

Redner Subdivision				
ZONES	Major Recreation Exception 46 – OSR(46) Zone	Medium Density Residential Exception 47 – RES3(47) Zone	Medium Density Residential Exception 48 – RES3(48) Zone	
ONLY PERMITTED USES	i) a golf course together with accessory uses, buildings or structures such as a clubhouse, observation deck, restaurant and business office, which are normally considered incidental and subordinate thereto	i) a single detached dwelling ii) a semi-detached dwelling iii) a multiple-unit dwelling iv) a public school v) a public park	i) a multiple-unit dwelling ii) a street townhouse dwelling iii) a semi-detached dwelling iv) an apartment dwelling v) a public school vi) a public park	
R E G U L A T I O N S	Minimum Lot Area	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.
	Minimum Lot Frontage	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.
	Minimum Yard Dimensions¹	Not applicable.	All buildings and structures shall be erected within the Building Envelope delineated on Schedule 'C-5' of this By-law.	All buildings and structures shall be erected within the Building Envelope delineated on Schedule 'C-5' of this By-law.
	Maximum Gross Floor Area	Accessory business office use – 1,000 square metres Observation deck – 300 square metres	Not applicable	Not applicable
	Maximum Lot Coverage all Buildings and Structures	Not applicable.	45%	45%
	Maximum Coverage by Open Parking Area, Driveways and Vehicular Movement Areas	Not applicable.	10%	25%
	Minimum Landscaped Open Space	Not applicable.	30%	30%
	Maximum number of dwelling units²	Not applicable.	Block 1: 41 units Block 3: 20 units Block 4: 10 units Block 5: 7 units Block 6: 19 units TOTAL: 97 UNITS	Block 2: 32 units Block 7: 51 units TOTAL: 83 UNITS
	Maximum height of building (storey)³	3 storeys or 14 metres whichever is the lesser. An 18 metre observation deck shall be permitted.	3 storeys or 11 metres whichever is the lesser.	4 storeys or 14 metres whichever is the lesser.
	Uncovered Parking	Uncovered parking areas may be permitted in all yards provided that no part of any parking area other than a driveway is located within 6.0 metres of any streetline and is no closer than 3.0 metres of any side lot line or rear lot line or within 1.8 metres of any residential building located on the lot.	Not applicable	Not applicable

NOTE(S):

- 1 Uncovered parking areas may be permitted in all yards provided that no part of any parking area other than a driveway is located within 6.0 metres to any street line and is no closer than 3.0 metres to any side lot line or rear lot line or within 1.8 metres of any residential building located on the lot.
- 2 Notwithstanding the maximum number of dwelling units per block, the units can be transferred from block to block provided it is within the same Zone and the total number of units within that Zone remains the same. The transfer shall not exceed a 15% decrease or 15% cumulative increase.
- 3 Notwithstanding the height limit indicated for Block 1 above, the dwelling units abutting the north lot line of the Block will be limited to 1 storey.