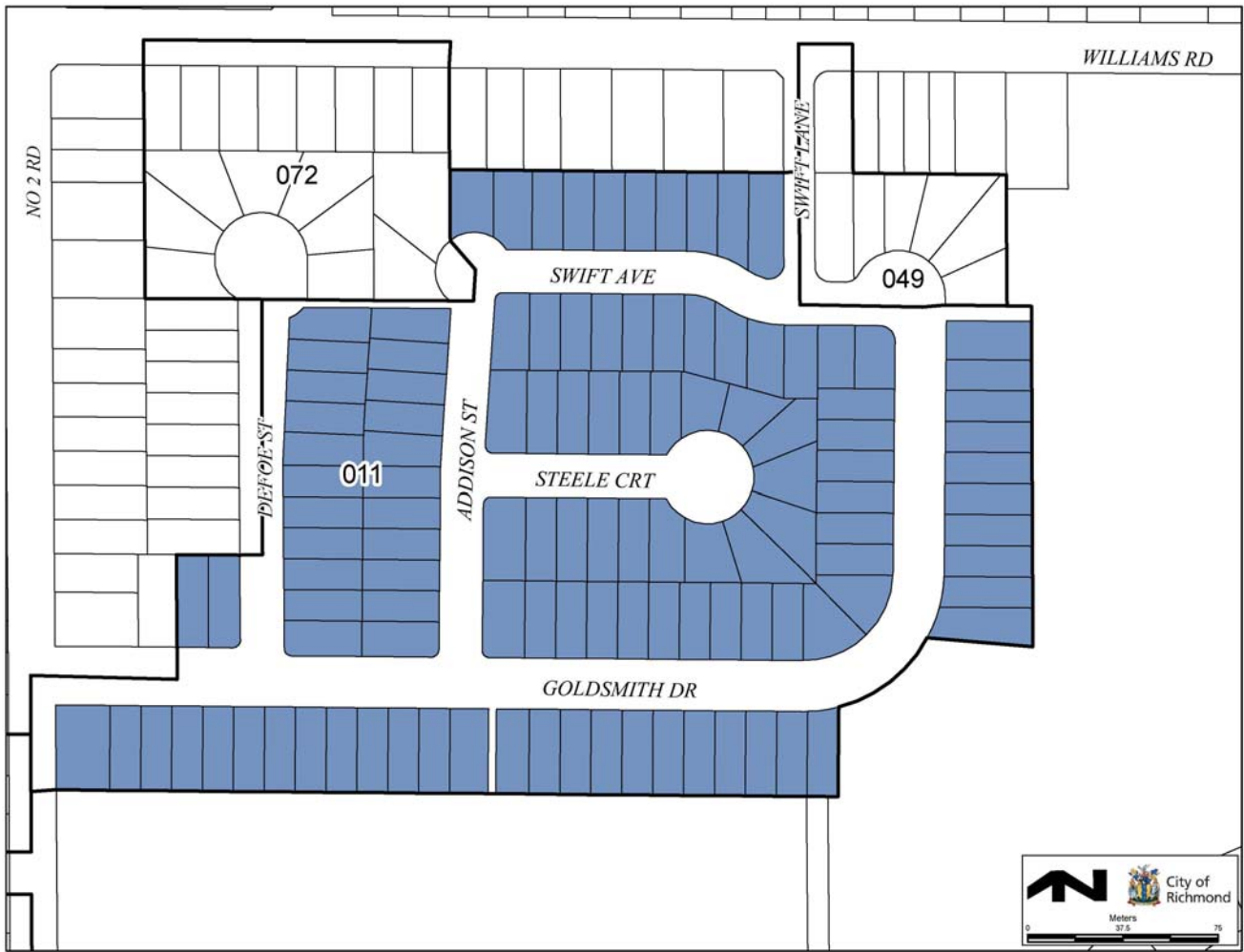
**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC011	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	50%	45%
Front Setback (min)	As per drawings (4.5m to 6 m)	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3 m	3 m
Rear Setback (min)	As per drawings (4.5m to 10.7 m)	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 011**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 012

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 65

**Proposed Zone:** Single Detached (RS1/D)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC012	RS1/D
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	50%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5 m	3 m
Rear Setback (min)	6 m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 012**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 014

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 13

**Proposed Zone:** Single Detached (RS1/E)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC014	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	7.6 m	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5m	3 m
Rear Setback (min)	7.6 m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 014**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 015

**Permitted Use:** Single detached dwellings, strata townhouse units and co-op townhouse units

**Number of Single Detached Dwellings:** 231

**Number of Multi-Family Units:** 135 (65 strata and 70 co-op)

**Proposed Zones:**        **Single Detached (RS1/B)**  
                                 **Town Housing (ZT76) – Steveston**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC015	RS1/B	ZT76
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance	0.40
Lot Coverage (max)	33% 40% for 23 sites on Lots 151 to 381	45%	33%
Front Setback (min)	6.00 m (20 ft) 1.50 m (5 ft) to attached or detached carports	6 m	7.6 m
Side Setback (min)	1.2m (4 ft)	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>	4.5 m 7.6 m where a wall includes a balcony or a window to a habitable space
Exterior Side Setback (min)	3.7m (12 ft)	3 m	N/A
Rear Setback (min)	6.0 m (20 ft)	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)	7.6 m
Height (max)	3 storey	2 ½ storeys	9 m (2 storeys)
Secondary Suite	Not permitted	Permitted	Not permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 015**



# **Land Use Contract Summaries**

## **LUC 018 – 037**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 018

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 18

**Proposed Zone:** Single Detached (RS1/E)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC018	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	7.6m	6 m
Side Setback (min)	1.2m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5m	3 m
Rear Setback (min)	7.6m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 018**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 020

**Permitted Use:** Single detached dwellings, strata apartment units, recreational building and swimming pool

**Number of Single Detached Dwellings:** 40

**Number of Multi-Family Units:** 411

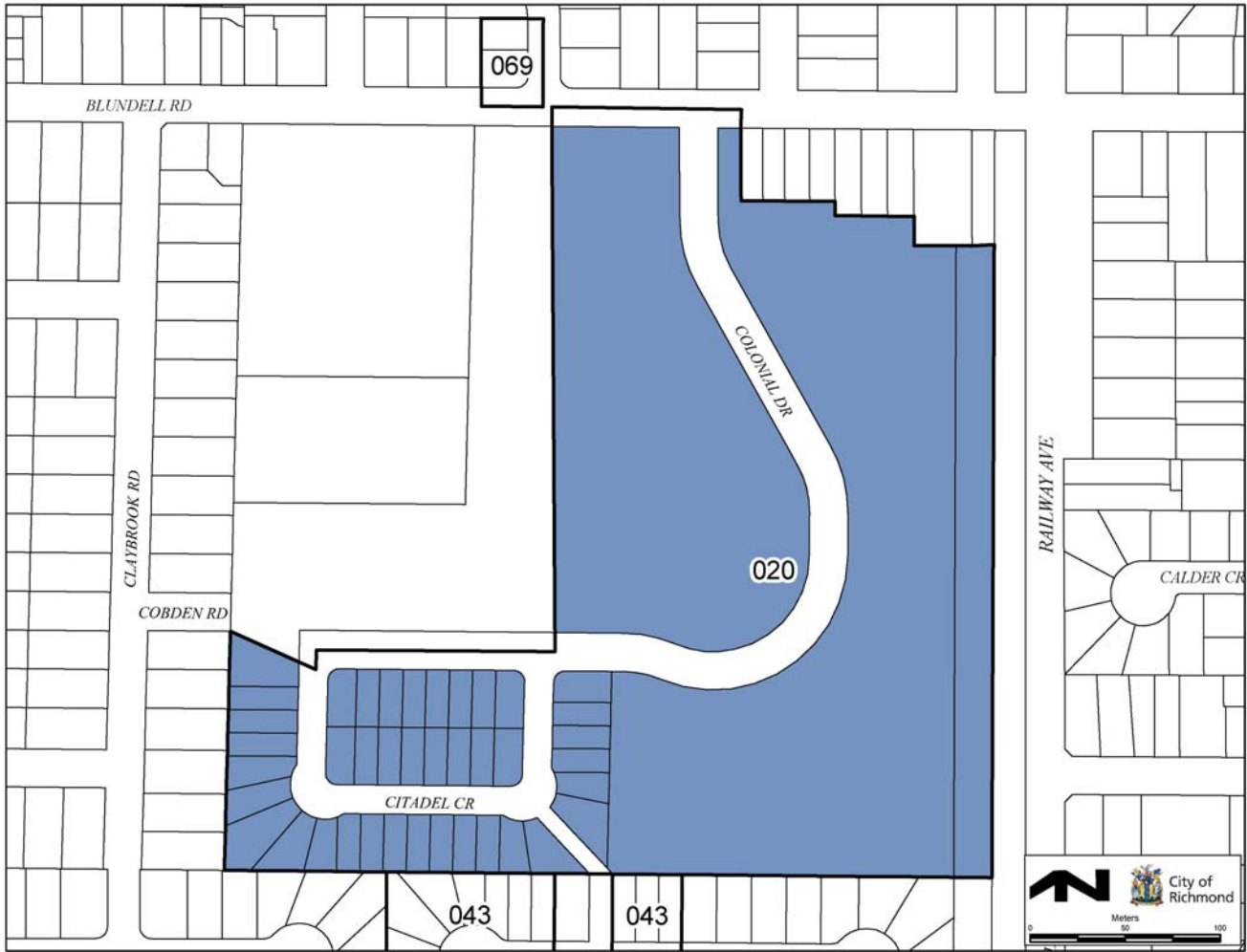
**Proposed Zones:**        **Single Detached (RS1/B)**  
                                 **Low Rise Apartment (ZLR28) – Colonial Drive (Seafair)**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC020	RS1/B	ZLR28
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance	0.44
Lot Coverage (max)	33%	45%	30%
Front Setback (min)	4.6m	6 m	12 m from a public road
Side Setback (min)	1.2m	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>	6 m
Exterior Side Setback (min)	3m	3 m	N/A
Rear Setback (min)	4.6m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)	25% of lot depth
Height (max)	3 storeys	2 ½ storeys	15 m (4 storeys maximum)
Secondary Suite	Not Permitted	Permitted	Not permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 020**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 023

**Permitted Use:** Single semi-detached zero lot line dwellings

**Number of Single Family Dwellings:** 30

**Proposed Zone:** Semi-Detached Zero Lot Line (ZS24)

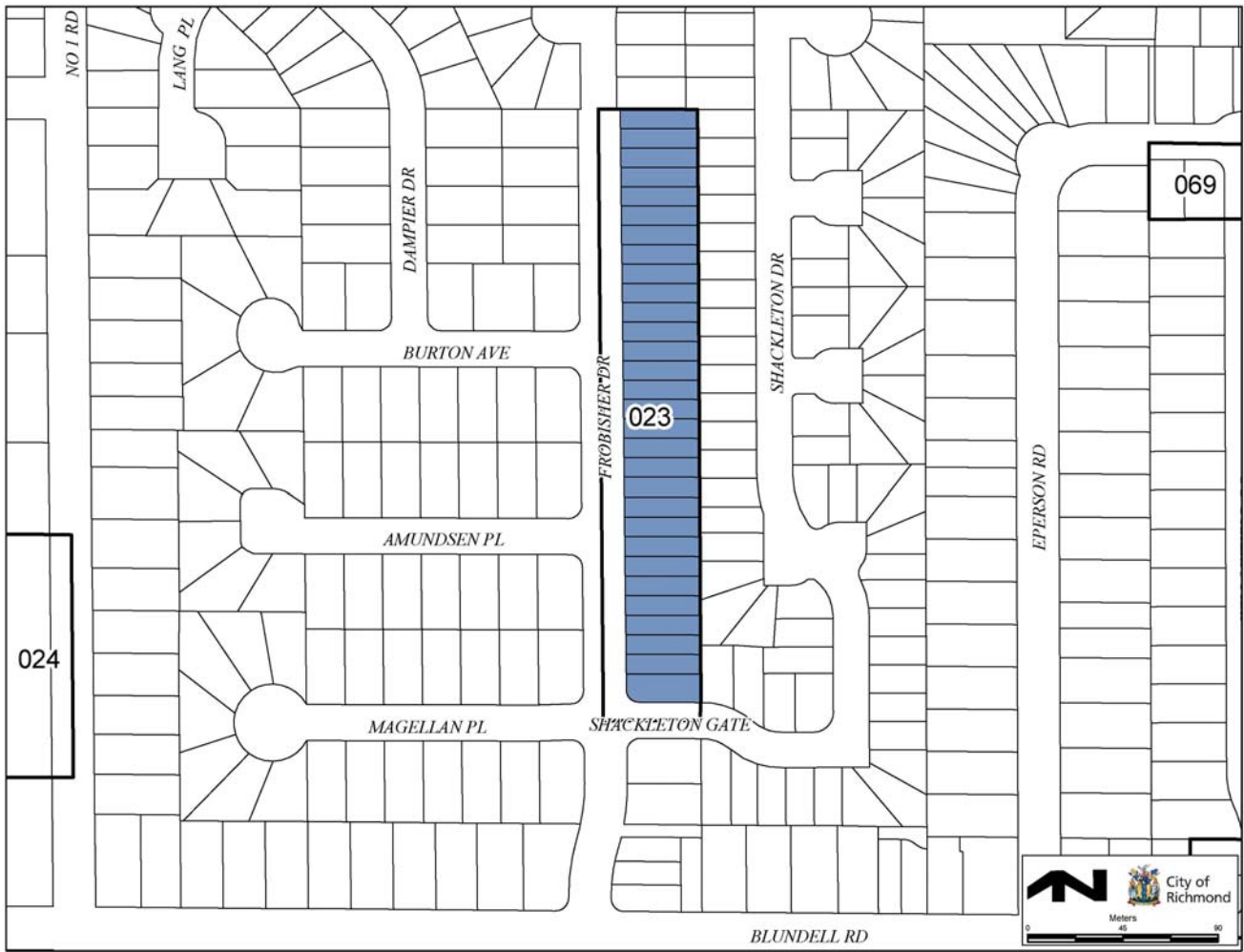
The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC023	ZS24
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	As per drawings (less than 33%)	45%
Front Setback (min)	As per drawings (6 m)	6 m
Side Setback (min)	As per drawings (1.2 m on one side only)	1.2 m on one side and 0 m on the other side
Exterior Side Setback (min)	As per drawings (3 m)	3 m
Rear Setback (min)	As per drawings (7.6 m)	6 m
Height (max)	As per drawings (3 storeys)	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



### Land Use Contract 023

# LAND USE CONTRACT SUMMARY

## Land Use Contract 027

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 18

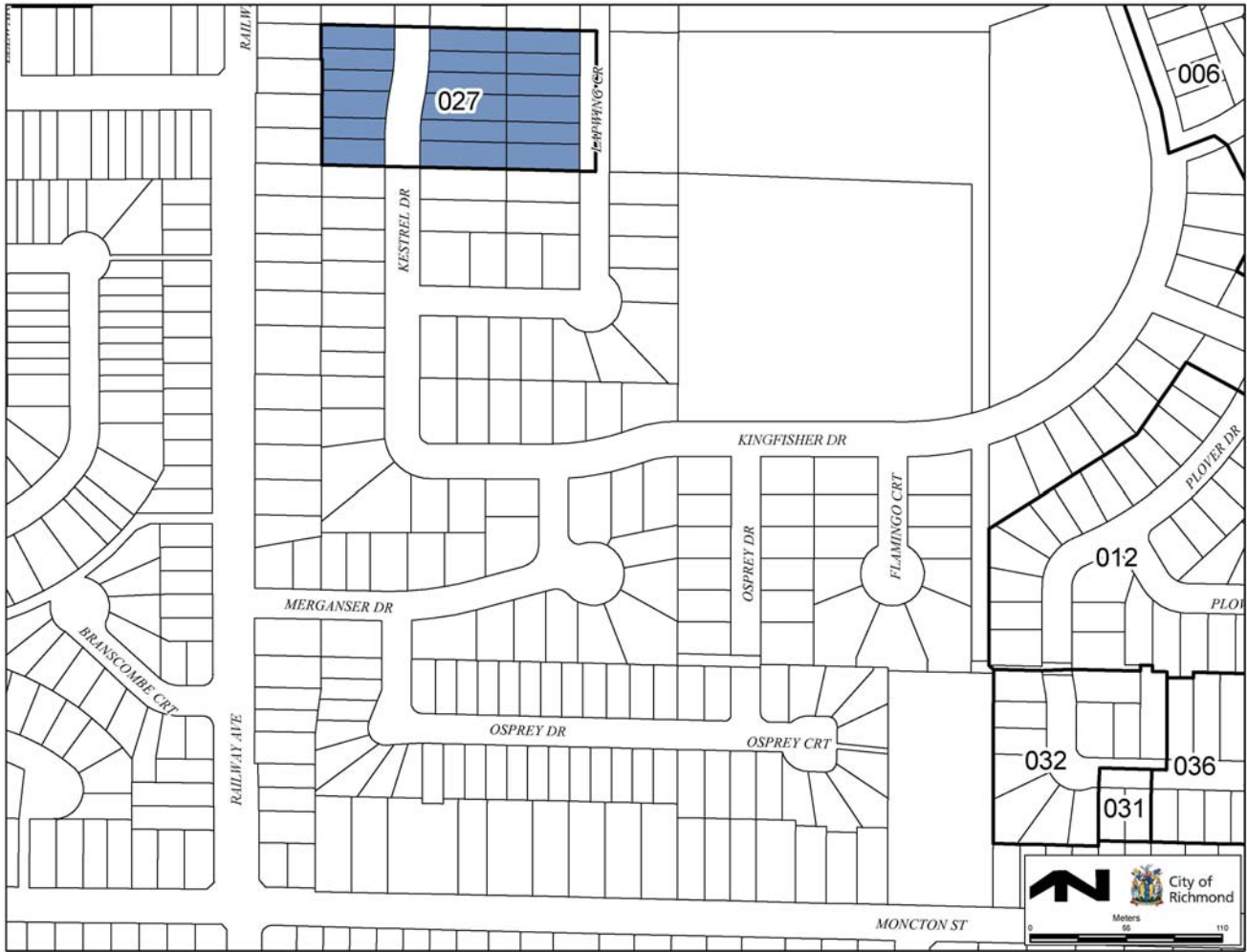
**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC027	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	7.6 m	6 m
Side Setback (min)	1.2m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5 m	3 m
Rear Setback (min)	7.6m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 027**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 030

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 4

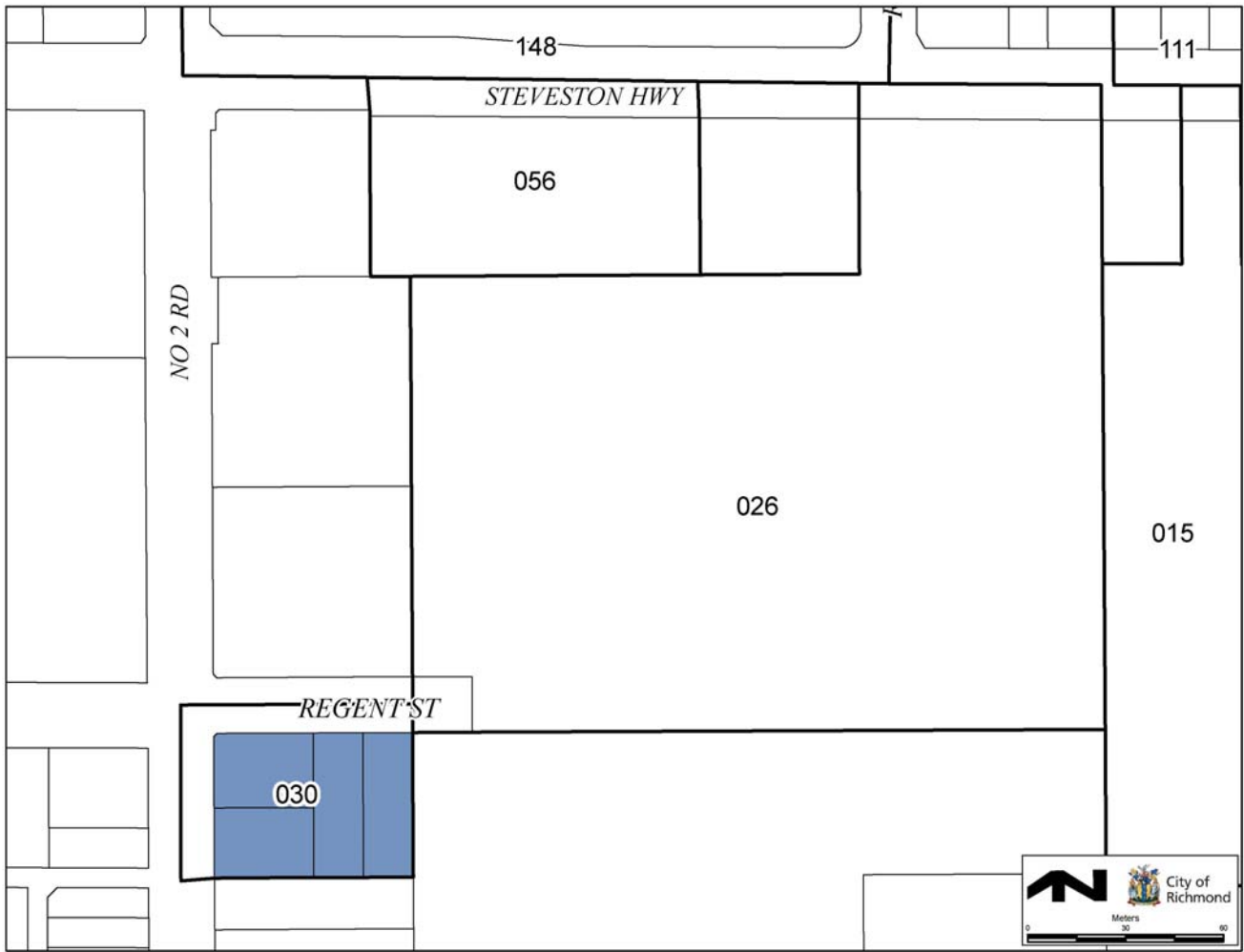
**Proposed Zone:** Single Detached (RS1/E)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC030	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2m to first storey and 1.8 m to second storey	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5 m	3 m
Rear Setback (min)	6 m 3m for one storey portion on corner lot	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 030**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 031

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 2

**Proposed Zone:** Single Detached (RS1/D)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC031	RS1/D
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2m to first storey and 1.8 m to second storey	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5 m	3 m
Rear Setback (min)	6 m 3m for one storey portion on corner lot	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 031**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 032

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 11

**Proposed Zone:** Single Detached (RS1/D)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC032	RS1/D
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2m to first storey and 1.8 m to second storey	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5 m	3 m
Rear Setback (min)	6 m 3m for one storey portion on corner lot	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 032**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 033

**Permitted Use:** Single semi-detached zero lot line dwellings

**Number of Single Family Dwellings:** 21

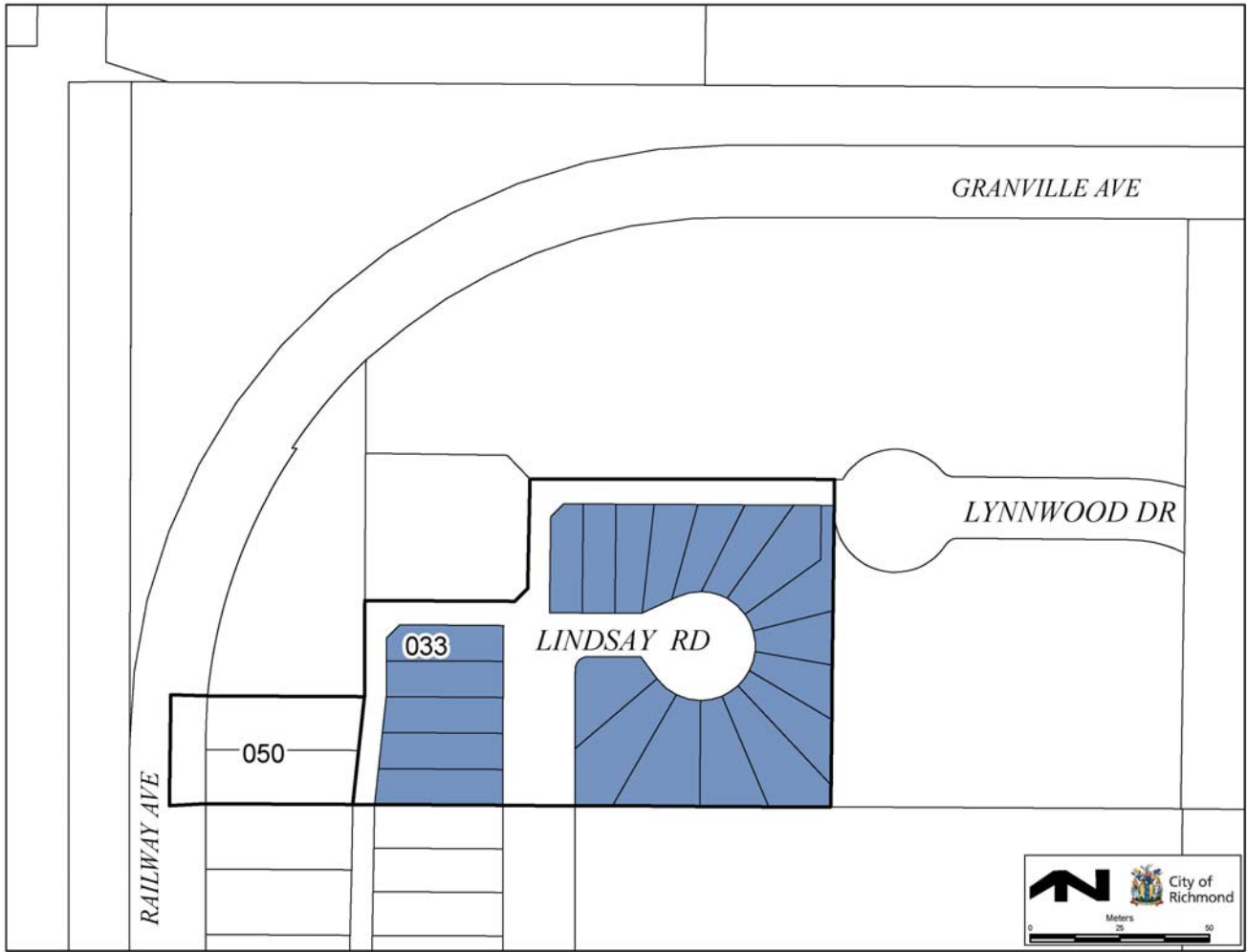
**Proposed Zone:** Semi-Detached Zero Lot Line (ZS24)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC033	ZS24
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	As per drawings (less than 33%)	45%
Front Setback (min)	As per drawings (6 m)	6 m
Side Setback (min)	As per drawings (1.2 m on one side only)	1.2 m on one side and 0 m on the other side
Exterior Side Setback (min)	As per drawings (3 m)	3 m
Rear Setback (min)	As per drawings (7.6 m)	6 m
Height (max)	As per drawings (3 storeys)	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 033**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 036

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 28

**Proposed Zone:** Single Detached (RS1/D)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC036	RS1/D
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5m	3 m
Rear Setback (min)	6 m 3m for one storey buildings on corner lots	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 036**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 037

**Permitted Use:** Single semi-detached zero lot line dwellings

**Number of Single Family Dwellings:** 26

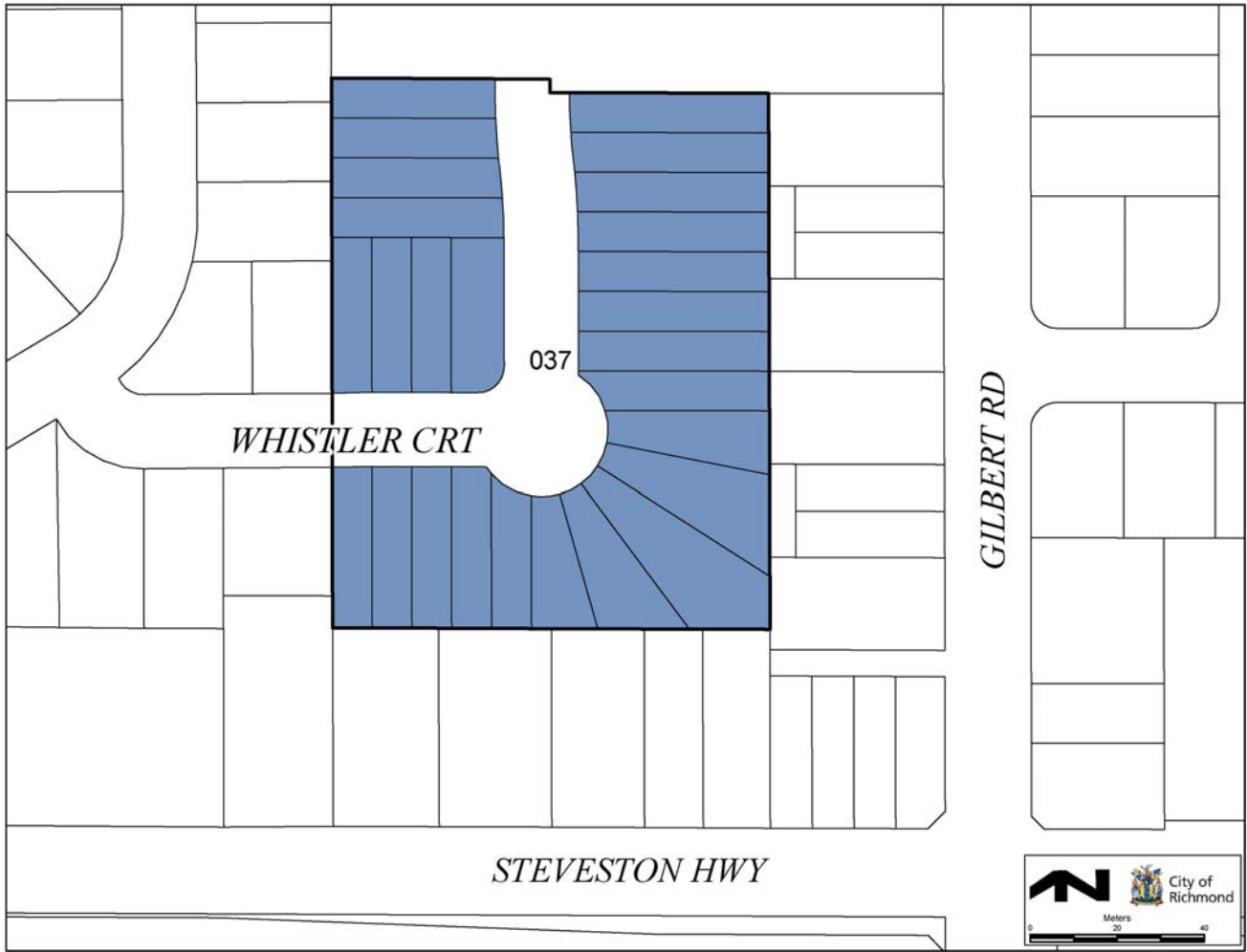
**Proposed Zones:**        **Semi-Detached Zero Lot Line (ZS24)**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC037	ZS24
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	As per drawings (less than 33%)	45%
Front Setback (min)	As per drawings (6 m)	6 m
Side Setback (min)	As per drawings (1.2 m on one side only)	1.2 m on one side and 0 m on the other side
Exterior Side Setback (min)	As per drawings (3 m)	3 m
Rear Setback (min)	As per drawings (7.6 m)	6 m
Height (max)	As per drawings (3 storeys)	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 037**





# **Land Use Contract Summaries**

## **LUC 041 – 054**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 041

**Permitted Use:** Single detached dwellings and a duplex

**Number of Single Detached Dwellings:** 53

**Number of Multi-Family Units:** 2

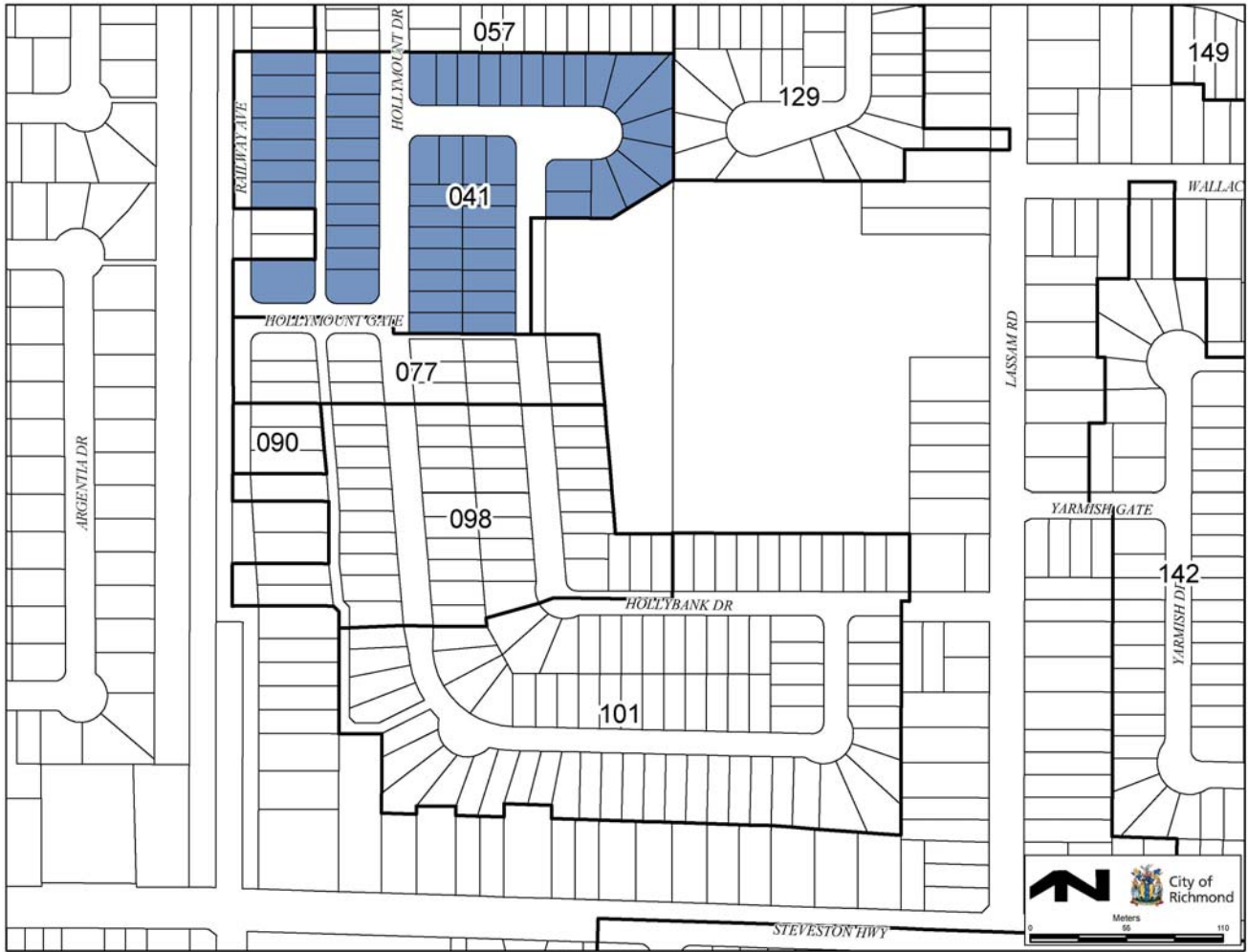
**Proposed Zones:**        **Single Detached (RS1/B)**  
                                 **Two-Unit Dwellings (RD1)**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC041	RS1/B	RD1 (duplex)
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%	45%
Front Setback (min)	6 m	6 m	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>	1.2 m
Exterior Side Setback (min)	4.5m	3 m	3 m
Rear Setback (min)	6 m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)	6 m
Height (max)	3 storeys	2 ½ storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted	Not permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 041**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 042

**Permitted Use:** Single semi-detached zero lot line dwellings

**Number of Single Detached Dwellings:** 76

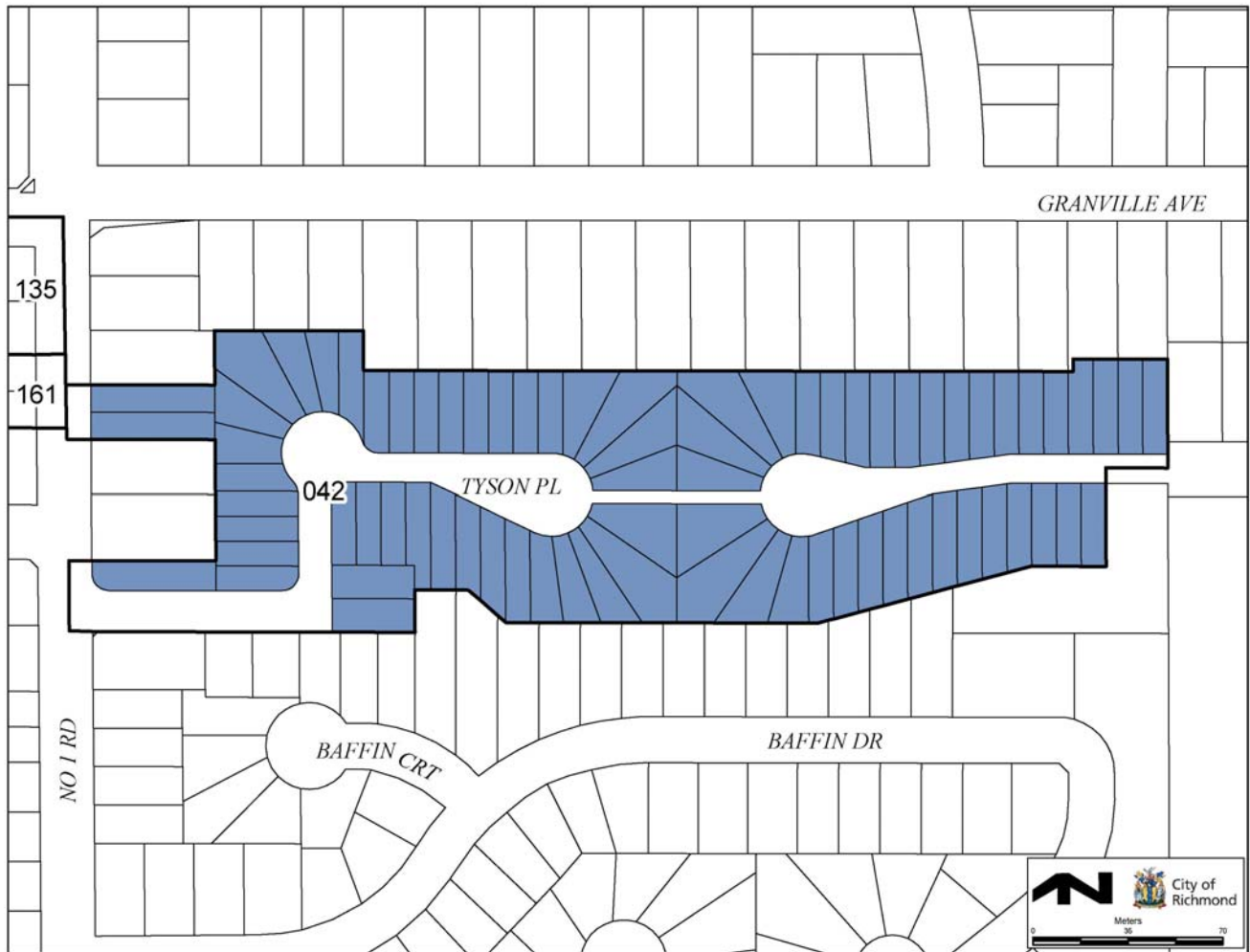
**Proposed Zone:** Semi-Detached Zero Lot Line (ZS24)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC042	ZS24
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	As per drawings (less than 33%)	45%
Front Setback (min)	As per drawings (6 m)	6 m
Side Setback (min)	As per drawings (1.2 m on one side only)	1.2 m on one side and 0 m on the other side
Exterior Side Setback (min)	As per drawings (3 m)	3 m
Rear Setback (min)	As per drawings (7.6 m)	6 m
Height (max)	As per drawings (3 storeys)	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 042**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 043

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 39

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC043	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.8 m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5m	3 m
Rear Setback (min)	6 m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 043**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 044

**Permitted Use:** Single detached dwellings and strata detached townhouse units

**Number of Single Detached Dwellings:** 48

**Number of Multi-Family Dwellings:** 68

**Proposed Zones:**        **Single Detached (RS1/D) for 1 property**  
                                 **Single Detached (RS1/B) for remaining properties**  
                                 **Town Housing (ZT77) – Maple Tree Lane (Blundell)**

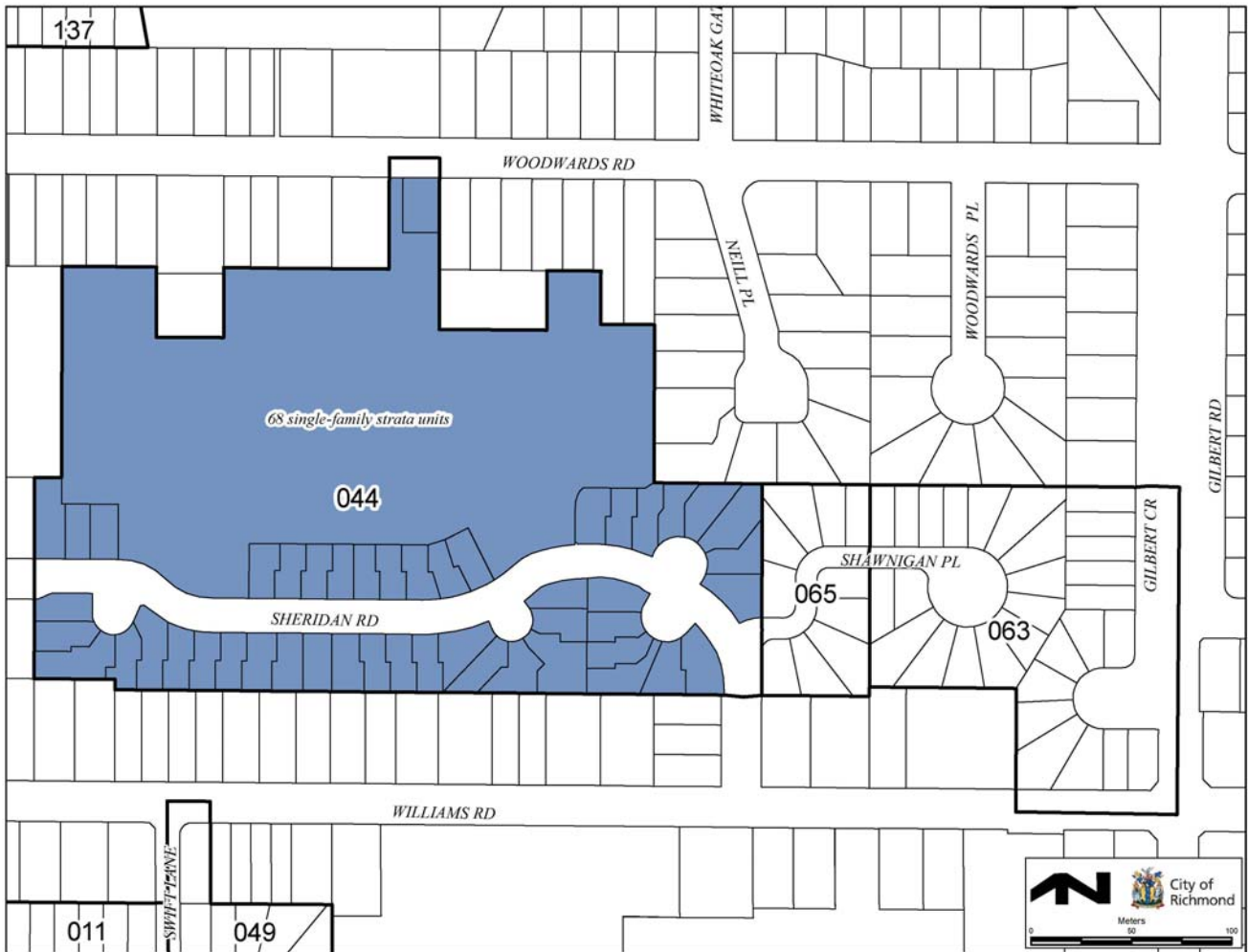
The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC044	RS1/B and RS1/D	ZT77
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance	0.29 plus 0.005 for amenity space
Lot Coverage (max)	45%	45%	33%
Front Setback (min)	4.5 m 1.5m for carports	6 m	6 m from a public road
Side Setback (min)	1.2 m to a house 0.9m to a carport or garage	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>	3 m 5.3 m where a wall includes a balcony or a window to a habitable space
Exterior Side Setback (min)	3 m	3 m	3 m
Rear Setback (min)	4.5m for one storey 6 m for two storeys	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)	3 m
Height (max)	3 storeys	2 ½ storeys	9 m (2 storeys)
Secondary Suite	Not permitted	Permitted	Not permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 044**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 048

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 180

**Proposed Zone:**            **Single Detached (RS1/E) for 11277 Kingcome Avenue**  
                                 **Single Detached (RS1/B) for remaining properties**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC048	RS1/B & RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5 m to houses, 1.5m to carports or garages	6 m
Side Setback (min)	1.2 m to houses, 0.9m to carports or garages	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6 m for two storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 048**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 049

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 7

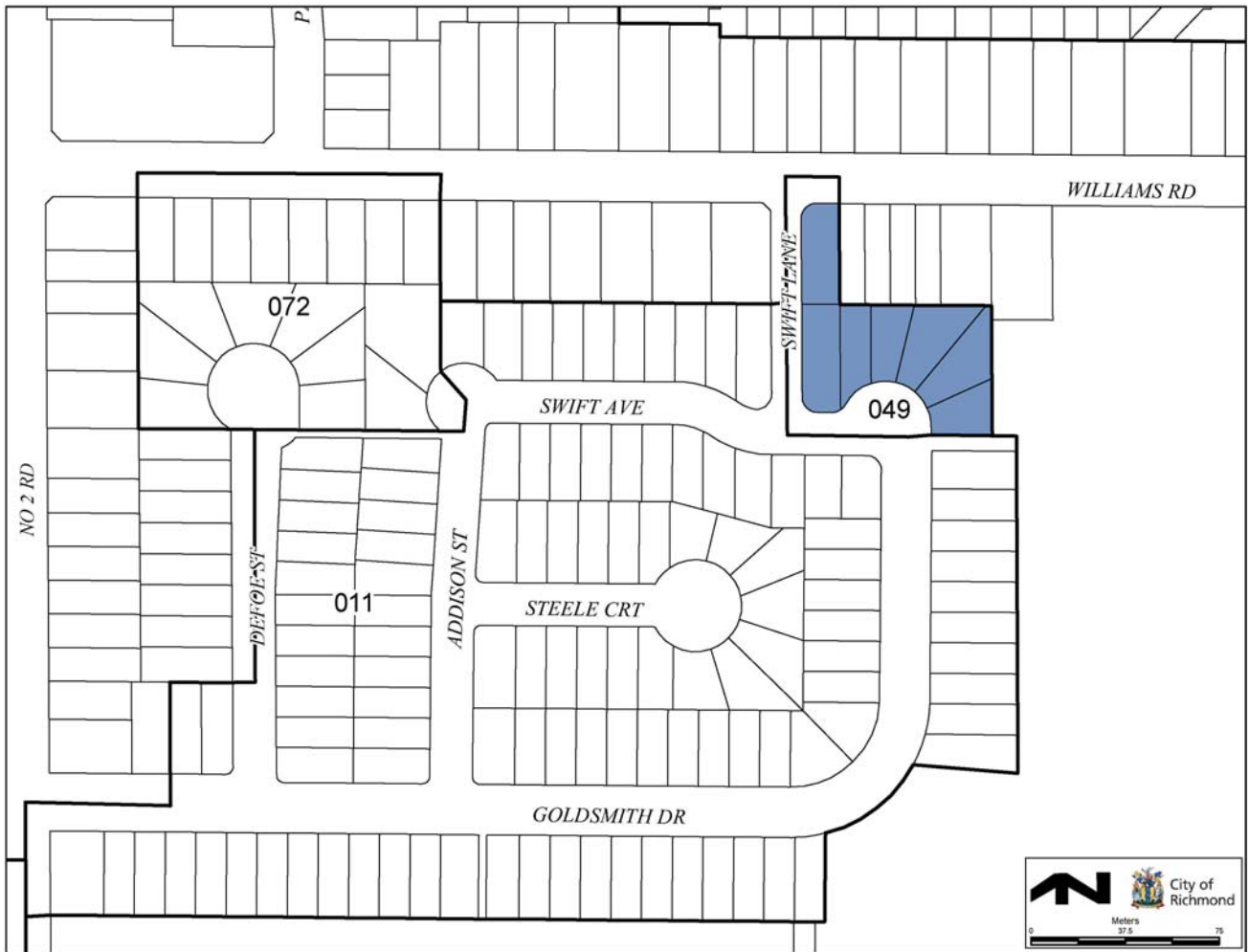
**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC049	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	6 m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 049**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 050

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 2

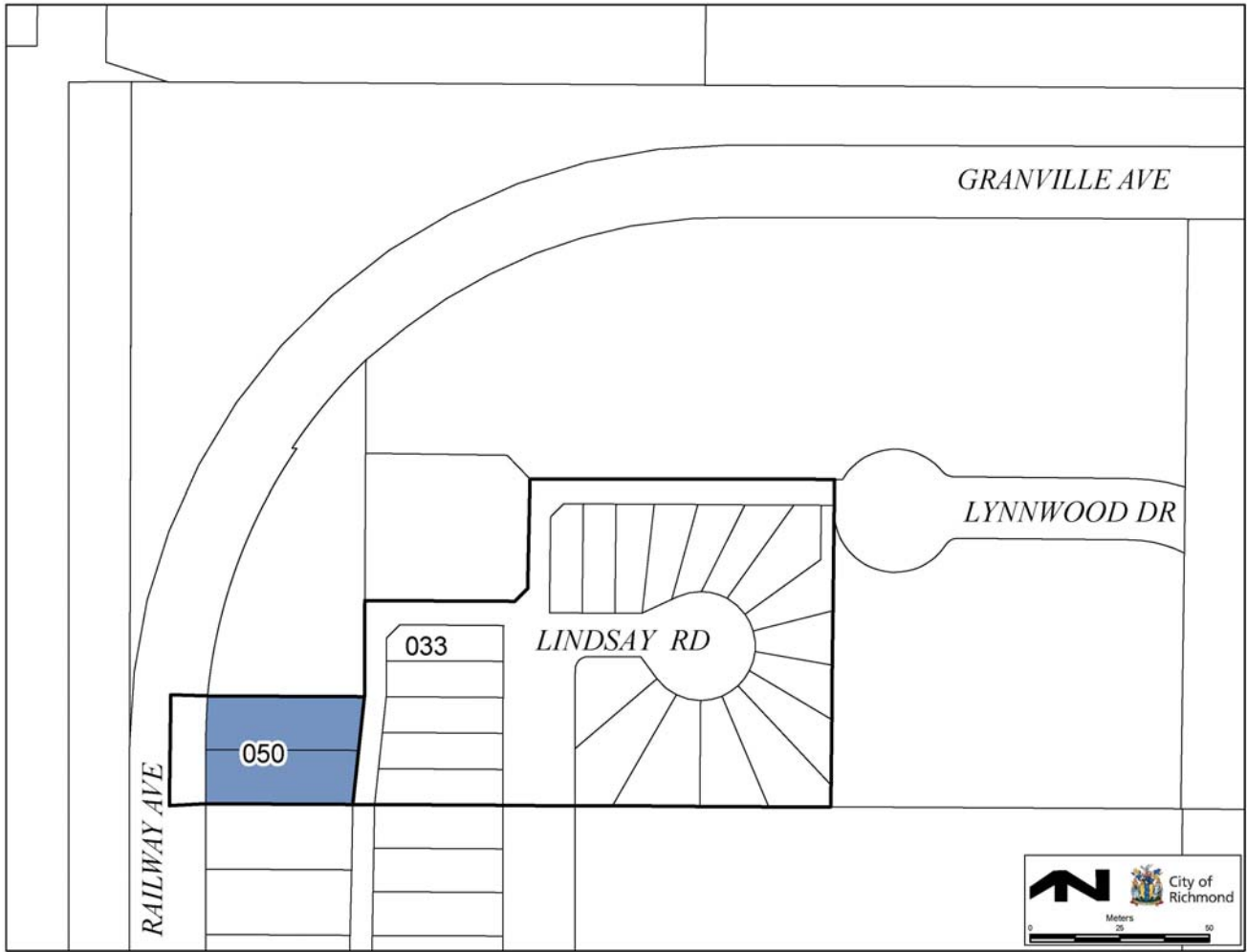
**Proposed Zone:** Single Detached (RS1/E)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC050	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.8m for two storeys and 1.2 m for one storey	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5m	3 m
Rear Setback (min)	6 m 3m for one storey on corner lots	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 050**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 052

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 93

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC052	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40% (amended)	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	6 m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



### Land Use Contract 052

# LAND USE CONTRACT SUMMARY

## Land Use Contract 053

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 10

**Proposed Zone:** Single Detached (RS1/E)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC053	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5m	3 m
Rear Setback (min)	6 m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



### Land Use Contract 053

# LAND USE CONTRACT SUMMARY

## Land Use Contract 054

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 8

**Proposed Zone:** Single Detached (RS1/E)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC054	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5m	3 m
Rear Setback (min)	6 m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



### Land Use Contract 054



# **Land Use Contract Summaries**

## **LUC 057 – 074**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 057

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 100

**Proposed Zone:** Single Detached (RS1/B)

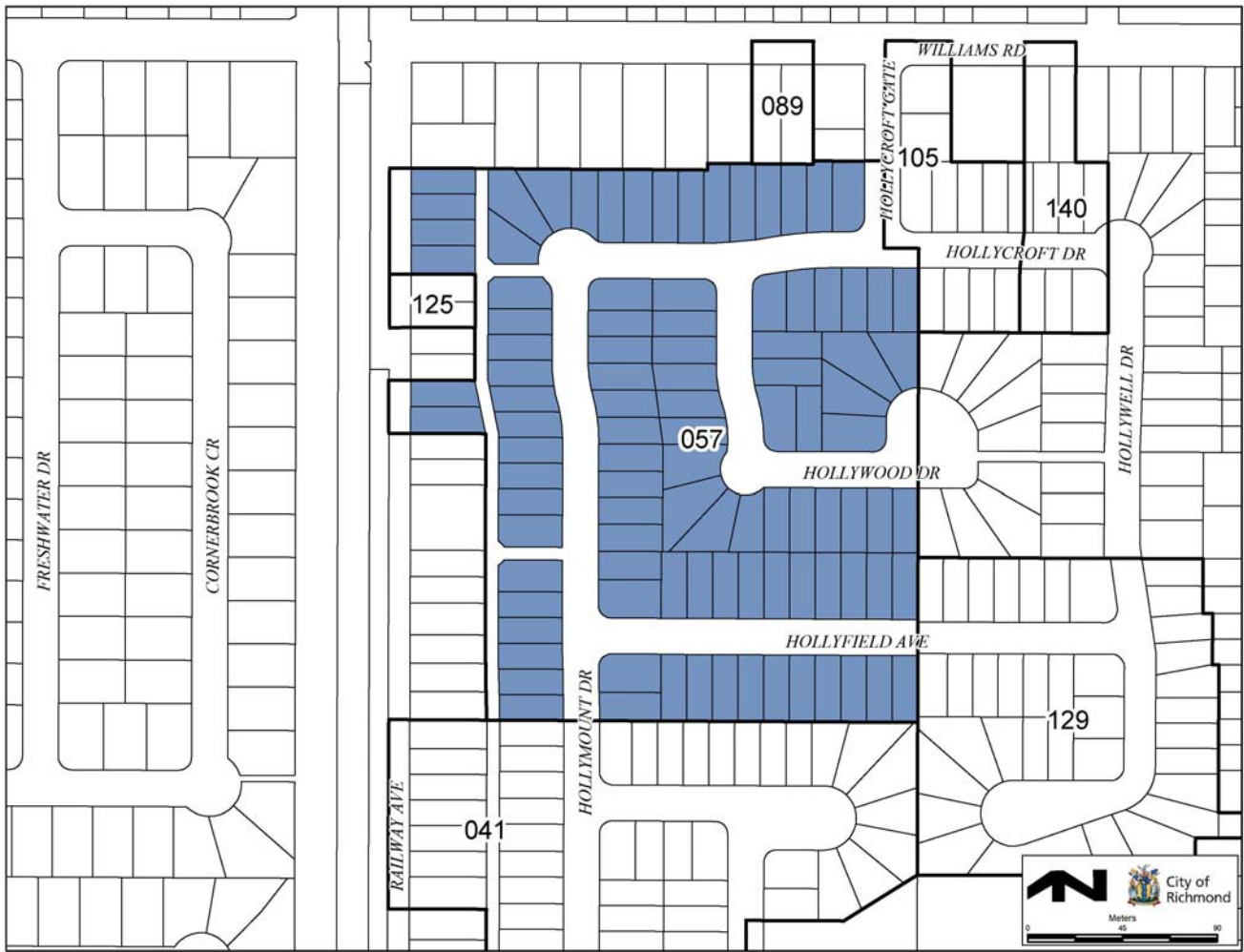
The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC057	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	6 m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 057**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 058

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 3

**Proposed Zone:** Single Detached (RS1/C)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC058	RS1/C
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	1.2m to first storey and 1.8m to second storey	3 m
Rear Setback (min)	6 m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 058**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 060

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 2

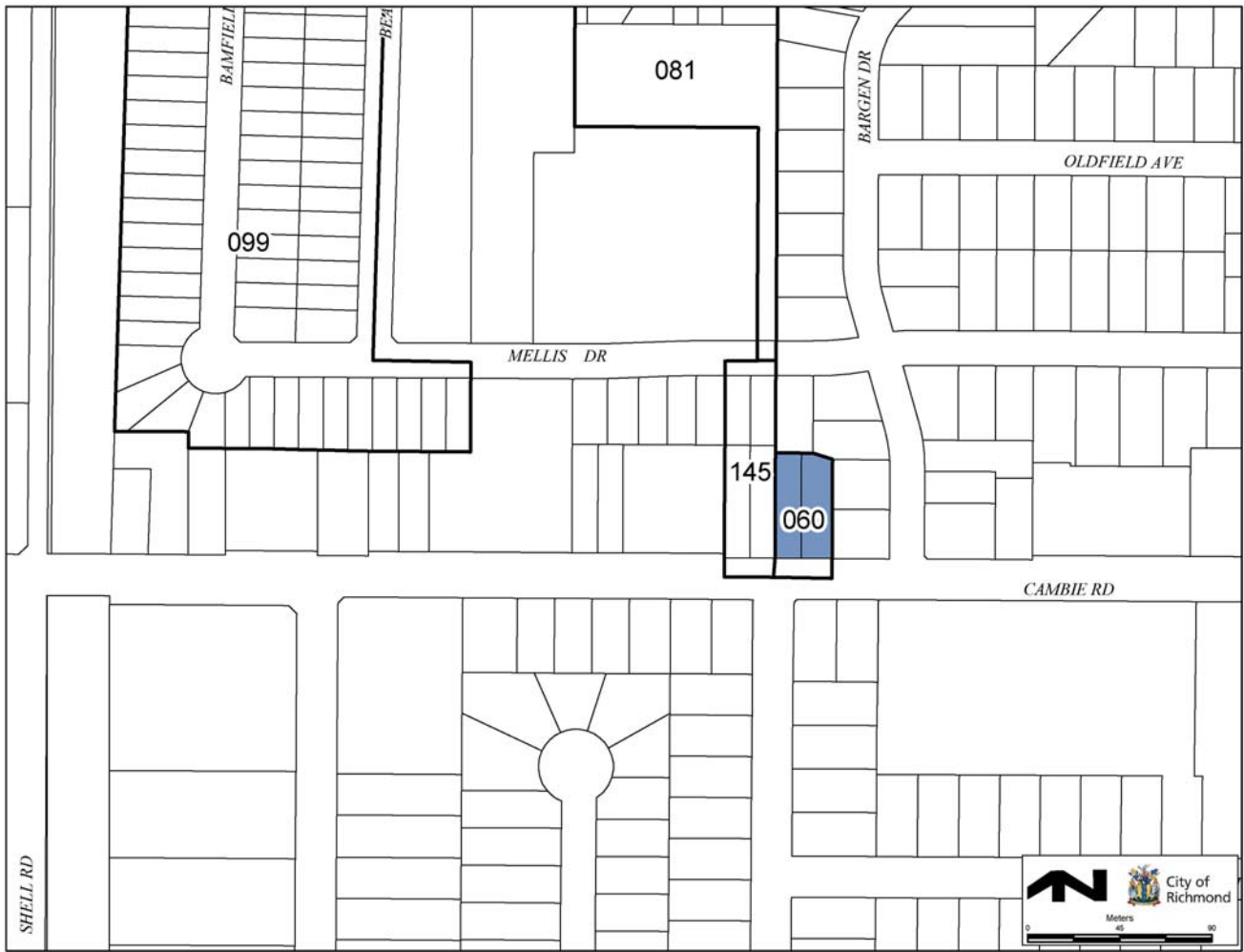
**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC060	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	<ul style="list-style-type: none"><li>1.2m to one storey</li><li>1.8m to second storey</li></ul>	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	<ul style="list-style-type: none"><li>1.2m to one storey</li><li>1.8m to second storey</li></ul>	3 m
Rear Setback (min)	<ul style="list-style-type: none"><li>6m</li><li>3m for one storey buildings on corner lots</li></ul>	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 060**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 063

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 30

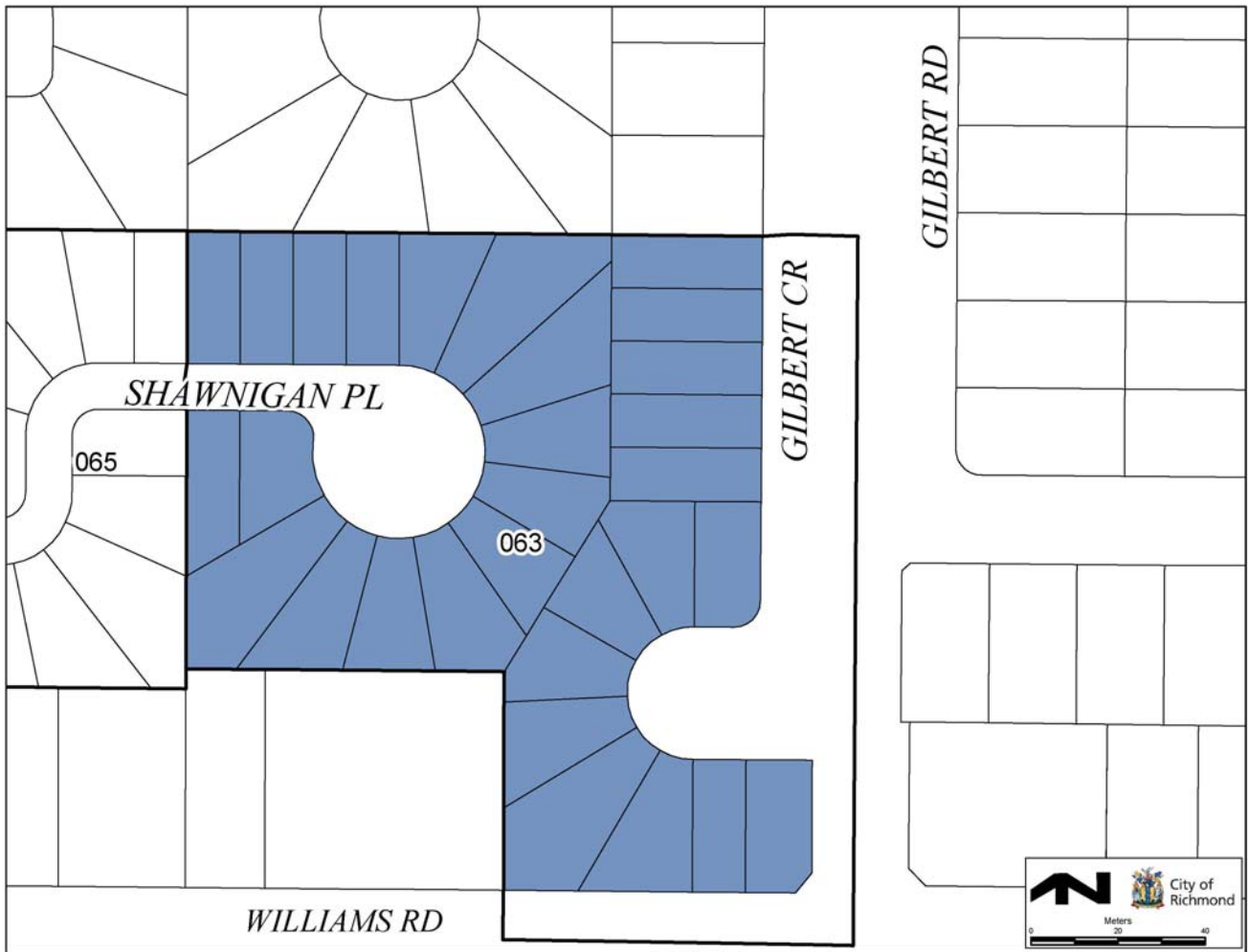
**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC063	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3 m	3 m
Rear Setback (min)	6m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 063**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 065

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 10

**Proposed Zone:** Single Detached (RS1/B)

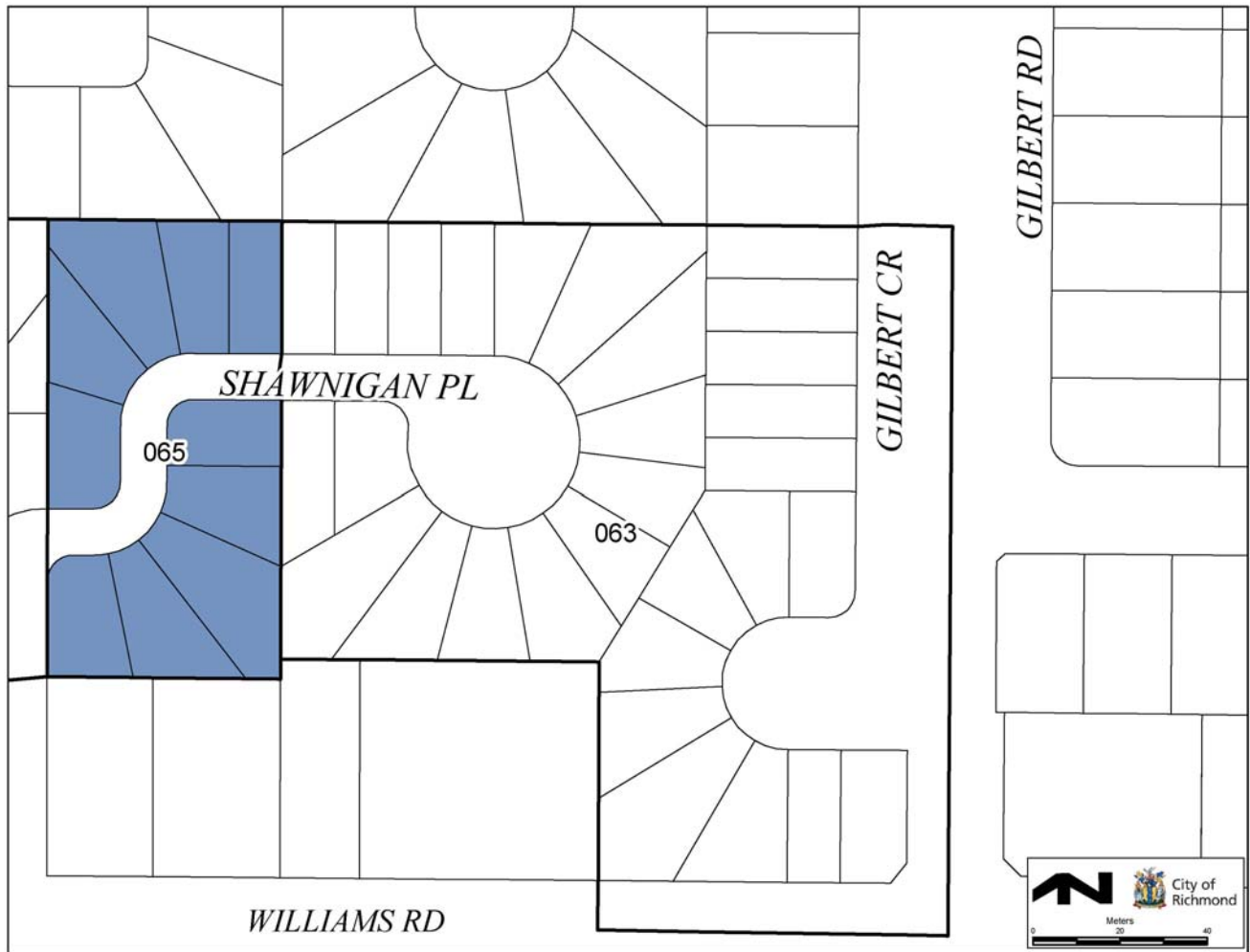
The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC065	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	6m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 065**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 066

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 18

**Proposed Zone:** Single Detached (RS1/D)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC066	RS1/D
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	<ul style="list-style-type: none"><li>1.2m to one storey</li><li>1.8m to second storey</li></ul>	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3 m	3 m
Rear Setback (min)	6m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 066**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 069

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 4

**Proposed Zone:** Single Detached (RS1/E)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC069	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5 m	3 m
Rear Setback (min)	6m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 069**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 071

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 43

**Proposed Zones:**        **Single Detached (RS1/E) for 8 properties on the north side of Candlewood Drive & 4 properties on Francis Road**  
                                 **Single Detached (RS1/B) for the remaining properties**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC071	RS1/B & RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3 m	3 m
Rear Setback (min)	6 m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 071**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 072

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 17

**Proposed Zones:**        **Single Detached (RS1/D) 8 properties along Williams**  
                                 **Single Detached (RS1/E) 9 properties at cul-de-sac and Swift Avenue**

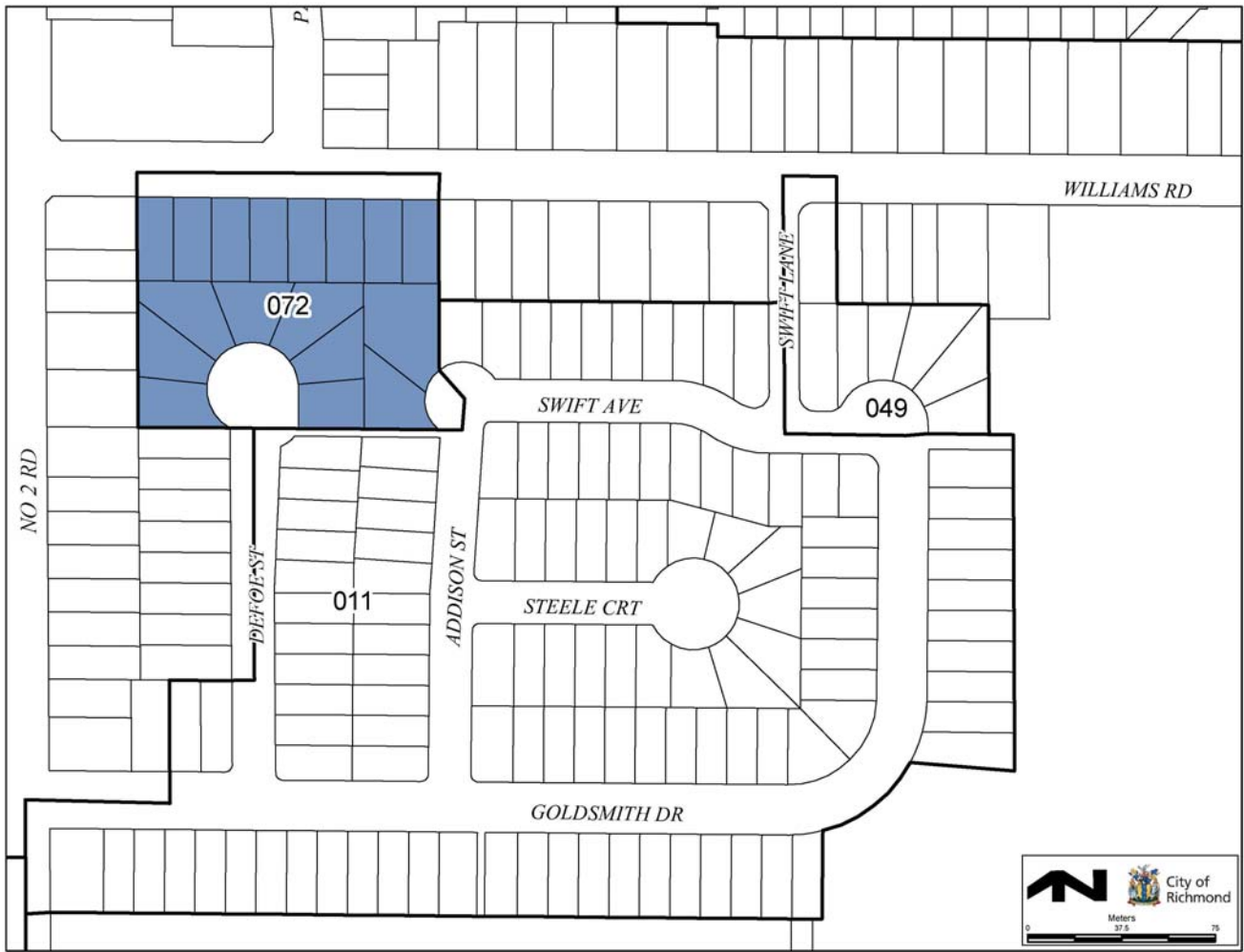
The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC072	RS1/D & RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	44% (amended and registered)	45%
Front Setback (min)	As per drawings (6 m)	6 m
Side Setback (min)	As per drawings (1.2 m)	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	As per drawings (3 m)	3 m
Rear Setback (min)	As per drawings (6 m)	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 072**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 074

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 1

**Proposed Zone:** Single Detached (RS1/E)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC074	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	NA	3 m
Rear Setback (min)	6m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 074**



# **Land Use Contract Summaries**

**LUC 077 – 098**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 077

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 15

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC077	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	6m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 077**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 081

**Permitted Use:** Single detached dwellings, strata apartment units, and health care facility

**Number of Single Detached Dwellings:** 28

**Number of Multi-Family Dwellings:** 48

**Proposed Zones:**        **Single Detached (RS1/B)**  
                                  **Health Care (ZR10) – Pinegrove Place (East Cambie)**  
                                  **Low Rise Apartment (ZLR29) – Daniels Manor (East Cambie)**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC081	RS1/B	ZR10 (health care)	ZLR29 (apartment)
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance	0.50	0.62
Lot Coverage (max)	40% for single family dwellings only	45%	32%	27%
Front Yard Setback (min)	4.5 m for houses and 1.5m for carports	6 m	6 m	12 m from a public road
Side Yard Setback (min)	1.2m for one side and zero for other side 0.9m for carports and garages	<ul style="list-style-type: none"> <li>▪ 1.2 m for lots less than 18 wide</li> <li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li> <li>▪ 2.0 m for lots of 20m or more in width</li> </ul>	6 m	10.6 m
Exterior Side Yard Setback (min)	3m for houses, garages and carports	3 m	6 m	N/A
Rear Yard Setback (min)	4.5m for one storey house and 6m for two storey house	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)	6 m	25% of the average length of the lot.
Height (max)	3 storeys	2 ½ storeys	12 m (3 storeys)	15 m (4 storeys)
Secondary Suites	Not permitted	Permitted	Not permitted	Not permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 081**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 083

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 11

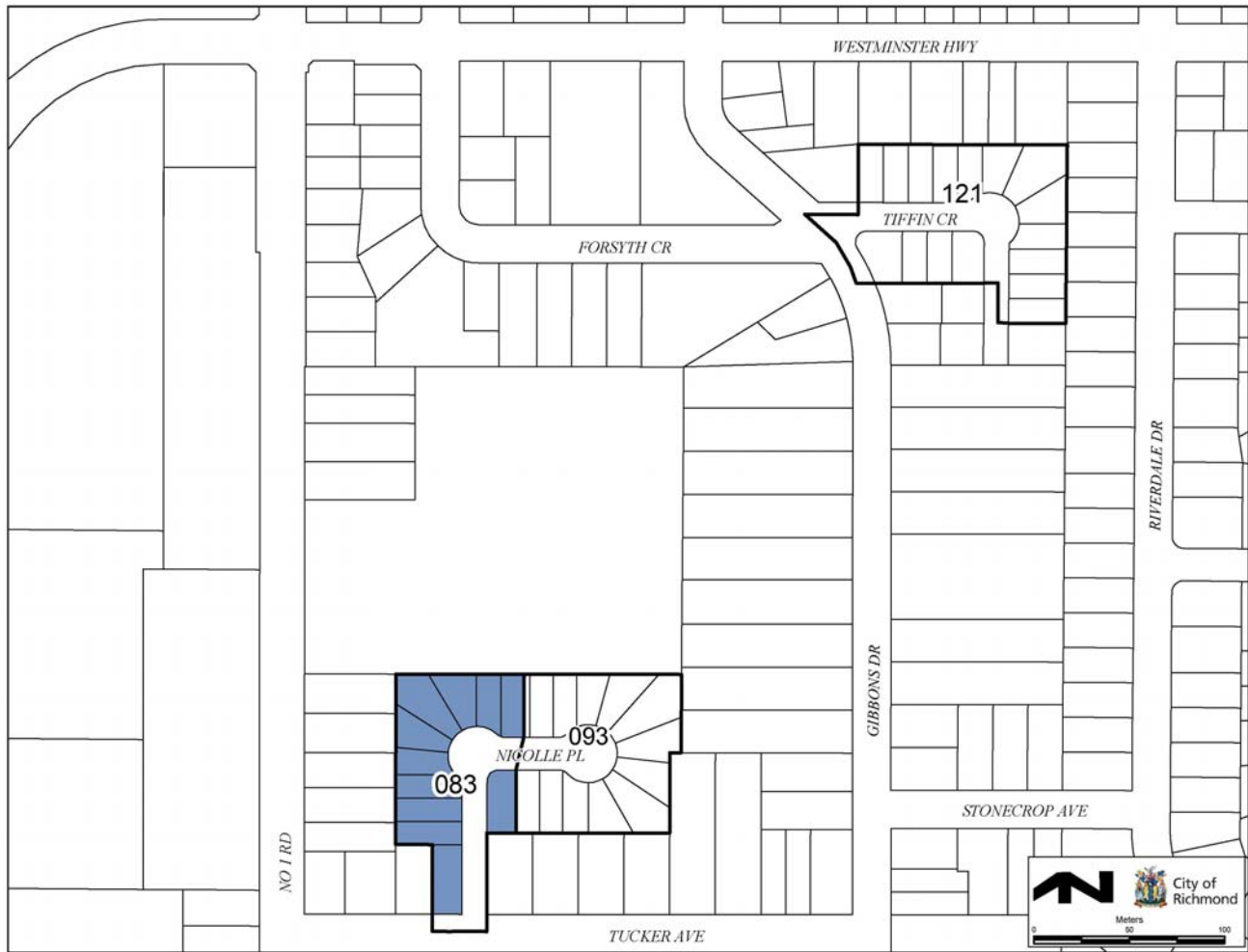
**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC083	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	<ul style="list-style-type: none"><li>4.5m</li><li>1.5m for carports or garages</li></ul>	6 m
Side Setback (min)	<ul style="list-style-type: none"><li>1.2m</li><li>0.9m to carports</li></ul>	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	<ul style="list-style-type: none"><li>4.5m for one storey</li><li>6m for second storey</li></ul>	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 083**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 084

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 15

**Proposed Zone:** Single Detached (RS1/C)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC084	RS1/C
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	<ul style="list-style-type: none"><li>4.5m</li><li>1.5m for carports or garages</li></ul>	6 m
Side Setback (min)	<ul style="list-style-type: none"><li>1.2m</li><li>0.9m to carports</li></ul>	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	<ul style="list-style-type: none"><li>4.5m for one storey</li><li>6m for second storey</li></ul>	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 084**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 088

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 138

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC088	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Yard Setback (min)	4.25m 1.50m for carports or garages	6 m
Side Yard Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Yard Setback (min)	3.0 m	3 m
Rear Yard Setback (min)	4.25 m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 088**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 089

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 2

**Proposed Zone:** Single Detached (RS1/D)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC089	RS1/D
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5 m	3 m
Rear Setback (min)	3 m for one storey at corner lot 6m for two storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 089**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 090

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 3

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC090	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	6m	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5 m	3 m
Rear Setback (min)	3 m for one storey at corner lot 6m for two storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 090**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 093

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 12

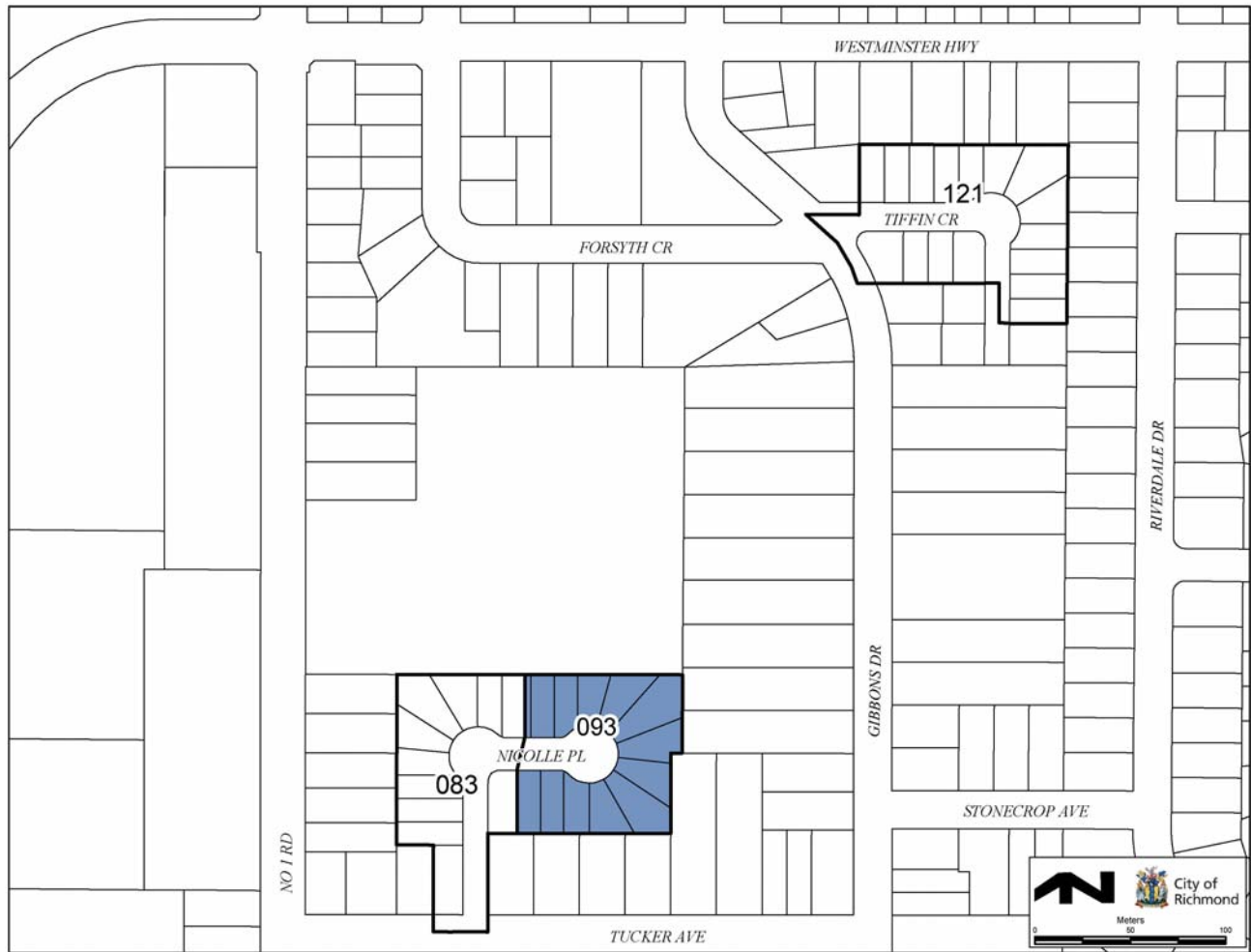
**Proposed Zones:**        **Single Detached (RS1/B)**  
                                 **School & Institutional (SI)**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC093	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



### Land Use Contract 093

# LAND USE CONTRACT SUMMARY

## Land Use Contract 095

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 2

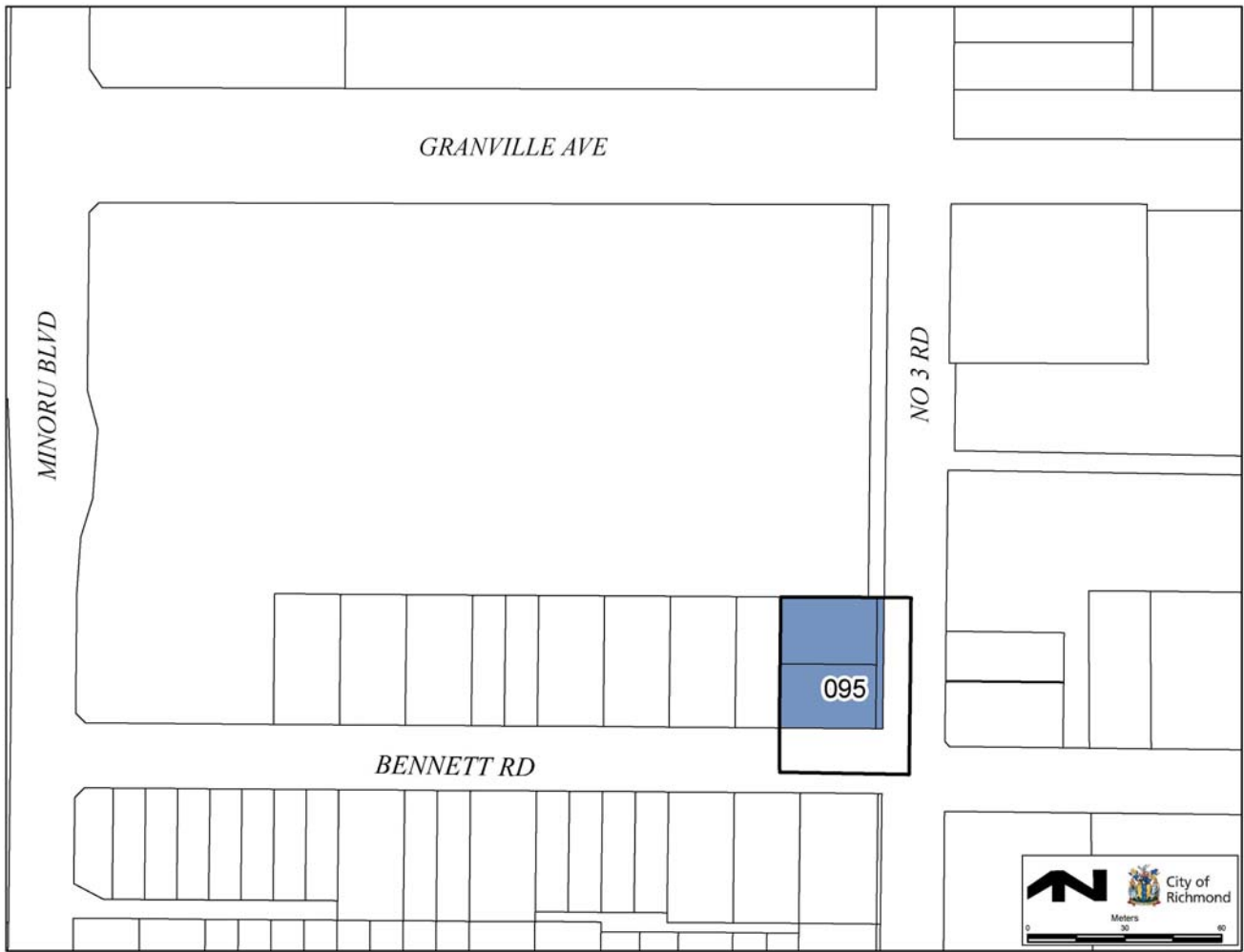
**Proposed Zone:** Single Detached (RS1/E)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC095	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6m	6 m
Side Setback (min)	1.2m for one storey 1.8m for second storey	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5m	3 m
Rear Setback (min)	6m 3m for one storey buildings on corner lots	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 095**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 098

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 43

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC098	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 098**



# **Land Use Contract Summaries**

## **LUC 099 – 113**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 099

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 111

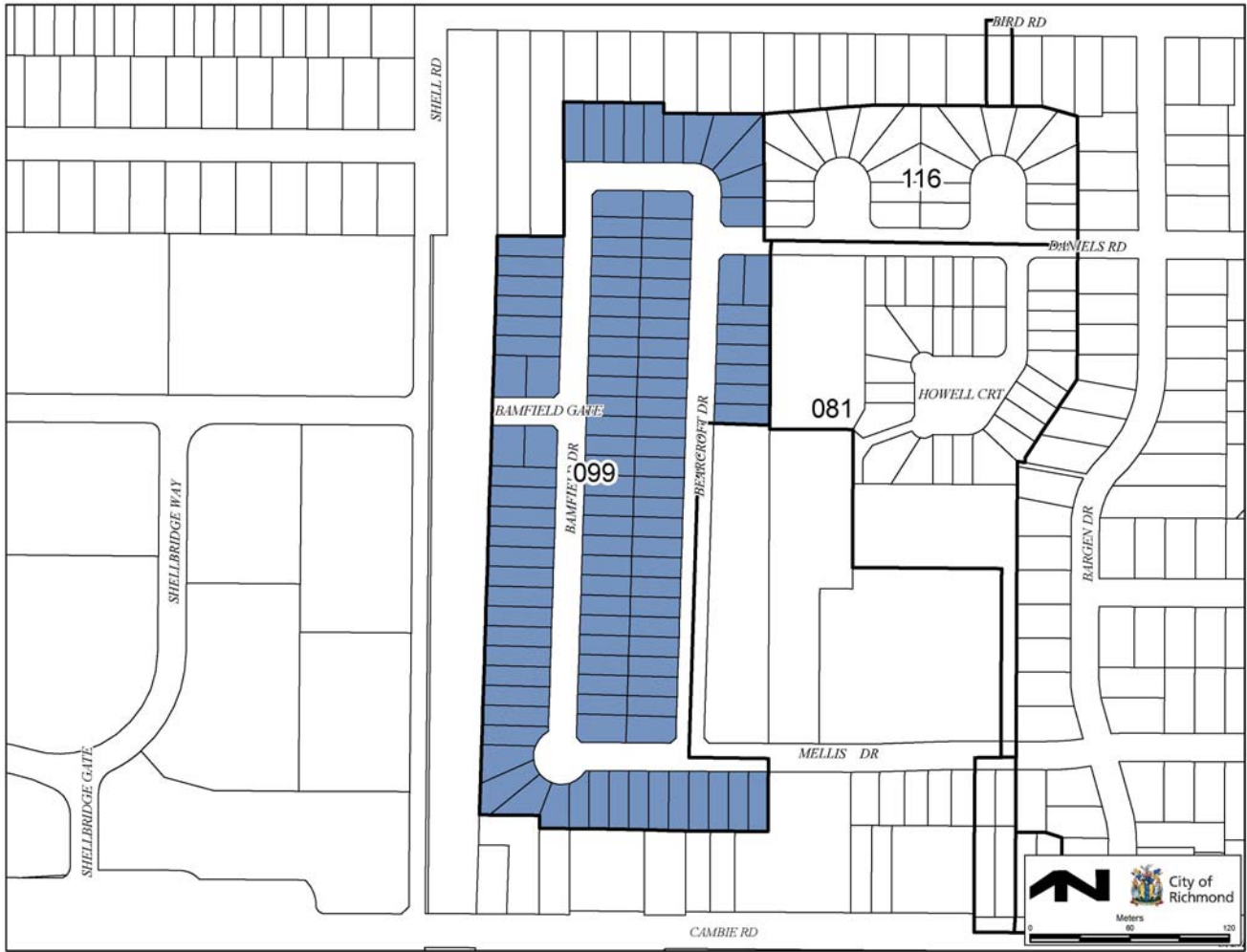
**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC099	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 099**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 101

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 77

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC101	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 101**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 102

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 34

**Proposed Zones:**        **Single Detached (RS1/D) for the 12 properties on Coldfall Court**  
                                 **Single Detached (RS1/B) for the 22 properties on Corless Place**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC102	RS1/B & RS1/D
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 102**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 105

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 11

**Proposed Zones:** Single Detached (RS1/B) for 9 properties

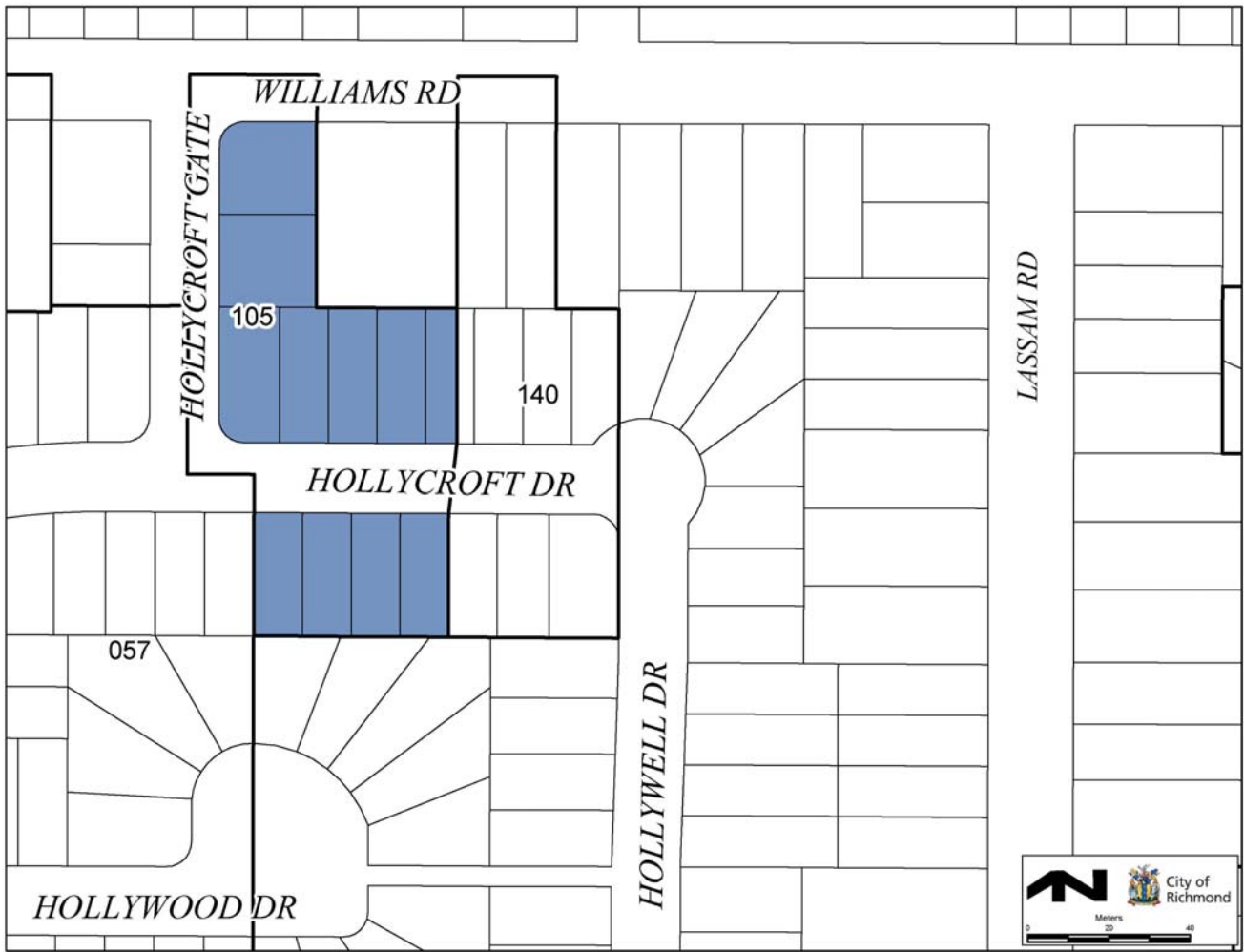
Single Detached (RS1/D) for 2 properties at the corner of Williams and Hollycroft

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC105	RS1/B & RS1/D
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 105**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 107

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 26

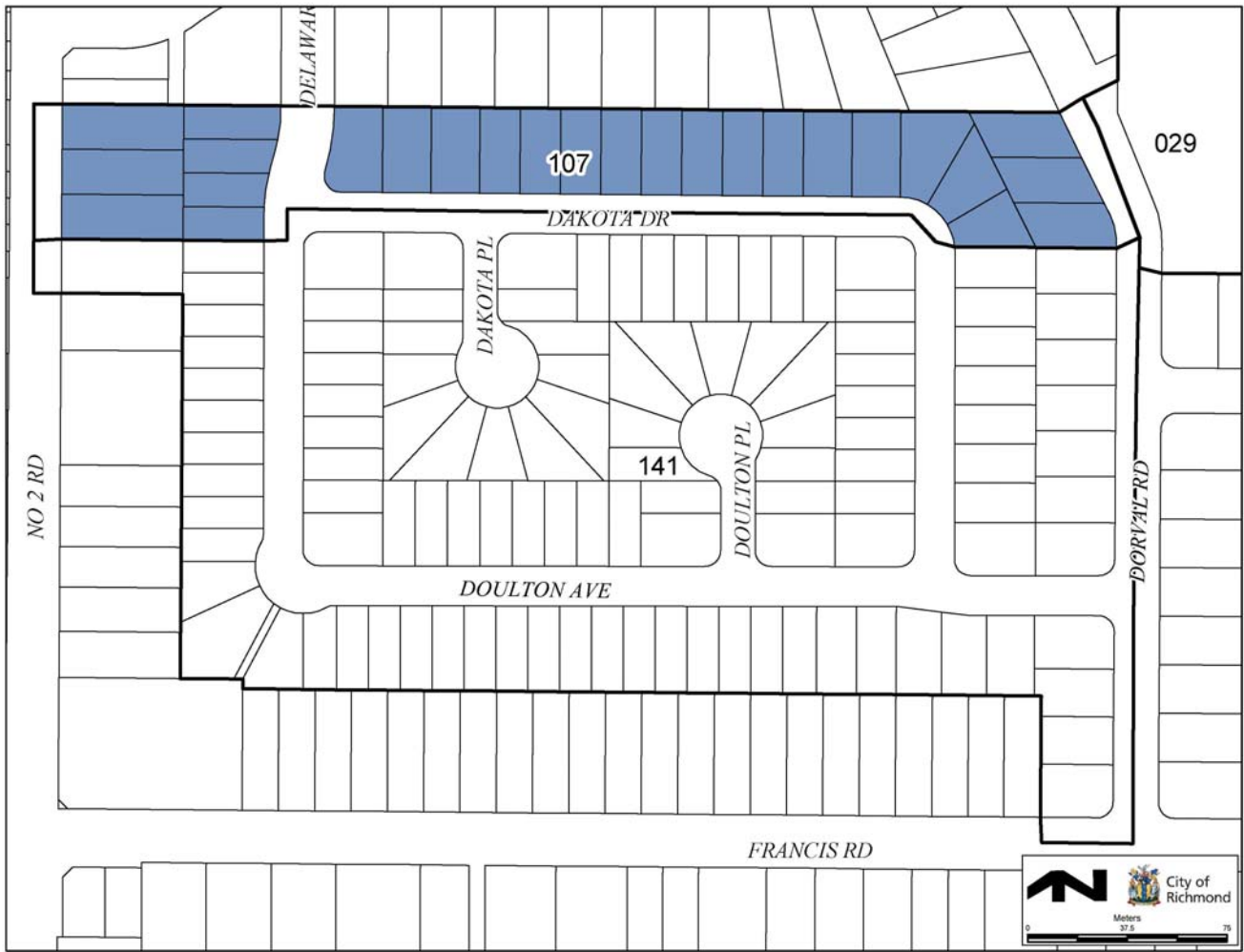
**Proposed Zones:**        **Single Detached (RS1/B) for 20 properties**  
                                 **Single Detached (RS1/E) for 6 properties on No.2 and Dorval**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC107	RS1/B & RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 107**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 109

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 1

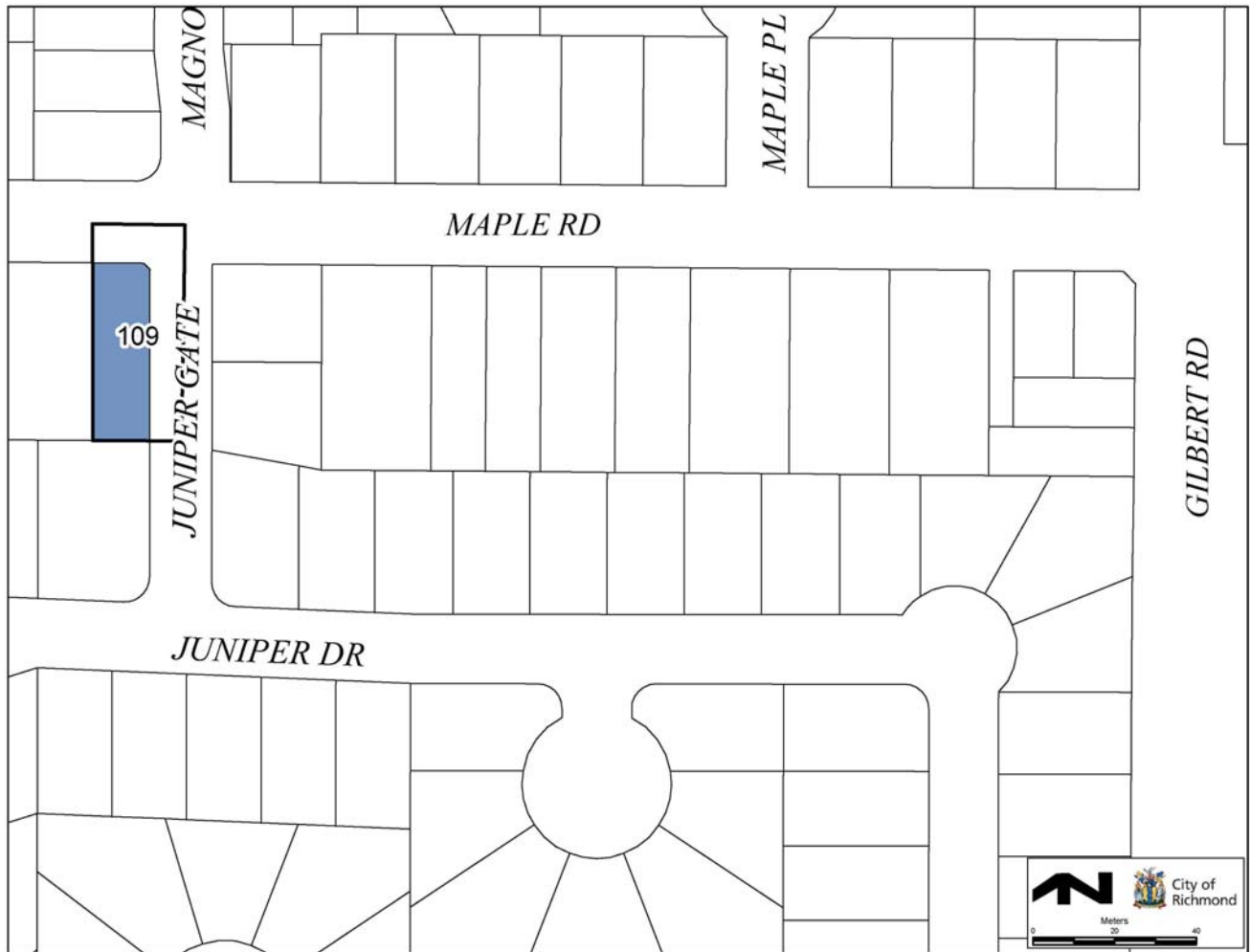
**Proposed Zone:** Single Detached (RS1/D)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC109	RS1/D
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6m	6 m
Side Setback (min)	1.2m for one storey 1.8m for second storey	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	1.5 m (east side)	3 m
Rear Setback (min)	6m 3m for one storey buildings on corner lots	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 109**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 110

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 1

**Proposed Zone:** Single Detached (RS1/D)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC110	RS1/D
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	6m 1.5m to carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports or garages	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5 m	3 m
Rear Setback (min)	7.5m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 110**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 111

**Permitted Use:** Single detached dwellings and school/park use

**Number of Single Detached Dwellings:** 112

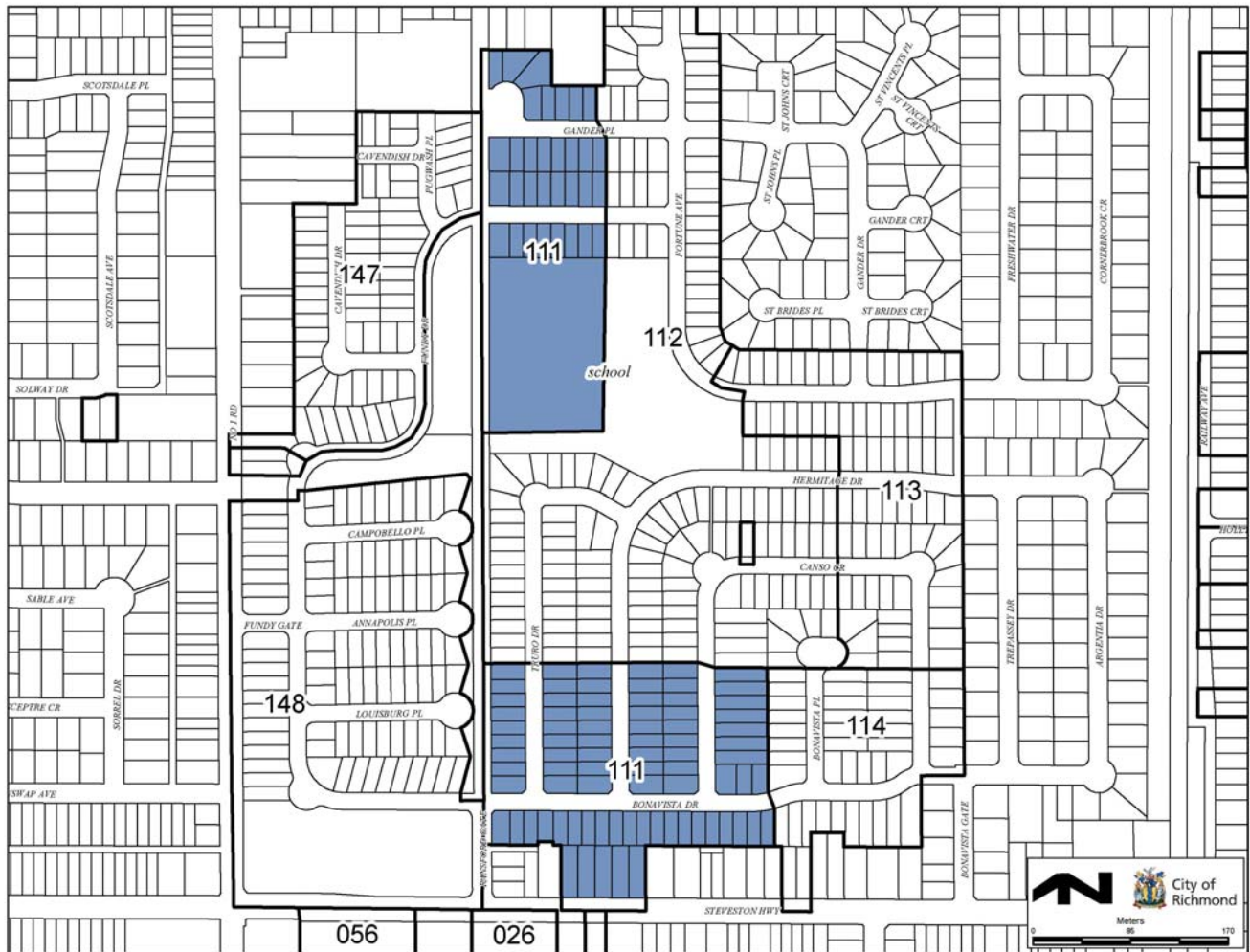
**Proposed Zones:**        **Single Detached (RS1/B) for 107 properties**  
                                 **Single Detached (RS1/C) for 5 properties on Steveston Hwy**  
                                 **School & Institutional (SI)**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC111	RS1/B & RS1/C
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suites	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



## Land Use Contract 111

# LAND USE CONTRACT SUMMARY

## Land Use Contract 112

**Permitted Use:** Single detached dwellings and school/park use

**Number of Single Detached Dwellings:** 154

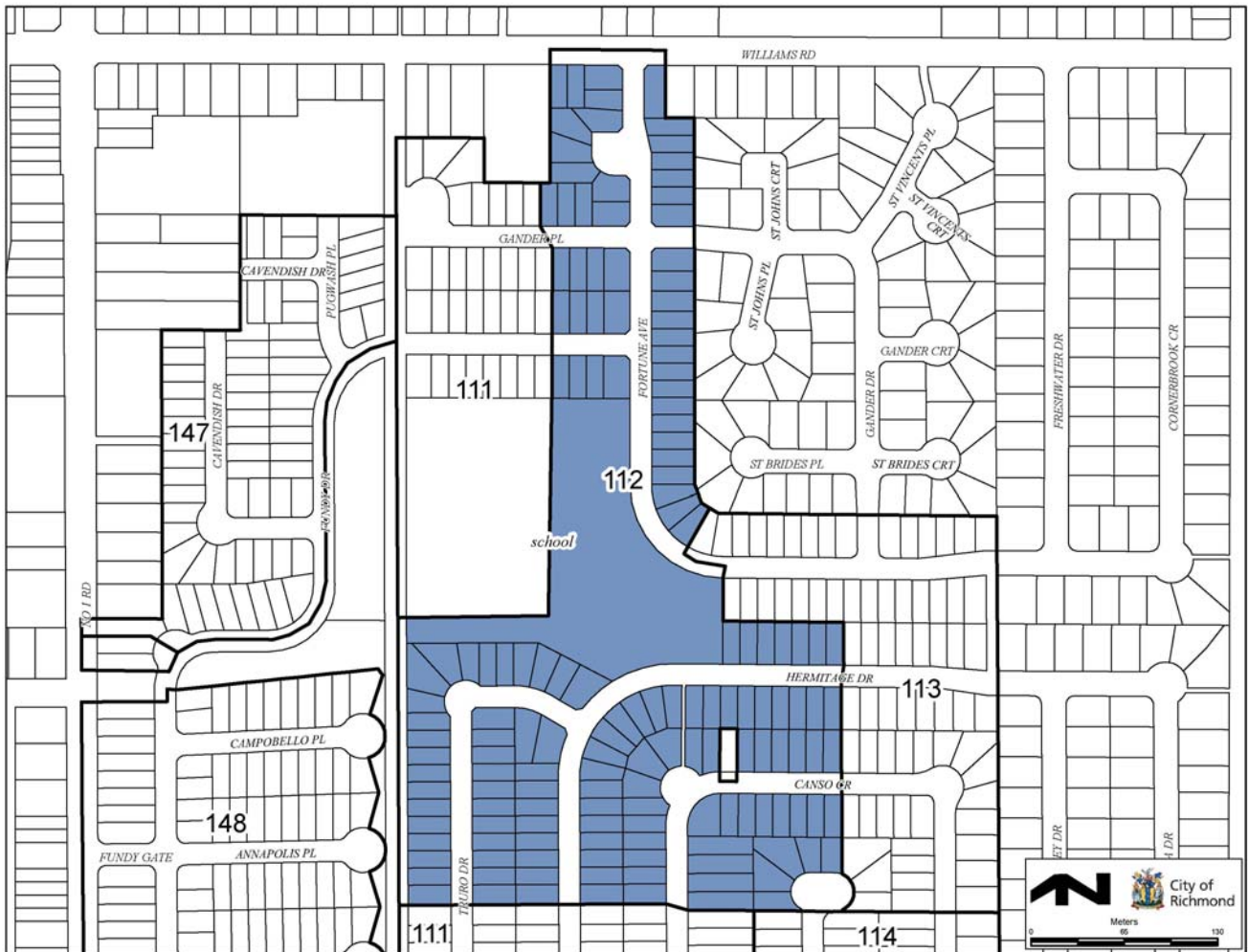
**Proposed Zone:**            **Single Detached (RS1/B)**  
                                     **School & Institutional (SI)**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

<b>Regulations</b>	<b>LUC112</b>	<b>RS1/B</b>
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6.0 m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 112**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 113

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 71

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC113	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 113**





# **Land Use Contract Summaries**

## **LUC 114 – 130**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 114

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 42

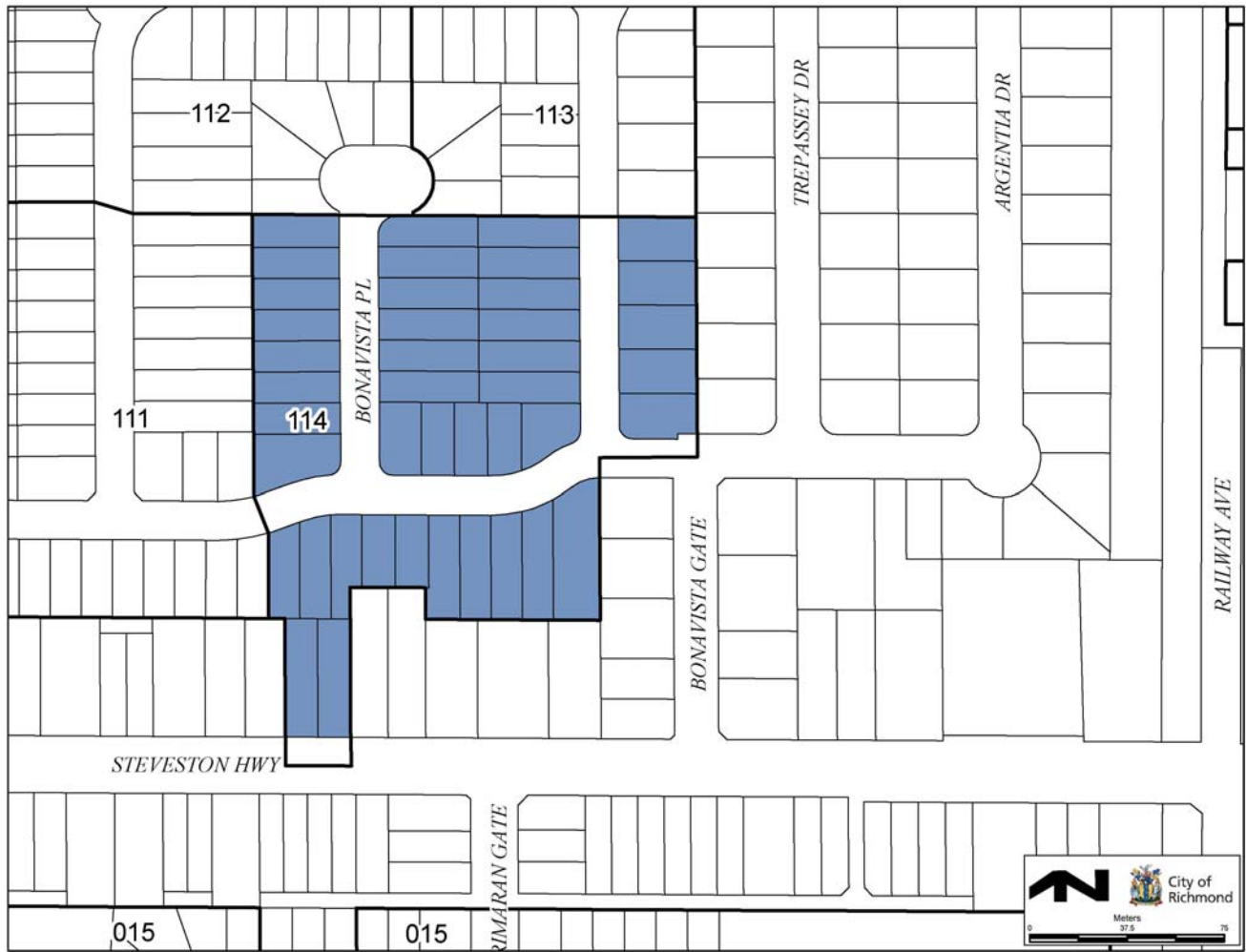
**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC114	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 114**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 116

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 22

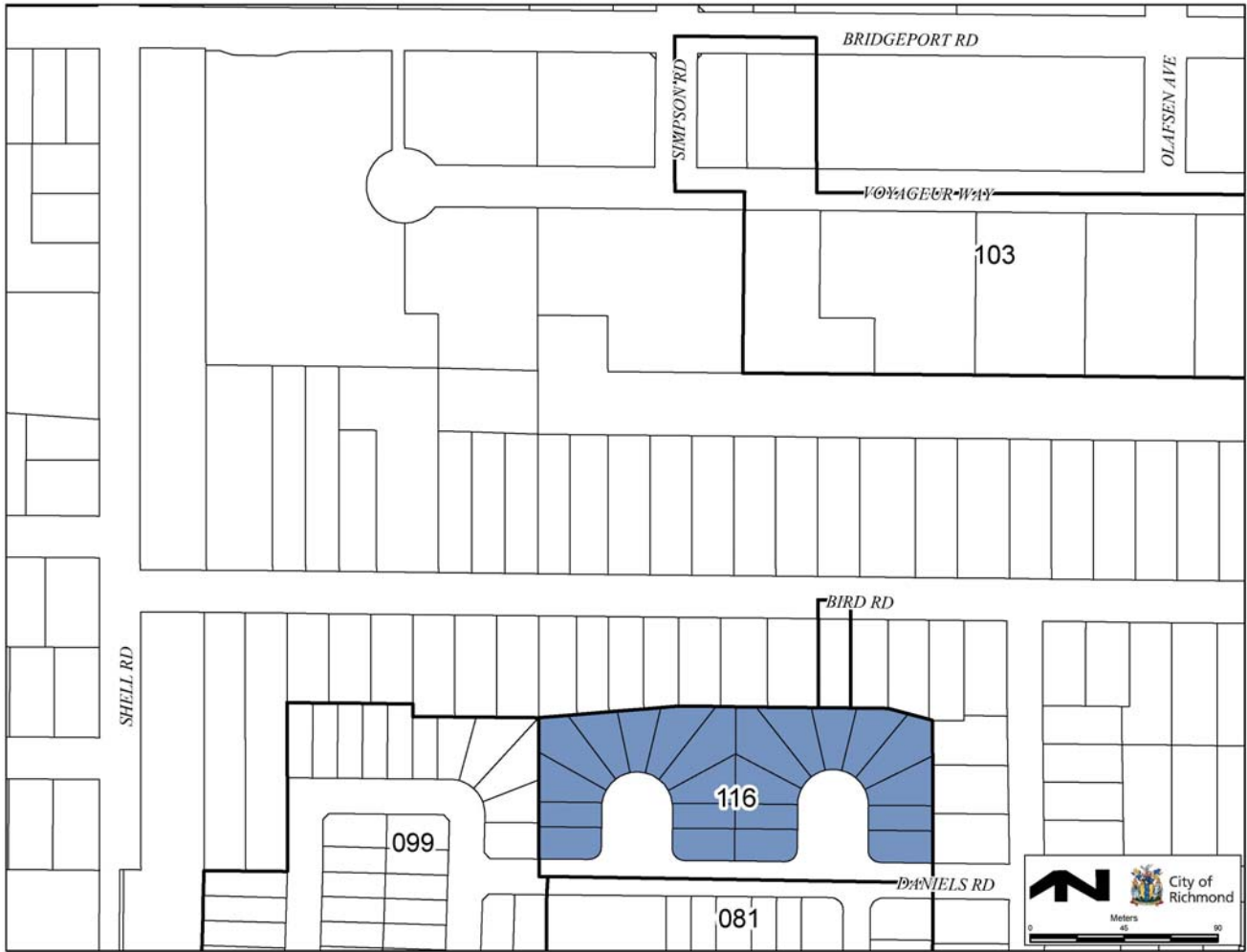
**Proposed Zone:** Single Detached (RS1/D)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC116	RS1/D
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 116**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 117

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 66

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC117	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 117**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 120

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 1

**Proposed Zone:** Single Detached (RS1/E)

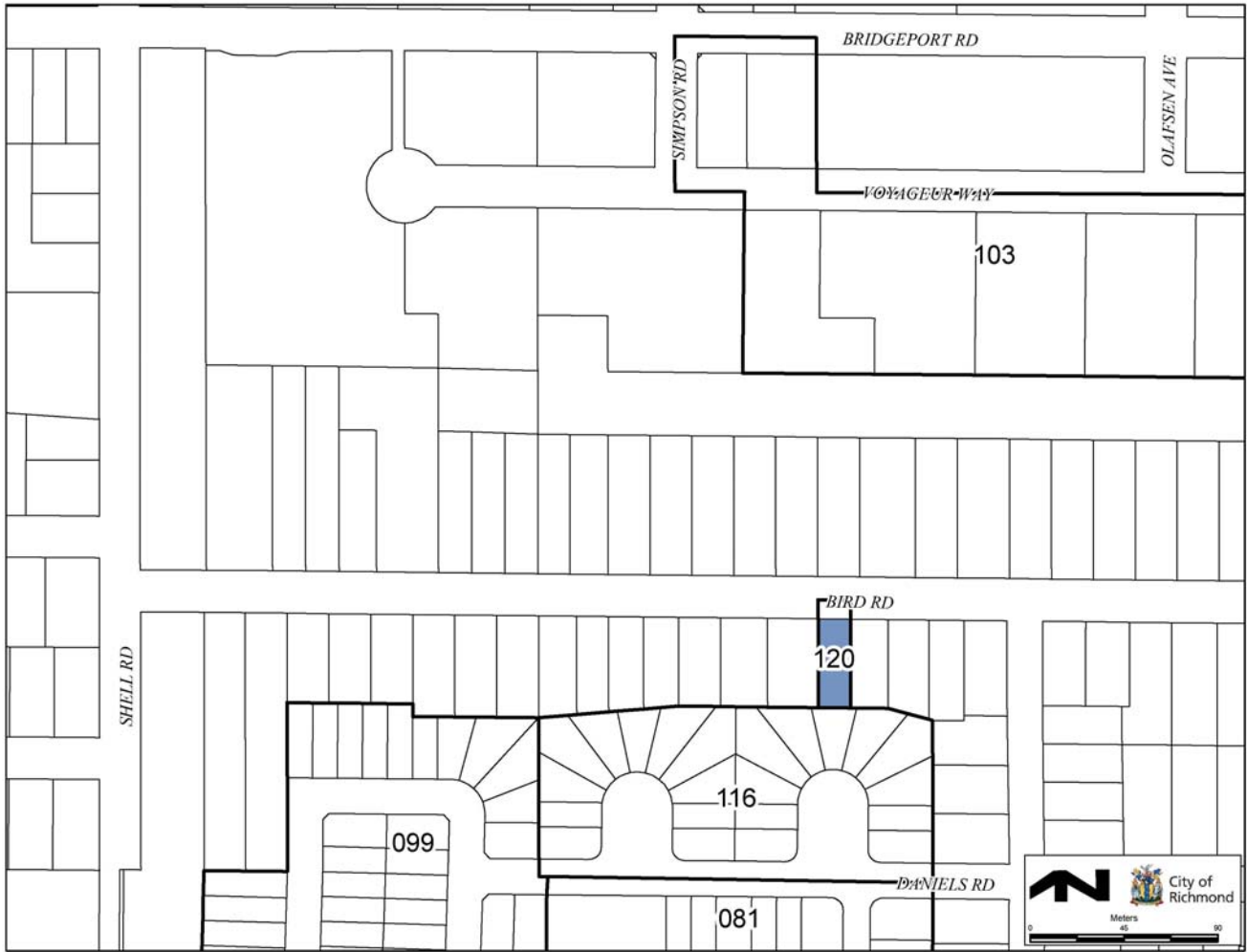
The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC120	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6m	6 m
Side Setback (min)	1.2m for one storey 1.8m for second storey	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	NA	3 m
Rear Setback (min)	6m 3m for one storey buildings on corner lots	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 120**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 121

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 16

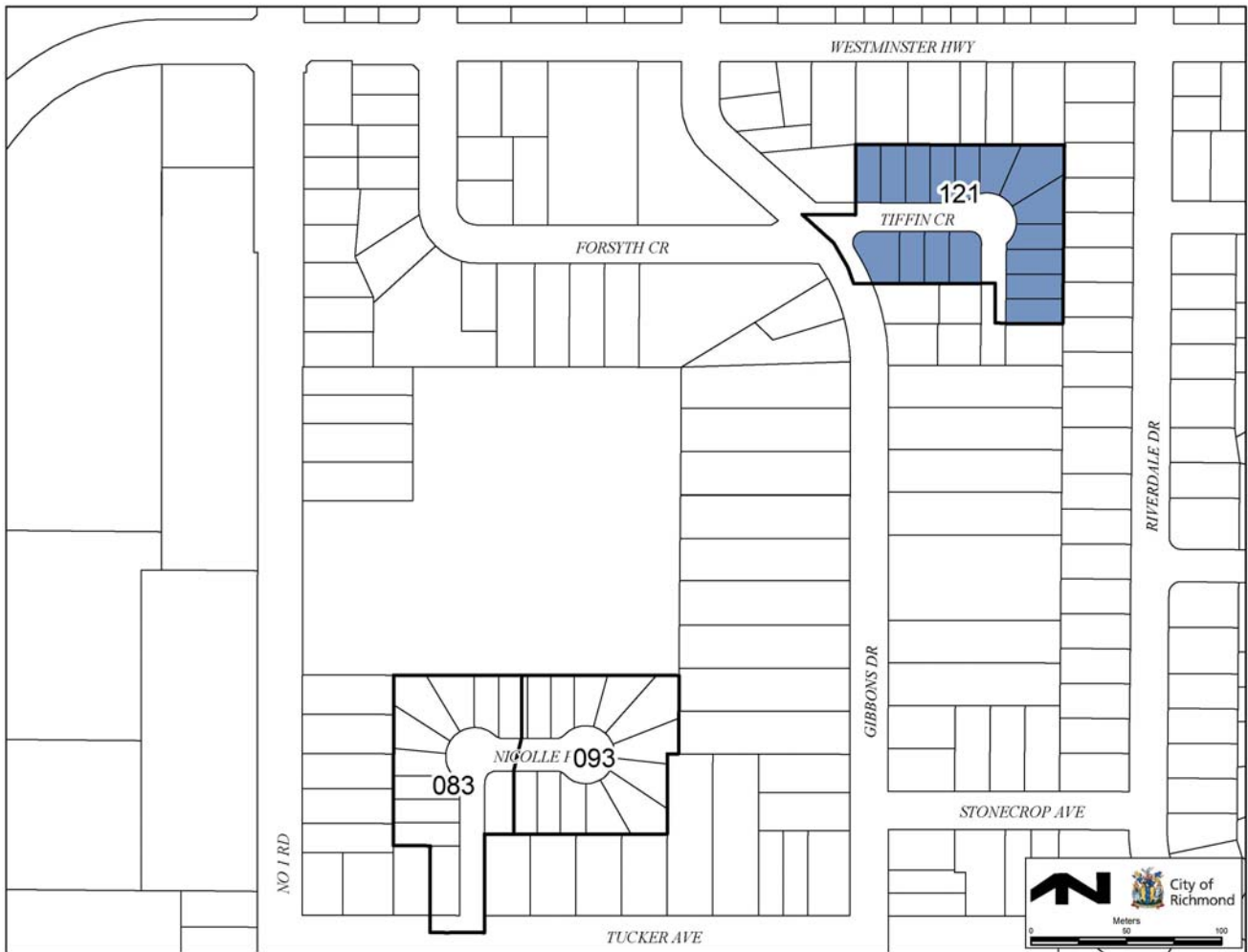
**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC121	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 121**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 123

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 1

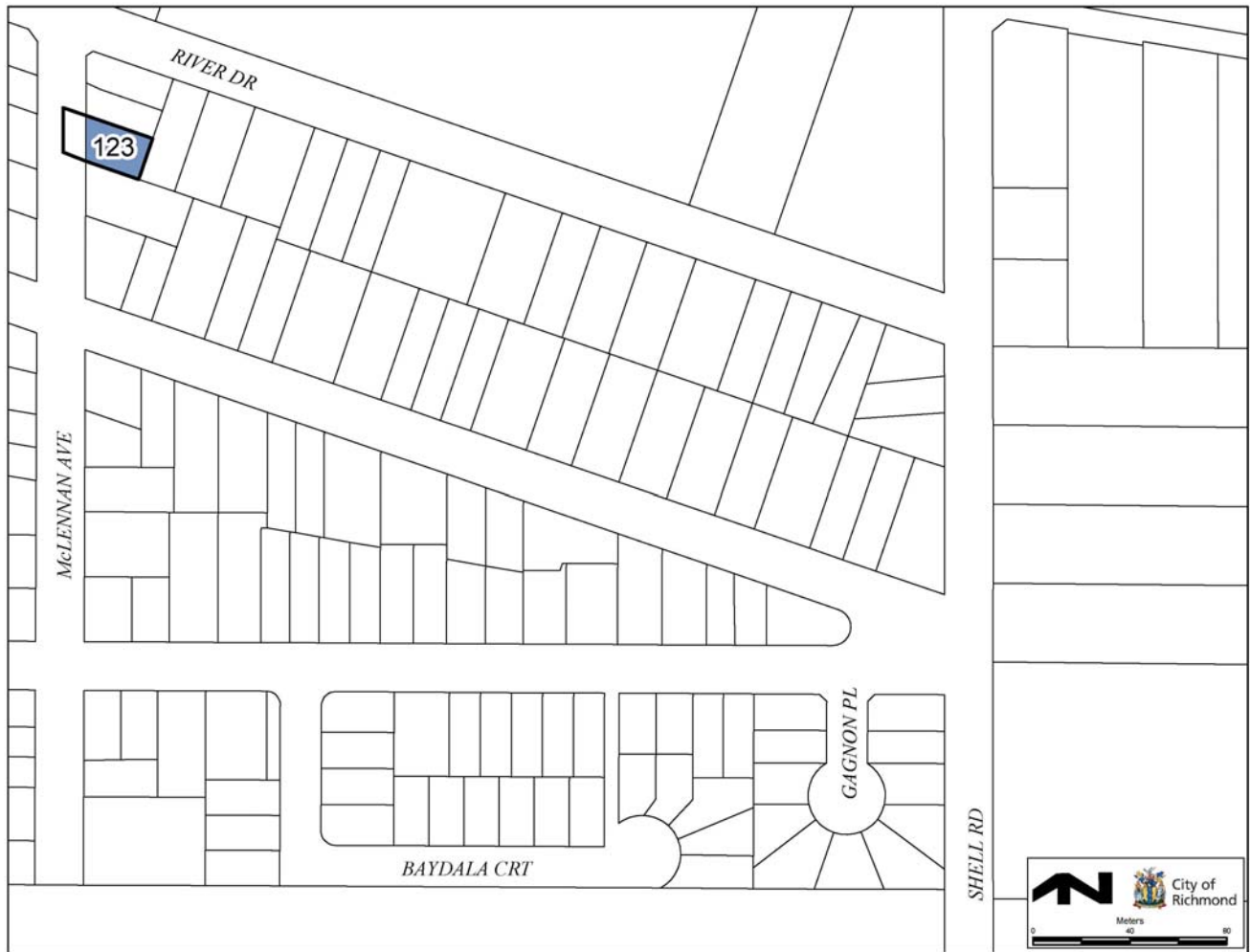
**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC123	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m and 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey and 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 123**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 124

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 5

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC124	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 124**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 125

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 2

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC125	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 125**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 129

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 36

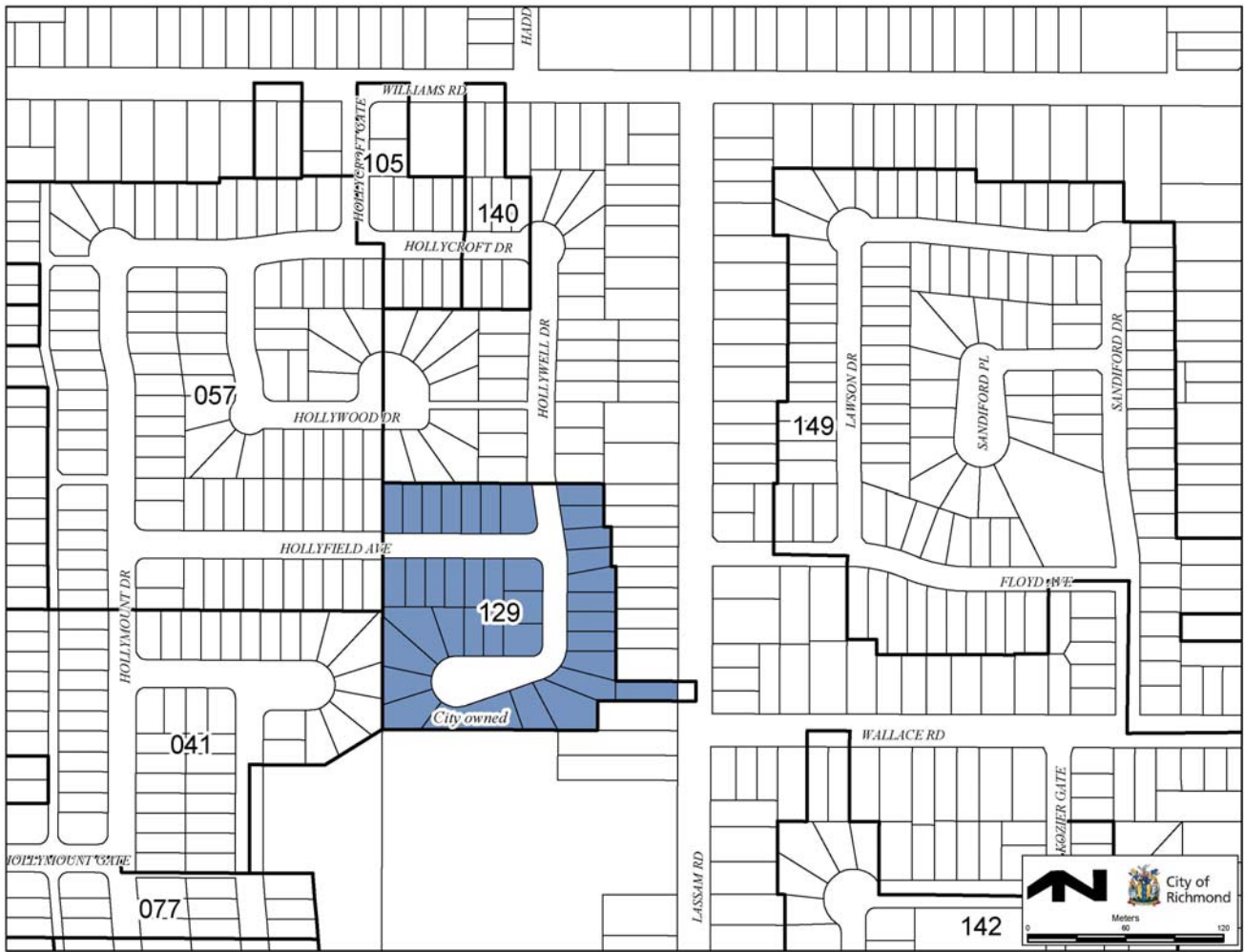
**Proposed Zone:**           **Single Detached (RS1/B)**  
                                  **School & Institutional (SI)**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC129	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 129**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 130

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 23

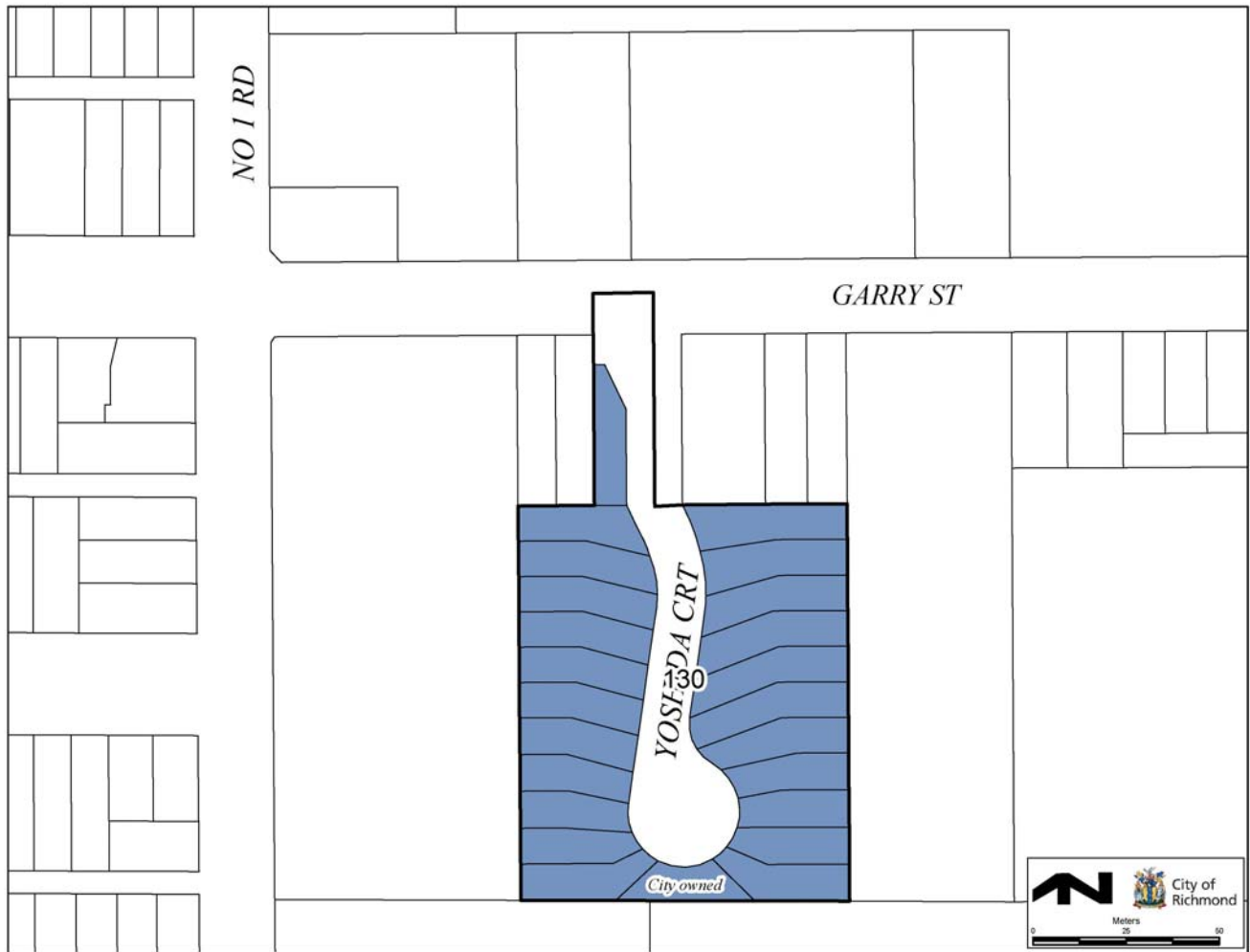
**Proposed Zones:**        **Single Detached (ZS25) – Yoshida Court (Steveston)**  
                                 **School & Institutional (SI)**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC130	ZS25
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	50% unless greater coverage shown on Plan P2	45%
Front Setback (min)	As shown on the plan P2	7.5 m (carport may be located no closer than 6.0 m)
Side Setback (min)	As shown on the plan P2 (i.e., 0.6m)	<ul style="list-style-type: none"><li>▪ 0.6 m for north side</li><li>▪ 3 m for south side</li></ul>
Exterior Side Setback (min)	As shown on the plan P2	3 m
Rear Setback (min)	As shown on the plan P2/ (i.e., 7.5 m)	9 m
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 130**



# **Land Use Contract Summaries**

## **LUC 132 – 143**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 132

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 27

**Proposed Zone:** Single Detached (RS1/D)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC132	RS1/D
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	7.62 m (25 ft)	6 m
Side Setback (min)	1.2m (4 ft.) 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5 m for one storey 6 m for two storeys	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 132**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 133

**Permitted Use:** Single detached dwelling and medical clinic

**Number of Single Detached Dwellings:** 1

**Proposed Zones:**        **Single Detached (RS1/E)**  
                                 **Office Commercial (ZC38) - Broadmoor**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC133	RS1/E	ZC38
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance	0.13
Lot Coverage (max)	33%	45%	13%
Front Setback (min)	6m	6 m	7.6 m
Side Setback (min)	1.2m for one storey 1.8m for second storey	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>	12.8 m
Exterior Side Setback (min)	NA	3 m	3.6 m
Rear Setback (min)	6m 3m for one storey buildings on corner lots	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)	13.4 m
Height (max)	1	2 ½ storeys	5 m (1 storey)
Secondary Suite	Not Permitted	Permitted	Not permitted

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## LAND USE CONTRACT SUMMARY



### Land Use Contract 133

# LAND USE CONTRACT SUMMARY

## Land Use Contract 134

**Permitted Use:** Single detached dwellings, strata townhouse units and park space

**Number of Single Detached Dwellings:** 244

**Number of Multi-Family Units:** 96

**Proposed Zones:**        **Single Detached (RS1/B)**  
                                 **School & Institutional (SI)**  
                                 **Town Housing (ZT78) – Thompson and Steveston**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC134	RS1/B	ZT78
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance	0.44
Lot Coverage (max)	40%	45%	33%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m	7.5 m from a public road
Side Setback (min)	1.2m 0.9m for carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>	11 m
Exterior Side Setback (min)	3.0 m	3 m	6 m
Rear Setback (min)	4.5m for one storey house 6.0 m for two storey house	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)	6 m
Height (max)	3	2 ½ storeys	9 m (2 storeys)
Secondary Suite	Not permitted	Permitted	Not permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 134**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 135

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 4

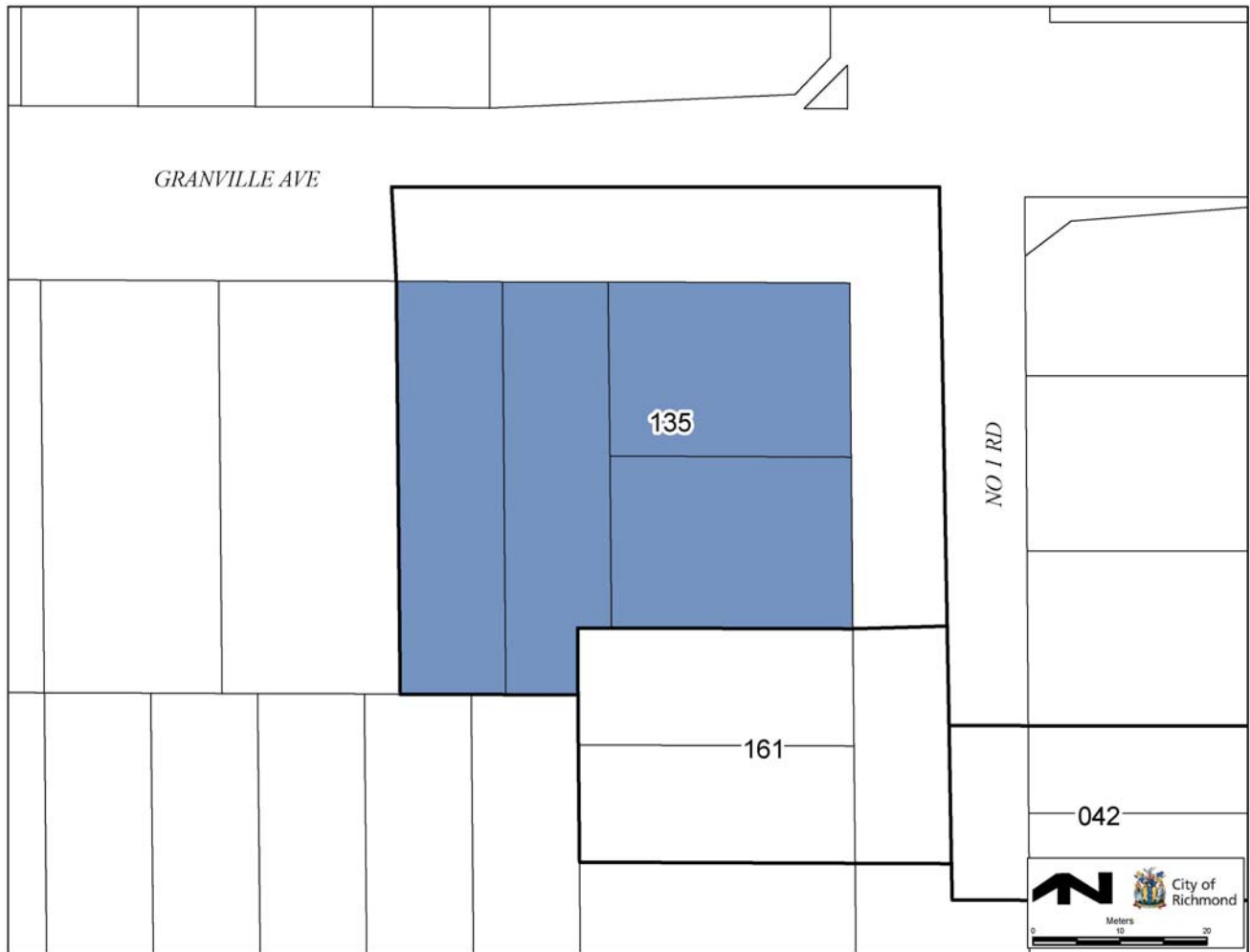
**Proposed Zones:**        **Single Detached (RS1/B) for 2 properties along Granville**  
                                 **Single Detached (RS1/E) for 2 properties on No.1 Rd**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC135	RS1/B & RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	For Lot 480 and 481 1.2m for house 0.9m to carports and garages  For 482 and 483 ▪ 1.8m for more than 1 storey above grade ▪ 1.8m for one storey building on one side and 1.2m on the other side	▪ 1.2 m for lots less than 18 wide ▪ 1.8 m for lots of 18m or more but less than 20m in width ▪ 2.0 m for lots of 20m or more in width
Exterior Side Setback (min)	4.5m	3 m
Rear Setback (min)	For lot 480 and 481 ▪ 4.5m for one storey ▪ 6m for second storey  For lot 482 and 483 ▪ 6m ▪ 3m for one storey portion at corner lot	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 135**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 136

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 7

**Proposed Zone:** Single Detached (RS1/E)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC136	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	6m	6 m
Side Setback (min)	<ul style="list-style-type: none"><li>1.8m for more than 1 storey above grade</li><li>1.8m for one storey building on one side and 1.2m on the other side</li></ul>	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5 m	3 m
Rear Setback (min)	<ul style="list-style-type: none"><li>6m</li><li>3m for one storey portion at corner lot</li></ul>	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 136**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 137

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 87

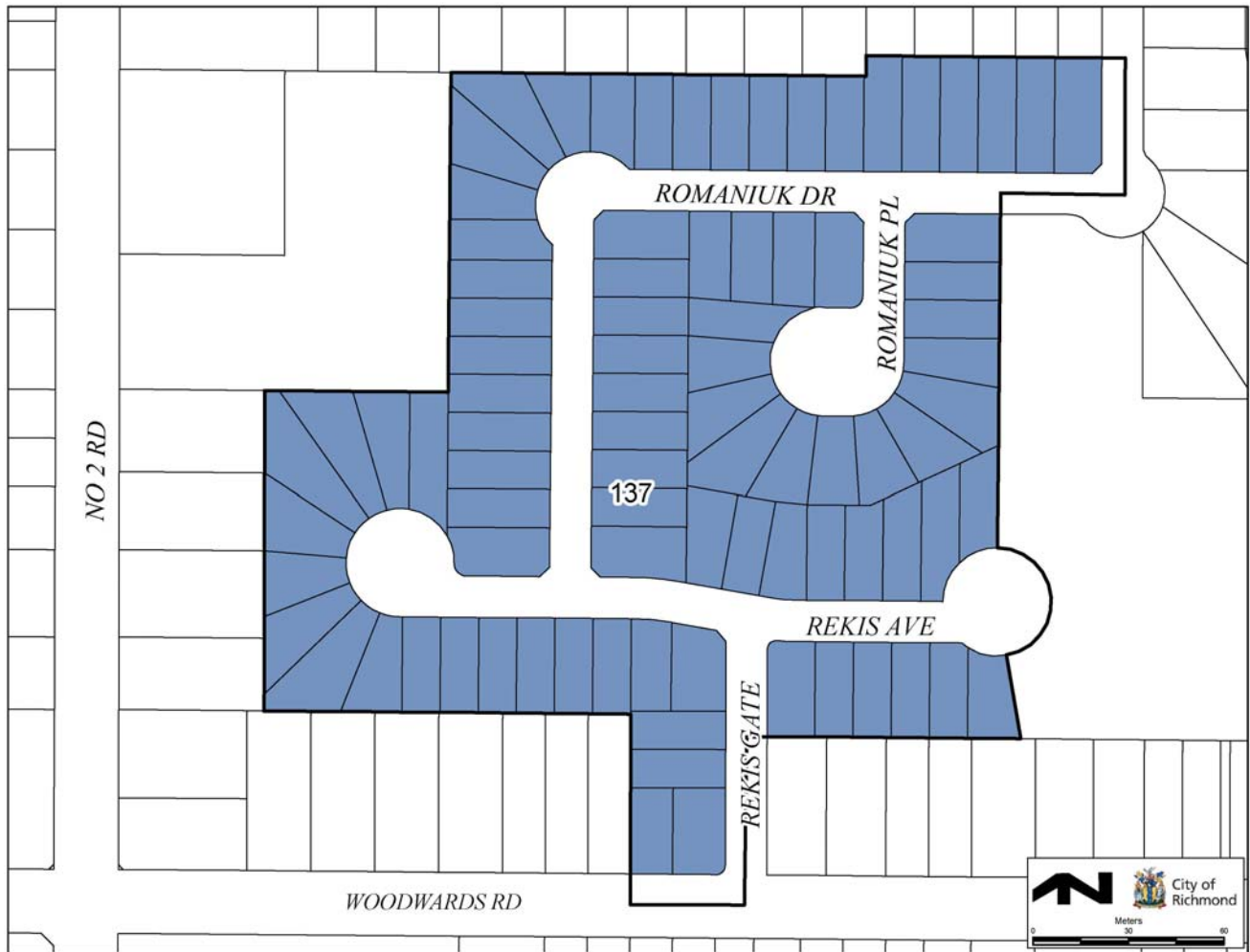
**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC137	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 137**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 140

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 8

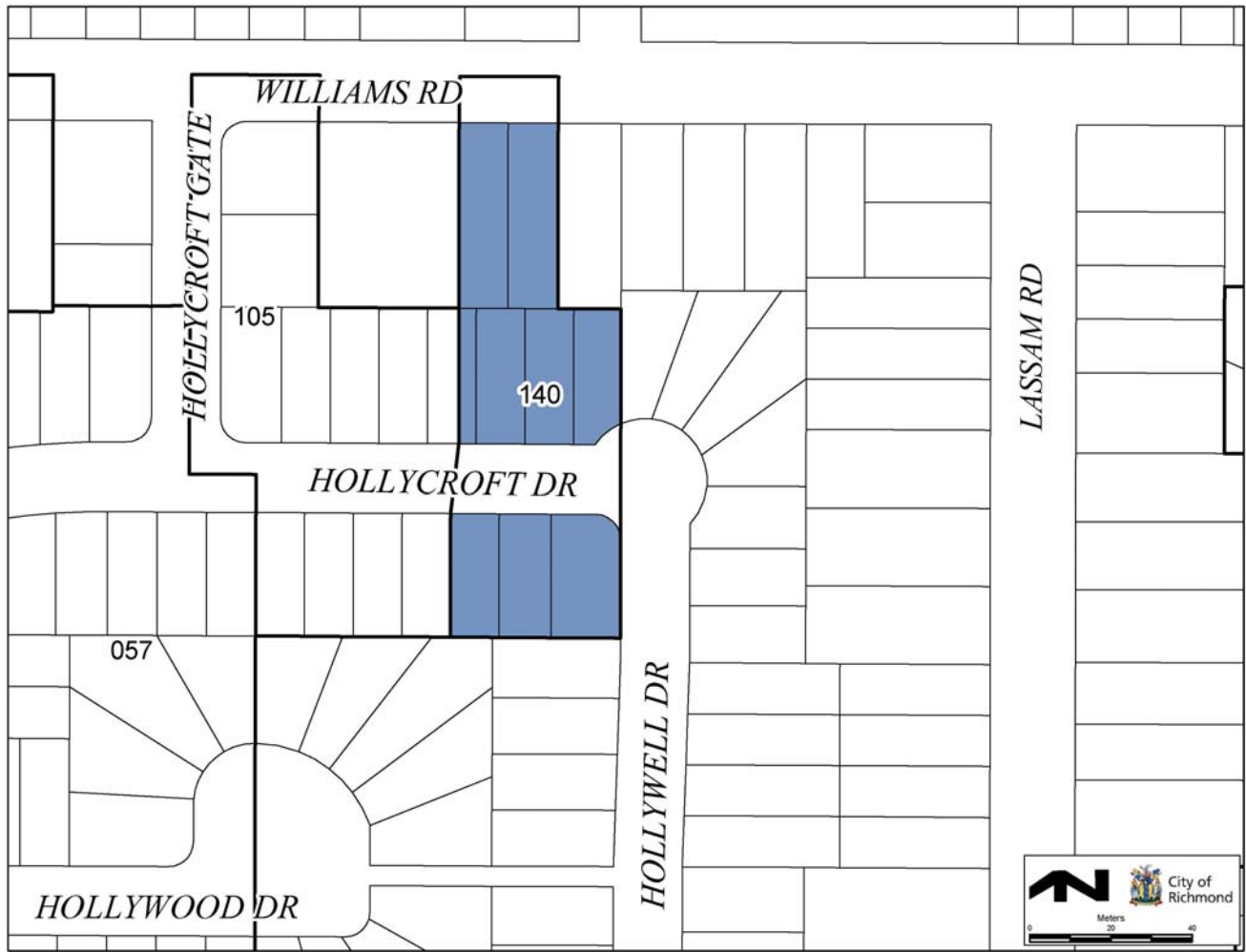
**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC140	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 140**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 141

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 114

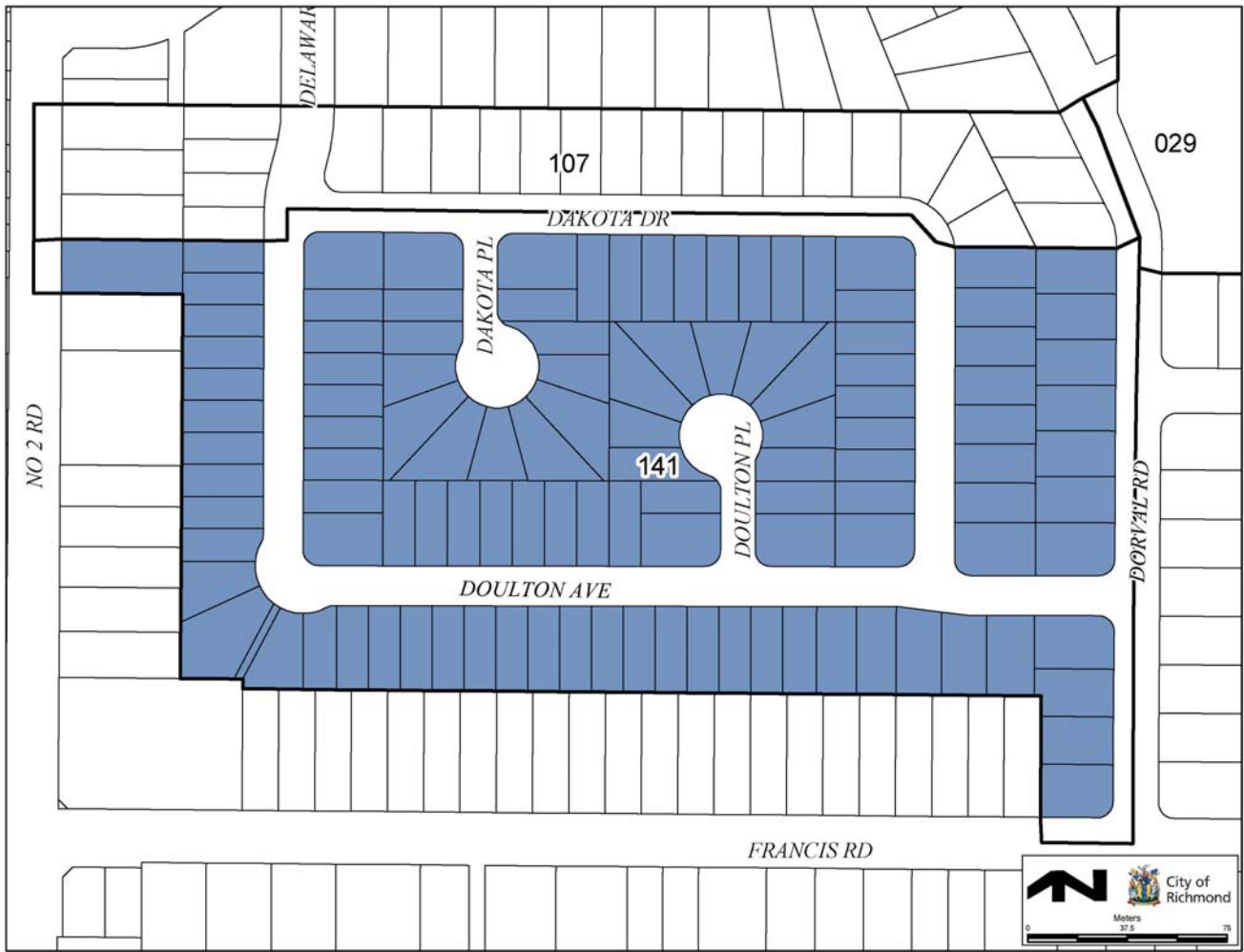
**Proposed Zones:**        **Single Detached (RS1/B) for 102 properties**  
                                 **Single Detached (RS1/E) for 11 properties on Dorval Road and 1 property on No. 2 Road**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC141	RS1/B & RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 141**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 142

**Permitted Use:** Single detached dwellings and park space

**Number of Single Detached Dwellings:** 129

**Proposed Zone:**           **Single Detached (RS1/B)**  
                                  **School and Institutional (SI)**

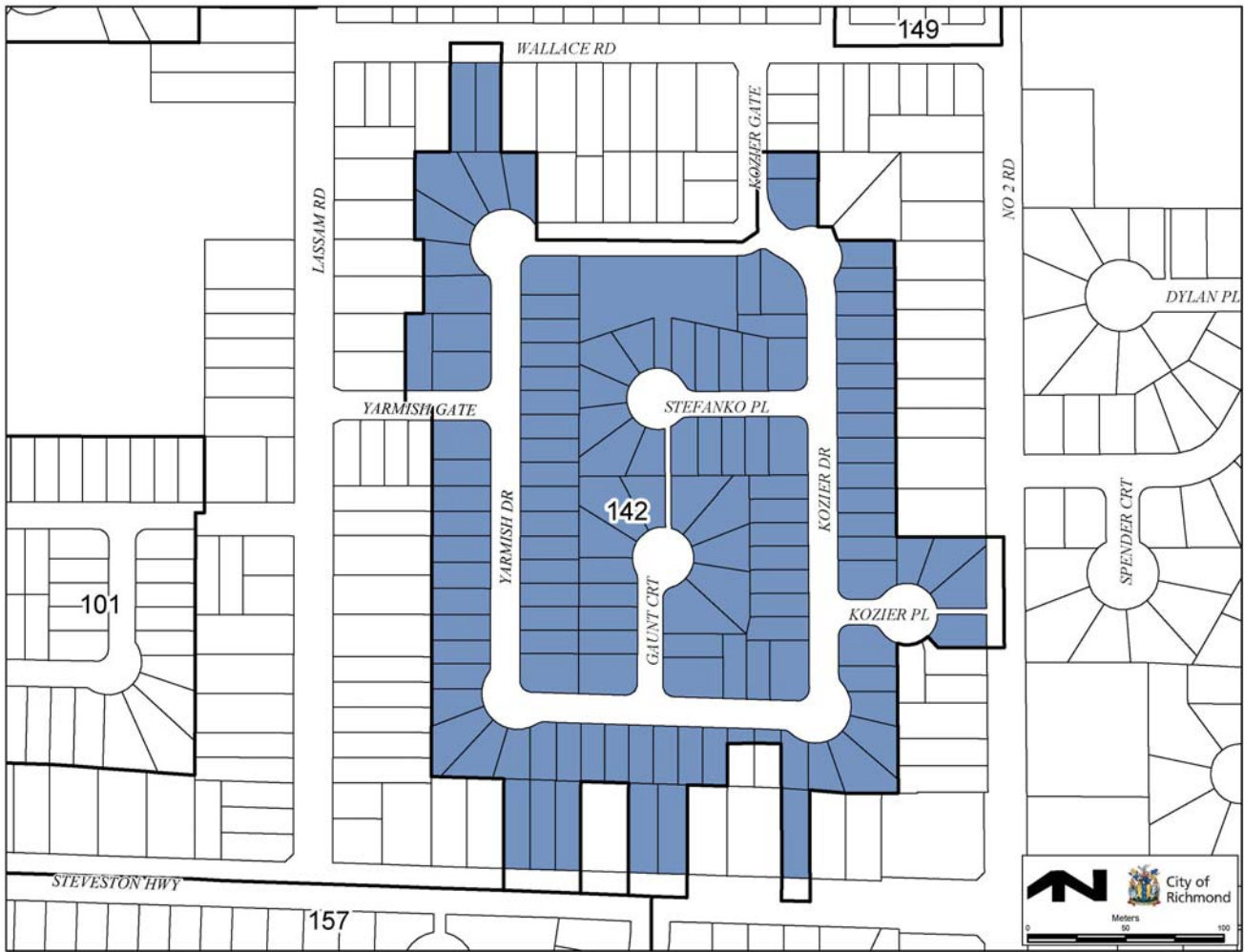
The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC142	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min) [LUC 1978 Section 3b]	1.2m 0.9m to carports and garages	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 142**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 143

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 10

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC143	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 143**



# **Land Use Contract Summaries**

## **LUC 144 – 164**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 144

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 97

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC144	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 144**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 145

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 4

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC145	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5 m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m to principal dwelling 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 1.5m to carports or garages	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 145**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 146

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 90

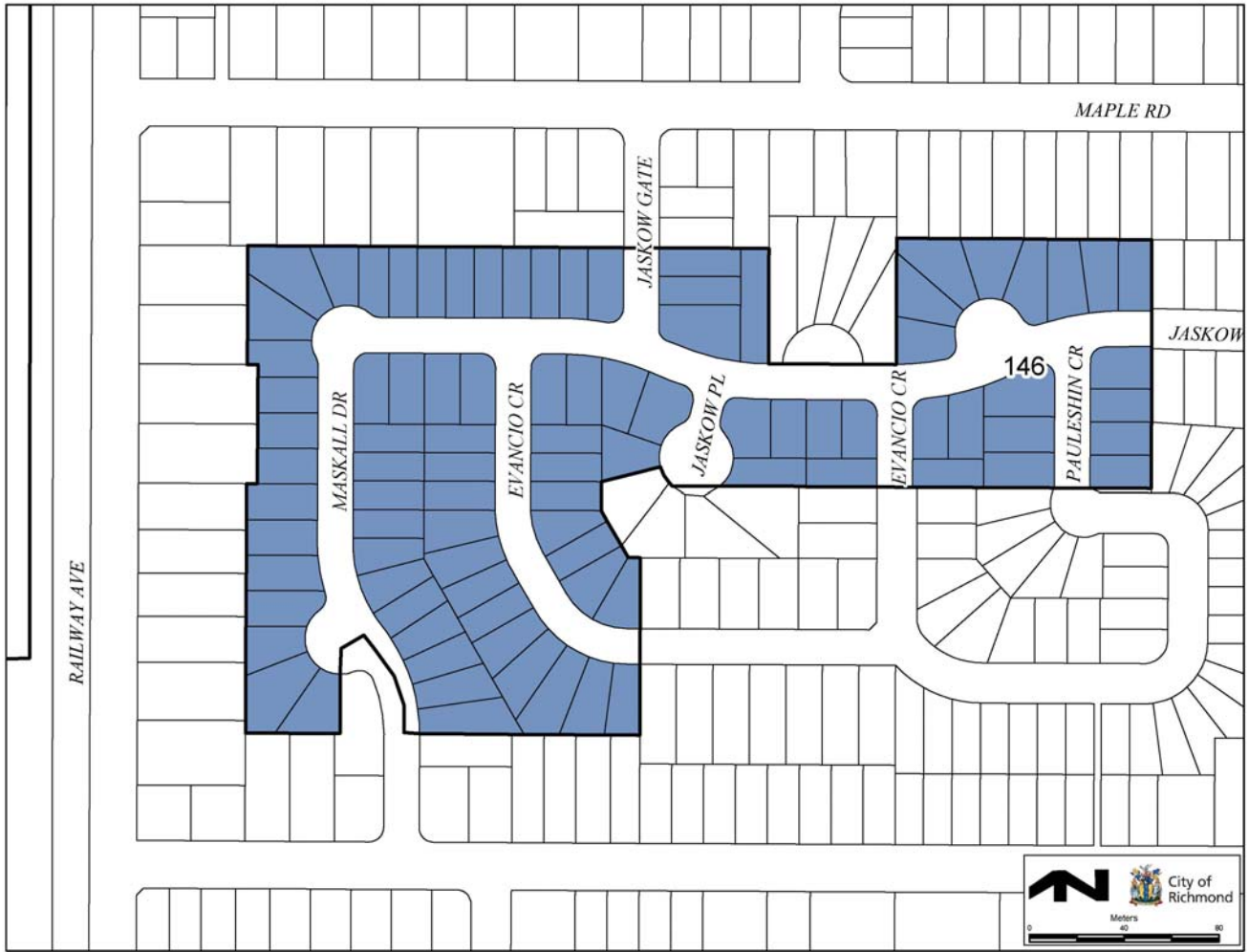
**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC146	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 146**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 147

**Permitted Use:** Single detached dwellings  
**Number of Single Detached Dwellings:** 64

**Proposed Zone:** Single Detached (RS1/B)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC147	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 147**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 148

**Permitted Use:** Single detached dwellings and rental townhouse units

**Number of Single Detached Dwellings:** 98

**Number of Multi-Family Units:** 44 (rental)

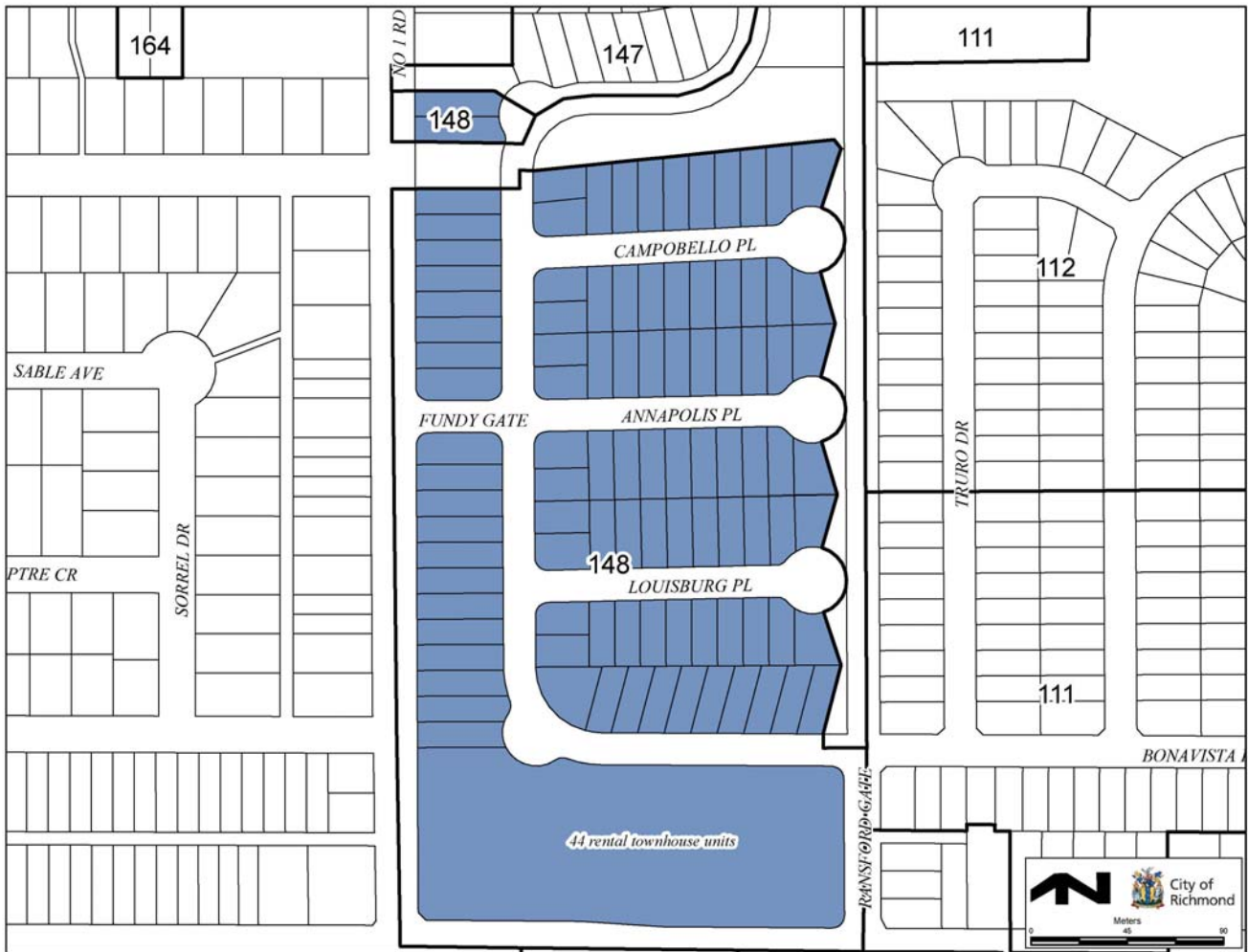
**Proposed Zone:**            **Single Detached (RS1/B)**  
                                 **Town Housing (ZT78) – Thompson and Steveston**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC148	RS1/B	ZT78
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance	0.44
Lot Coverage (max)	40%	45%	33%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m	7.5 m from a public road
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>	11 m
Exterior Side Setback (min)	3m	3 m	6 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)	6 m
Height (max)	3	2 ½ storeys	9 m (2 storeys)
Secondary Suite	Not Permitted	Permitted	Not permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 148**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 149

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 119

**Proposed Zones:**        **Single Detached (RS1/B) for 112 properties**  
                                 **Single Detached (RS1/E) for 4 properties on No. 2 Road and 3 properties on Wallace Road**  
                                 **School and Institutional (SI)**

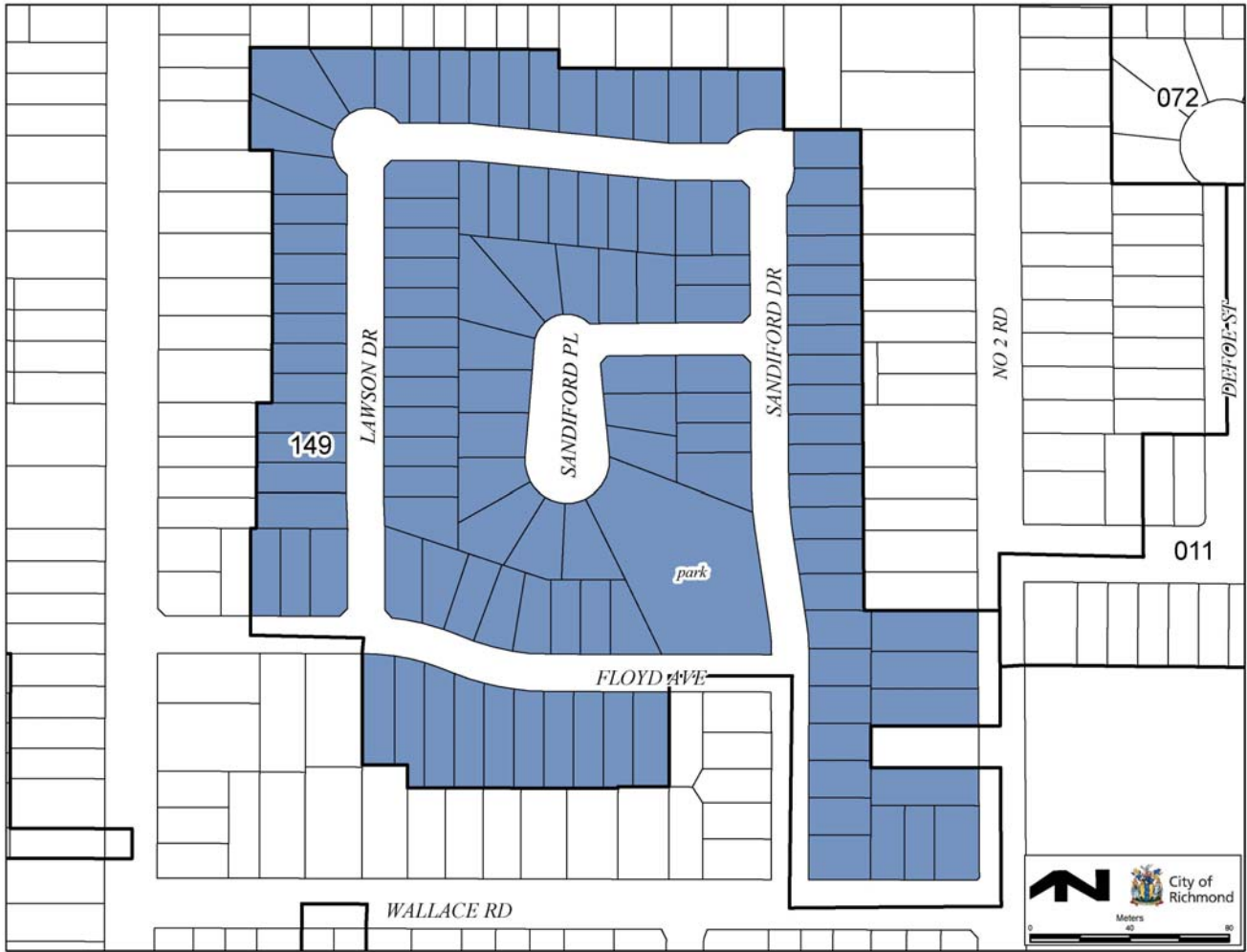
The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC149	RS1/B & RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 149**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 152

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 16

**Proposed Zone:** Single Detached (RS1/E)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC152	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 152**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 157

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 204

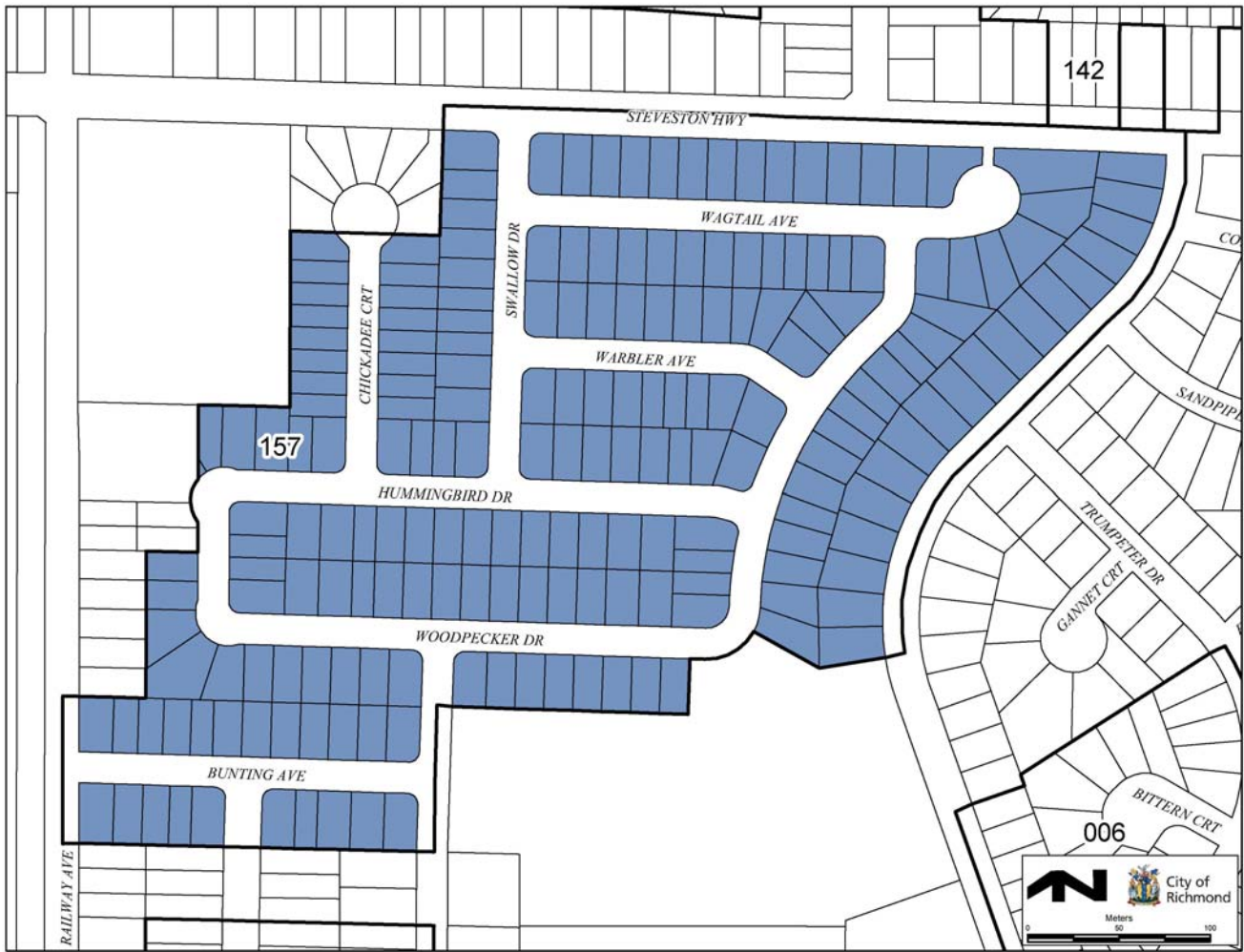
**Proposed Zones:**        **Single Detached (RS1/D) for 170 properties**  
                                 **Single Detached (RS1/E) for 18 properties on Kingfisher Drive**  
                                 **Single Detached (RS1/B) for 16 properties on Chickadee Court**

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC157	RS1/B, RS1/D and RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2m for houses	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	3m	3 m
Rear Setback (min)	6 m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3 storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 157**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 159

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 1

**Proposed Zone:** Single Detached (RS1/D)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC159	RS1/D
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	6m	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	N/A	3 m
Rear Setback (min)	6m 3m for one storey buildings on corner lots	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 159**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 160

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 4

**Proposed Zone:** Single Detached (RS1/E)

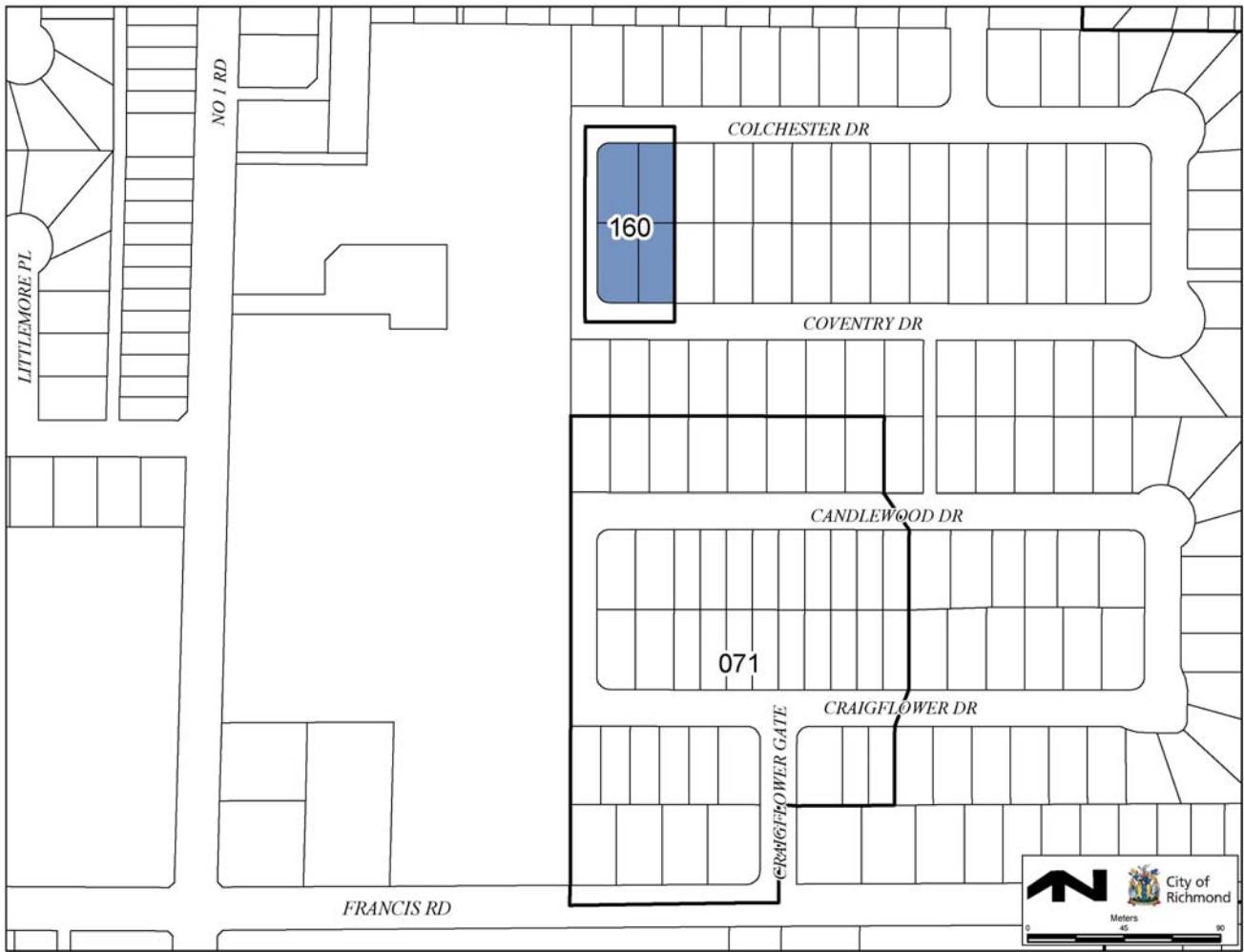
The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC160	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	6m	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"><li>▪ 1.2 m for lots less than 18 wide</li><li>▪ 1.8 m for lots of 18m or more but less than 20m in width</li><li>▪ 2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	4.5 m	3 m
Rear Setback (min)	6m 3m for one storey buildings on corner lots	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 160**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 161

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 2

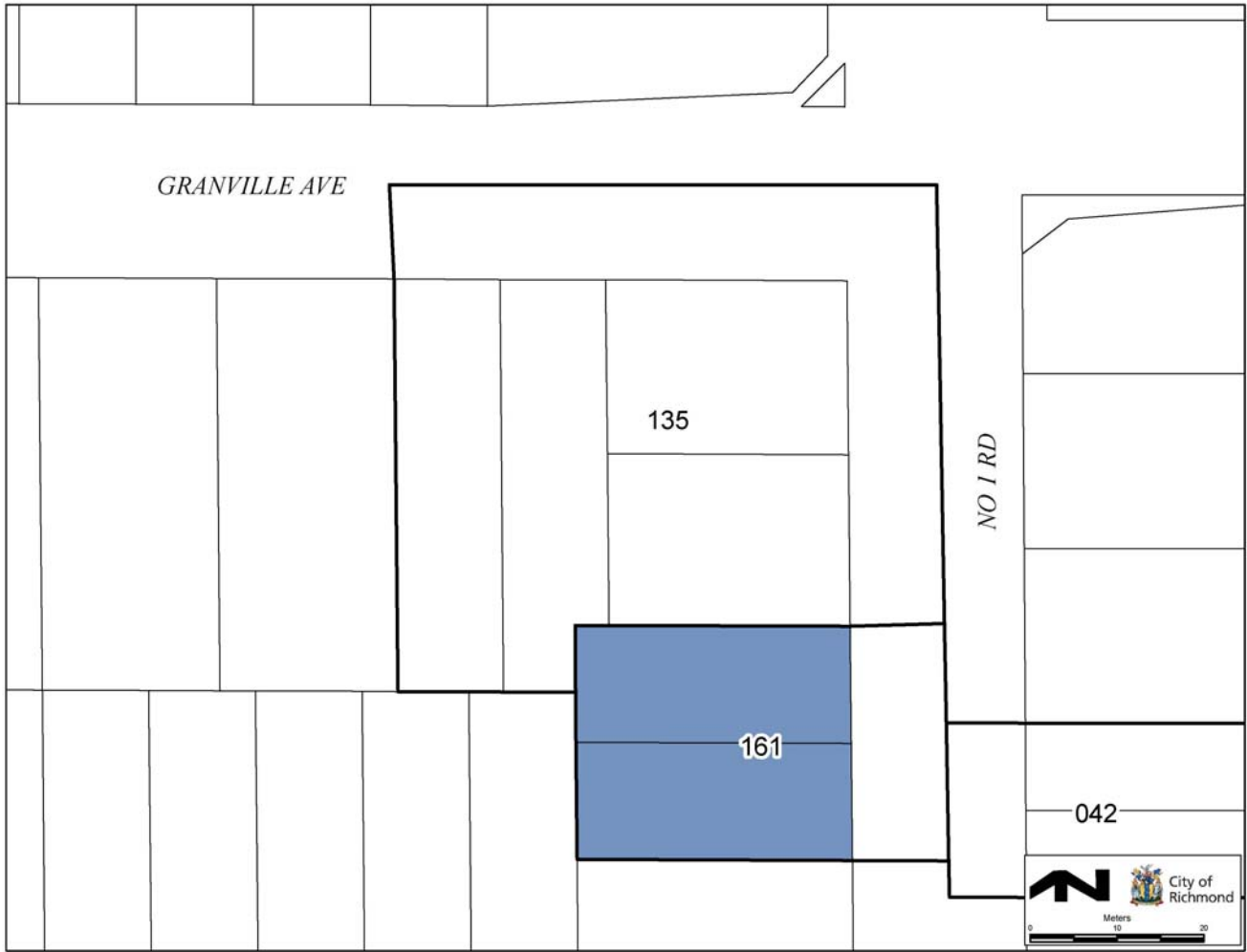
**Proposed Zone:** Single Detached (RS1/E)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC161	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6m	6 m
Side Setback (min)	1.2m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	NA	3 m
Rear Setback (min)	6m 3m for one storey buildings on corner lots	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 161**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 162

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 1

**Proposed Zone:** Single Detached (RS1/C)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC162	RS1/C
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6m	6 m
Side Setback (min)	1.2m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	NA	3 m
Rear Setback (min)	6m 3m for one storey buildings on corner lots	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 162**

# LAND USE CONTRACT SUMMARY

## Land Use Contract 164

**Permitted Use:** Single detached dwellings

**Number of Single Detached Dwellings:** 2

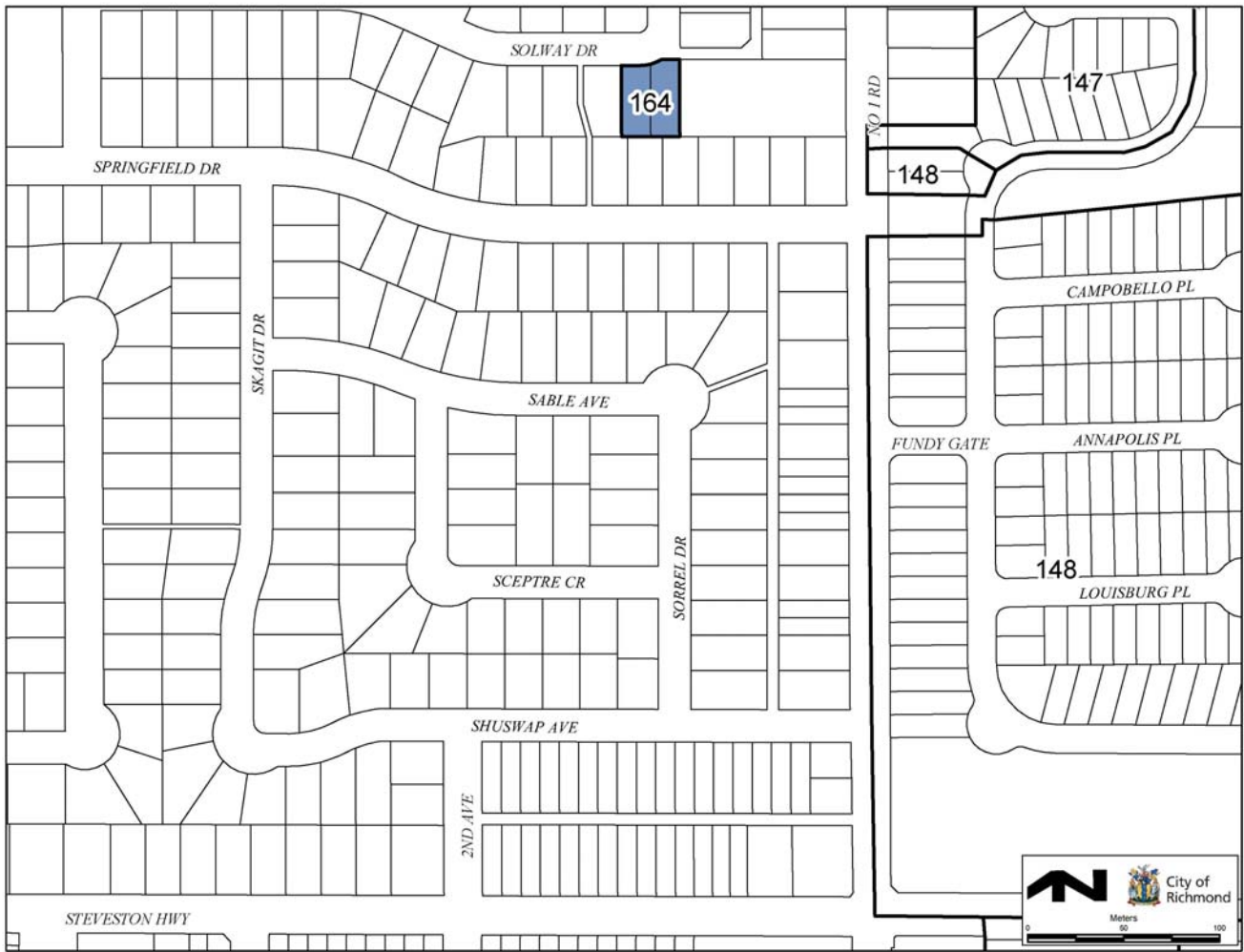
**Proposed Zone:** Single Detached (RS1/E)

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

Regulations	LUC164	RS1/E
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6m	6 m
Side Setback (min)	1.2m	<ul style="list-style-type: none"><li>1.2 m for lots less than 18 wide</li><li>1.8 m for lots of 18m or more but less than 20m in width</li><li>2.0 m for lots of 20m or more in width</li></ul>
Exterior Side Setback (min)	NA	3 m
Rear Setback (min)	6m 3m for one storey buildings on corner lots	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

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## LAND USE CONTRACT SUMMARY



**Land Use Contract 164**