

## Comparison Table – “Setbacks for Strata Subdivisions” (General Regulations)

Current Zoning Bylaw No. 2498, 2012	Proposed Zoning Bylaw No. 3065, 2024
<p><b>Setbacks for Strata Subdivisions</b></p> <p>The setback provisions of this Bylaw apply only to the parcel lines on the perimeter of the parcel, and not to internal parcel lines for strata lots under a registered plan pursuant to the <i>Strata Property Act</i>.</p> <p>Subject to setbacks that are more stringent for strata subdivisions provided elsewhere in this Bylaw, detached or semi-detached residential buildings, manufactured homes, accessory buildings and structures located within a bare land strata subdivision shall be measured from the internal strata lot boundaries and the external boundaries of the strata plan and shall comply with the following minimum setbacks:</p> <ul style="list-style-type: none"> <li>.1 internal roadway, service building, service area and amenity area: 4.5 metres</li> <li>.2 interior side strata lot line, except for the property line on a common wall: 1.5 metres</li> <li>.3 front strata lot line: 4.5 metres</li> <li>.4 rear strata lot line: 1.5 metres</li> </ul>	<p>[Not applicable]</p>

NOTE: In Zoning Bylaw No. 2498, 2012, the regulations for “Setbacks for Strata Subdivisions” is found at Section 7.20. It is not proposed to carry this regulation forward into Draft Zoning Bylaw No. 3065, due to the other proposed changes to setbacks in residential zones related to SSMUH Implementation.