

THE CORPORATION OF THE CITY OF GREENWOOD  
**BYLAW NO. 811**

Amendment to Zoning Bylaw No. 683

WHEREAS Council has received a request to rezone a property to permit it to be used for a multi-family dwelling:

AND WHEREAS Council considers it to be in the public interest to rezone the property;

AND WHEREAS Part 26 of the Local Government Act provides that Zoning Bylaws may be amended;

NOW THEREFORE the Council of the Corporation of the City of Greenwood, assembled in open meeting, enacts as follows:

1. Title

This Bylaw may be cited as the “Zoning Amendment Bylaw No. 811, 2007”.

2. That Section 401 of Bylaw No. 683 be amended by adding the following new zone after the Residential 3 zone:

<u>Short Form</u>	<u>Zone Title</u>	<u>Zone Description</u>
R3A	Residential 3A	Multiple Family Residential

3. That Bylaw No. 683 be amended by adding a new zone after the Residential 3 Multiple Family zone. The new zone is set out below:

“404A. Residential 3A Zone

404A.1 Subject to compliance with the General Provisions in Part 3, the following provisions shall apply in the Residential 3A Zone.

404A.2 Permitted Uses

- (1) Multiple family dwellings
- (2) Accessory buildings and structures

404A.3 Minimum Lot Area

The minimum lot area shall be 1,000 square metres (10,800 sq.ft.)

404A.4 Density

A minimum site area of 170 square metres (1,800 sq.ft.) shall be required for every dwelling unit located on the lot.

404A.5 Services

All multiple family dwellings shall be connected to both community water and sewer services.

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404A.6 Setbacks

- (1) No building or structure shall be located within:
- a. 7.5 metres (25 feet) of a front lot line;
  - b. 5 metres (16 feet) of an interior or exterior side lot line;

404A.7 Lot Coverage

Buildings and structures together shall not cover more than 40 percent of the gross lot area.

404A.8 Height

The maximum permitted height shall be as follows:

- a. Principal buildings – 12 metres (40 feet);
- b. Accessory buildings – 4.5 metres (15 feet)

404A.9 Parking

Parking shall be in accordance with the provisions of Sections 309 and 310 of this Bylaw.”

4. That Schedule ‘A’ (Zoning Map) to Zoning Bylaw No. 683 be amended by rezoning:

1. Lot 1, West ½ of Blk 3, Plan 34, DL 711, SDYD
2. Lot 2, West ½ of Blk 3, Plan 34, DL 711, SDYD
3. Lot 3, West ½ of Blk 3, Plan 34, DL 711, SDYD
4. S ½ of Lot 4, West ½ of Blk 3, Plan 34, DL 711, SDYD
5. N ½ of Lot 4, West ½ of Blk 3, Plan 34, DL 711, SDYD
6. Lot 5, West ½ of Blk 3, Plan 34, DL 711, SDYD
7. Lot 3, West ½ of Blk 7, Plan 34, DL 711, SDYD
8. Lot 4, West ½ of Blk 7, Plan 34, DL 711, SDYD
9. Lot 5, West ½ of Blk 7, Plan 34, DL 711, SDYD
10. Lot 6, West ½ of Blk 7, Plan 34, DL 711, SDYD
11. Lot 7, West ½ of Blk 7, Plan 34, DL 711, SDYD
12. Lot 8, West ½ of Blk 7, Plan 34, DL 711, SDYD
13. Lot 9, West ½ of Blk 7, Plan 34, DL 711, SDYD
14. Lot 10, West ½ of Blk 7, Plan 34, DL 711, SDYD
15. Lot 11, West ½ of Blk 7, Plan 34, DL 711, SDYD
16. Lot 12, West ½ of Blk 7, Plan 34, DL 711, SDYD
17. Assigned Lot A (DD 159266F), Plan 34, DL 711, SDYD

P.I.D #012-873-331, 012-873-349, 012-873-489, 012-873-501, 012-873-527,  
012-876-194, 012-876-208, 012-876-216, 012-876-224, 012-876-241,  
012-876-259, 012-876-259, 012-876-283, 012876-305, 012-876-313, 012-876-348,  
012-888-052

as shown on Schedule X, attached to and forming part of this Bylaw, from Residential 1 to Residential 3A.

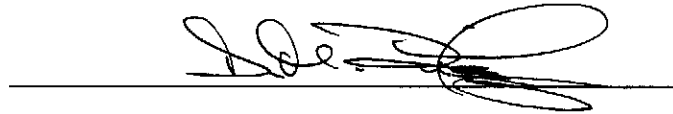
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Read a first time this 26<sup>th</sup> day of November 2007.  
Read a second time this 26<sup>th</sup> day of November 2007.

Public Hearing was advertised on 28<sup>th</sup> November 2007 and on 05<sup>th</sup> December 2007.  
Public Hearing was held on 12<sup>th</sup> December 2007.

Read a third time this 12<sup>th</sup> December 2007.

Approved by the Ministry of Transportation this 14<sup>th</sup> day of December, 2007

A handwritten signature in black ink, appearing to be "D. J. ...", written over a horizontal line.

Reconsidered and finally adopted this **4th day of January 2008.**

A handwritten signature in black ink, appearing to be "G. Fieber", written over a horizontal line.  
A/Mayor (G. Fieber)A handwritten signature in black ink, appearing to be "Gerald A. Henke", written over a horizontal line.  
Administrator

I certify this bylaw to be a true copy of Bylaw  
No. 811, as adopted.

A handwritten signature in black ink, appearing to be "Gerald A. Henke", written over a horizontal line.  
Administrator