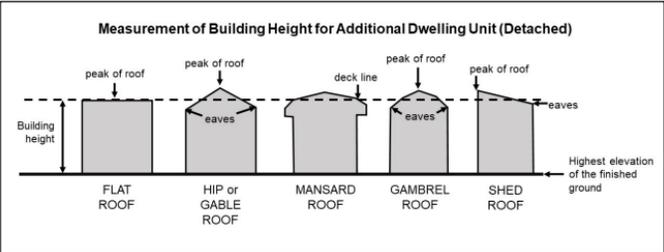
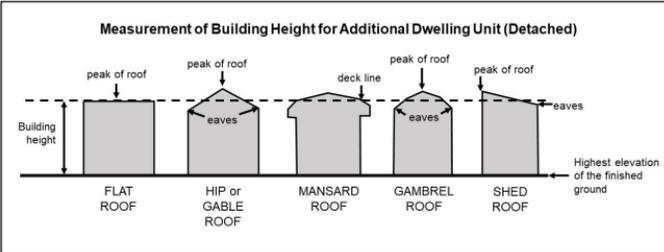


**Zoning By-law 2019-051**

Existing Section/Regulation	Proposed Amendment	Rationale
<p><b>Section 1 – General Scope and Administration</b>  <b>1.8 ZONING OCCUPANCY CERTIFICATE</b>            a) No change may be made in the type of use of any premises covered by this By-law without the issuance of a Zoning Occupancy Certificate. A Zoning Occupancy Certificate shall be required for each use on a lot or within a building containing multiple uses.            b) Despite Subsection a), no Zoning Occupancy Certificate shall be required for a single detached dwelling, semi-detached dwelling, street townhouse dwelling, additional dwelling unit(s) (attached), additional dwelling unit (detached), or private home day care.            c) Nothing in this By-law applies to prevent the issuance of a Zoning Occupancy Certificate for a permitted use within lands, building, or structures established in accordance with the Transition Provisions of Section 18.</p>	<p><b>Section 1 – General Scope and Administration</b>  <b>1.8 ZONING OCCUPANCY CERTIFICATE</b>            a) No change may be made in the type of use of any premises covered by this By-law without the issuance of a Zoning Occupancy Certificate. A Zoning Occupancy Certificate shall be required for each use on a lot or within a building containing multiple uses.            b) Despite Subsection a), no Zoning Occupancy Certificate shall be required for a single detached dwelling with or without one additional dwelling unit (attached), semi-detached dwelling with or without one additional dwelling unit (attached), or private home day care.            c) Nothing in this By-law applies to prevent the issuance of a Zoning Occupancy Certificate for a permitted use within lands, building, or structures established in accordance with the Transition Provisions of Section 18.</p>	<ul style="list-style-type: none"> <li>- Enabling Zoning Occupancy Certificates for street townhouse dwellings and additional dwelling units (ADUs) to support the detailed zoning review that was previously conducted through a site plan process.</li> </ul>
<p><b>Section 3 – Definition</b>            Dwelling, Multiple – means the use of a building containing three or more dwelling units, and can include a stacked townhouse dwelling and back-to-back townhouse dwelling. A multiple dwelling is not a street townhouse dwelling, mixed use building, cluster townhouse dwelling, single detached dwelling with additional dwelling units (attached) or semi-detached dwelling with additional dwelling units (attached).</p>	<p><b>Section 3 – Definition</b>            Dwelling, Multiple – means the use of a building containing four or more dwelling units, and can include a stacked townhouse dwelling and back-to-back townhouse dwelling. A multiple dwelling is not a street townhouse dwelling, mixed use building, cluster townhouse dwelling, single detached dwelling with additional dwelling units (attached) or semi-detached dwelling with additional dwelling units (attached).</p>	<ul style="list-style-type: none"> <li>- Enabling purpose-built three-unit dwellings in zones where three residential units are permitted through Bill 23 changes</li> </ul>
<p><b>Section 3 – Definition</b>            Parking Lot – means an area located on a lot which contains four or more parking spaces “ADD”.</p>	<p><b>Section 3 – Definition</b>            Parking Lot – means an area located on a lot which contains four or more parking spaces and a minimum of one drive aisle.</p>	<ul style="list-style-type: none"> <li>- Redefining Parking Lot definition where at four or more parking spaces are provided with a drive aisle</li> </ul>
<p><b>Section 4 – General Regulations</b>  <b>4.12.2 Two additional Dwelling Units (Attached)</b>            Two additional dwelling units (attached) may be permitted in association with a single detached dwelling in accordance with the regulations specified by the zone</p>	<p><b>Section 4 – General Regulations</b>  <b>4.12.2 Two additional Dwelling Units (Attached)</b>            Two additional dwelling units (attached) may be permitted in association with a single detached dwelling, a semi-detached dwelling unit or a street townhouse dwelling</p>	<ul style="list-style-type: none"> <li>- Clarifying that two additional dwelling units (attached) are permitted in association with</li> </ul>

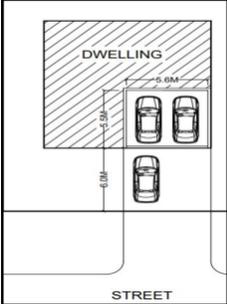
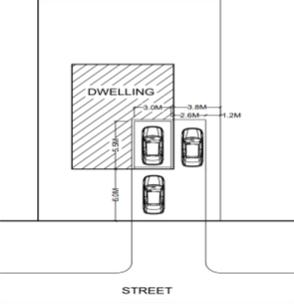
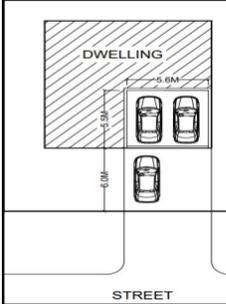
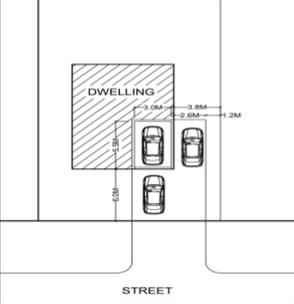
Existing Section/Regulation	Proposed Amendment	Rationale
<p>category and applying to <b>single detached dwellings</b> in which the two additional dwelling units (attached) are located and in addition to and as amended by the following:</p> <p>a) two additional dwelling units (attached) shall be connected to full municipal services;</p> <p>b) a maximum of one pedestrian entrance to the principal building shall be located on each street line façade, except where more pedestrian entrances are existing;</p> <p>c) no more than two additional dwelling units (attached) are permitted on a lot;</p> <p>d) the minimum lot area shall be 395 square metres or in accordance with Table 7-2, whichever is greater;</p> <p>e) the minimum lot width shall be 13.1 metres or in accordance with Table 7-2, whichever is greater;</p> <p>f) the minimum landscaped area shall be 20%;</p> <p><b>g) two additional dwelling units (attached) shall only be permitted in existing buildings; additions to an existing single detached dwelling must be attached to the rear of principal building and shall not extend into any side yard farther than the extent of the existing principal building and provided such addition does not exceed 25 percent of the existing building's building floor area.</b></p> <p><b>NEW REGULATION</b></p>	<p>unit in accordance with the regulations specified by the zone category and applying to <b>single detached dwellings, semi-detached dwellings, or street townhouse dwellings</b> in which the two additional dwelling units (attached) are located and in addition to and as amended by the following:</p> <p>a) two additional dwelling units (attached) shall be connected to full municipal services;</p> <p>b) a maximum of one pedestrian entrance to the principal building shall be located on each street line façade, except where more pedestrian entrances are existing;</p> <p>c) no more than two additional dwelling units (attached) are permitted on a lot;</p> <p>d) the minimum lot area shall be 395 square metres or in accordance with Table 7-2, whichever is greater;</p> <p>e) the minimum lot width shall be 13.1 metres or in accordance with Table 7-2, whichever is greater;</p> <p>f) the minimum landscaped area shall be 20%;</p> <p><b>g) DELETED</b></p> <p><b>DELETED</b></p> <p><b>Unless otherwise provided for in this By-law, in any zone where two additional dwelling units (attached) are permitted, a dwelling with three (3) dwelling units shall also be permitted and considered a single detached dwelling with two additional dwelling units (attached) in accordance with regulations specified by the zone category and in this section.</b></p>	<p>each semi-detached dwelling unit and street townhouse dwelling unit</p> <ul style="list-style-type: none"> <li>- Removing ADUs association with only existing buildings</li> <li>- Removing addition to existing single detached dwellings in association with ADUs – with this change, an addition will be regulated through underlying zone regulations</li> <li>- Enabling purpose-built three-unit dwelling in zones where three residential units are permitted through Bill 23 changes.</li> </ul>
<p><b>Section 4 – General Regulations</b> <b>4.12.3 Additional Dwelling Units (Detached)</b></p>	<p><b>Section 4 – General Regulations</b> <b>4.12.3 Additional Dwelling Units (Detached)</b></p>	

Existing Section/Regulation	Proposed Amendment	Rationale
<p>One additional dwelling unit (detached) may be permitted in association with a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit in accordance with the regulations specified by the zone category in which an additional dwelling unit (attached) is permitted, and as amended by the following:</p> <p>a) for the purposes of Section 4.12.3, the area that is designed to be a separate lot for a street townhouse dwelling or semi-detached dwelling shall be considered to be a lot;</p> <p>b) an additional dwelling unit (detached) shall only be permitted on the same lot as a single detached dwelling, semi-detached dwelling or street townhouse dwelling, with or without one additional dwelling unit (attached);</p> <p>c) an additional dwelling unit (detached) shall not be permitted on the same lot as a single detached dwelling with two additional dwelling units (attached);</p> <p>d) an additional dwelling unit (detached) shall not be severed from the lot containing the single detached dwelling, semi-detached dwelling or street townhouse dwelling;</p> <p>e) the additional dwelling unit (detached) shall be connected to full municipal services;</p> <p>f) no more than one additional dwelling unit (detached) is permitted on a lot;</p> <p>g) the building floor area of the additional dwelling unit (detached) shall not exceed fifty percent of the building floor area of the single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit on the same lot, or 80 square metres, whichever is less;</p> <p>h) the minimum lot area shall be 395.0 square metres or in accordance with applicable regulations included in Table 7-2, 7-3 or 7-4, whichever is greater;</p> <p>i) the minimum lot width shall be 13.1 metres or in accordance with applicable regulations included in Table 7-2, 7-3 or 7-4, whichever is greater;</p>	<p>One additional dwelling unit (detached) may be permitted in association with a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit in accordance with the regulations specified by the zone category in which an additional dwelling unit (attached) is permitted, and as amended by the following:</p> <p>a) for the purposes of Section 4.12.3, the area that is designed to be a separate lot for a street townhouse dwelling or semi-detached dwelling shall be considered to be a lot;</p> <p>b) an additional dwelling unit (detached) shall only be permitted on the same lot as a single detached dwelling, semi-detached dwelling or street townhouse dwelling, with or without one additional dwelling unit (attached);</p> <p>c) an additional dwelling unit (detached) shall not be permitted on the same lot as a single detached dwelling with two additional dwelling units (attached);</p> <p>d) an additional dwelling unit (detached) shall not be severed from the lot containing the single detached dwelling, semi-detached dwelling or street townhouse dwelling;</p> <p>e) the additional dwelling unit (detached) shall be connected to full municipal services;</p> <p>f) no more than one additional dwelling unit (detached) is permitted on a lot;</p> <p>g) the gross floor area of the additional dwelling unit (detached) shall not exceed fifty percent of the building floor area of the single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit on the same lot, or 80 square metres, whichever is less;</p> <p>h) the minimum lot area shall be 395.0 square metres or in accordance with applicable regulations included in Table 7-2, 7-3 or 7-4, whichever is greater;</p> <p>i) the minimum lot width shall be 13.1 metres or in accordance with applicable regulations included in Table 7-2, 7-3 or 7-4, whichever is greater;</p>	

Existing Section/Regulation	Proposed Amendment	Rationale
<p>j) a building containing an additional dwelling unit (detached) shall be located a minimum of 0.6 metres from a rear lot line and interior side lot line;</p> <p>k) an additional dwelling unit (detached) shall not be located in the front yard or exterior side yard;</p> <p>l) for an additional dwelling unit (detached), the maximum building height shall be:</p> <p>a. 4.5 metres for a hip, gable, shed, or gambrel roof, measured to the mid point between the eaves and the peak of the roof, excluding the eaves of any projections;</p> <p>b. 4.5 metres for a mansard roof, measured to the deck line;</p> <p>c. 3 metres for a flat roof, measured to the peak of the roof;</p>  <p>m) for a shed roof where the peak of the roof is more than 4.5 metres from the highest elevation of the finished ground, the highest exterior wall shall not face a rear lot line or side lot line closer than 4.5 metres, except where the lot line is a street line or lane;</p> <p>n) an unobstructed walkway that is a minimum 1.1 metres in width shall be provided from a street to the additional dwelling unit (detached). The walkway shall not be located within a required parking space;</p> <p>o) Despite Section 5.3.3 a) ii), where three parking spaces are required in accordance with Table 5-3, <b>two</b> parking spaces may be tandem parking spaces; and,</p> <p>p) Despite Section 5.6, where a lot is within 800 metres of a Light Trail Transit (LRT) station as shown on Appendix E,</p>	<p>j) a building containing an additional dwelling unit (detached) shall be located a minimum of 0.6 metres from a rear lot line and interior side lot line;</p> <p>k) an additional dwelling unit (detached) shall not be located in the front yard or exterior side yard;</p> <p>l) for an additional dwelling unit (detached), the maximum building height shall be:</p> <p>a. 4.5 metres for a hip, gable, shed, or gambrel roof, measured to the mid point between the eaves and the peak of the roof, excluding the eaves of any projections;</p> <p>b. 4.5 metres for a mansard roof, measured to the deck line;</p> <p>c. 3 metres for a flat roof, measured to the peak of the roof;</p>  <p>m) for a shed roof where the peak of the roof is more than 4.5 metres from the highest elevation of the finished ground, the highest exterior wall shall not face a rear lot line or side lot line closer than 4.5 metres, except where the lot line is a street line or lane;</p> <p>n) an unobstructed walkway that is a minimum 1.1 metres in width shall be provided from a street to the additional dwelling unit (detached). The walkway shall not be located within a required parking space;</p> <p>o) Despite Section 5.3.3 a) ii), where three parking spaces are required in accordance with Table 5-3, <b>three</b> parking spaces may be tandem parking spaces; and,</p> <p>p) Despite Section 5.6, where a lot is within 800 metres of a Light Trail Transit (LRT) station as shown on Appendix E,</p>	<p>- Enabling tandem parking for three parking spaces</p>

Existing Section/Regulation	Proposed Amendment	Rationale
no parking space shall be required for the additional dwelling unit (detached).	no parking space shall be required for the additional dwelling unit (detached).	
<b>New Regulation</b>	<p><b>4.12.4 Four to Ten dwelling units on a lot</b>  Four to ten dwelling units on a lot without any non-residential use except permitted home occupation uses shall be permitted in accordance with the regulations specified by the zone category for the dwelling(s) and shall have:</p> <p>a) a minimum of 20% street line façade opening which includes at least one (1) pedestrian entrance to the principal building;</p> <p>b) a minimum 20% of the front yard landscaped, excluding surface walkways, patios, decks, playgrounds or pathways;</p> <p>c) a minimum driveway width of 2.6 metres;</p> <p>d) despite section 4.12.4 c), where a driveway is immediately adjacent to any building or structure on a lot, the driveway including any curbing shall be a minimum of 3.0 metres wide.</p>	<ul style="list-style-type: none"> <li>- Incorporates design and site functionality elements for development with 10 units or less now exempt from Site Plan Approval.</li> <li>- Activating the street and avoiding a blank street facing wall that promotes healthy transportation choices and visual surveillance of the street from a safety perspective</li> <li>- Ensure that a portion of the front yard will include permeable landscaping to support climate mitigation including streetscape cooling effect and water infiltration.</li> <li>- requiring a minimum one-way driveway leading to a parking lot for development with 10 units or less</li> </ul>
<p><b>Section 5 – Parking, Loading, and Stacking</b>  <b>5.3 Parking Space and Parking Lot Provisions</b>  a) Where a parking lot is situated on a lot and abuts a residential zone, a visual barrier shall be provided and maintained between the parking lot and such abutting residential lot line in accordance with Section 4.18 herein.  b) All parking lots shall be provided with adequate means of ingress and egress to and from a street or lane in a forward motion, and shall be arranged so as not to interfere with the normal public use of a street or lane.  c) Parking spaces, drive aisles, driveways, and parking lots shall be provided and maintained with stable surfaces such as asphalt, concrete, or other hard-surfaced material as approved by the Director of Planning or designate.</p>	<p><b>Section 5 – Parking, Loading, and Stacking</b>  <b>5.3 Parking Space and Parking Lot Provisions</b>  a) Where a parking lot is situated on a lot and abuts a residential zone, a visual barrier shall be provided and maintained between the parking lot and such abutting residential lot line in accordance with Section 4.18 herein.  b) All parking lots shall be provided with adequate means of ingress and egress to and from a street or lane in a forward motion, and shall be arranged so as not to interfere with the normal public use of a street or lane.  c) Parking spaces, drive aisles, driveways, and parking lots shall be provided and maintained with stable surfaces such as asphalt, concrete, or other hard-surfaced material as approved by the Director of Planning or designate.</p>	

Existing Section/Regulation	Proposed Amendment	Rationale
<p>d) All required visitor parking spaces shall be clearly identified, demarcated, and reserved at all times</p> <p><b>New Regulations</b></p>	<p>d) All required visitor parking spaces shall be clearly identified, demarcated, and reserved at all times</p> <p>e) Where a parking lot is provided for a development that does not require site plan approval pursuant to Section 41 of the Planning Act, following regulations shall apply:</p> <p>i) The parking lot shall be setback a minimum of 1.5 metres from side lot lines and rear lot lines; and,</p> <p>ii) The minimum drive aisle width shall be 6 metres.</p>	<ul style="list-style-type: none"> <li>- Regulations for parking lot not provided or going through Site Plan Approval</li> <li>- for adequate setback from adjacent properties and soil volumes for landscaping, grading and drainage</li> <li>- for maneuvering of vehicles</li> </ul>
<p><b>Section 5 – Parking, Loading, and Stacking</b></p> <p><b>5.3.3 Location of Parking Spaces for Residential Uses</b></p> <p>a) On a lot containing a single detached dwelling, semi-detached dwelling, <b>ADD</b>, additional dwelling unit(s) (attached), additional dwelling unit (detached), small residential care facility, lodging house having less than 9 residents, or home occupation:</p> <p>i) Parking spaces shall be located a minimum distance of 6 metres from a street line;</p> <p>ii) Despite Subsection i), where two or more parking spaces are required, one parking space may locate on the driveway within 6 metres of the front lot line or exterior side lot line and may be a tandem parking space; and,</p>	<p><b>Section 5 – Parking, Loading, and Stacking</b></p> <p><b>5.3.3 Location of Parking Spaces for Residential Uses</b></p> <p>a) On a lot containing a single detached dwelling, semi-detached dwelling, <b>street townhouse dwelling</b>, additional dwelling unit(s) (attached), additional dwelling unit (detached), small residential care facility, lodging house having less than 9 residents, or home occupation:</p> <p>i) Parking spaces shall be located a minimum distance of 6 metres from a street line;</p> <p>ii) Despite Subsection i), where two or more parking spaces are required, one parking space may locate on the driveway within 6 metres of the front lot line or exterior side lot line and may be a tandem parking space; and,</p>	

Existing Section/Regulation	Proposed Amendment	Rationale
<p data-bbox="149 175 401 215"><b>Illustration 5-1: One Tandem Parking Space – Option A</b></p>  <p data-bbox="443 175 762 215"><b>Illustration 5-2: One Tandem Parking Space – Option B</b></p> 	<p data-bbox="873 175 1125 215"><b>Illustration 5-1: One Tandem Parking Space – Option A</b></p>  <p data-bbox="1167 175 1486 215"><b>Illustration 5-2: One Tandem Parking Space – Option B</b></p> 	
<p data-bbox="138 581 800 824">iii) Despite Subsection ii) where three parking spaces are required on a lot that contains an additional dwelling unit (attached) and an additional dwelling unit (detached), one parking space may locate on the driveway within 6 metres of the front lot line or exterior side lot line and two parking spaces may be tandem parking spaces; and</p> <p data-bbox="138 829 800 963">iv) Not more than one parking space for a home occupation may be located in a rear yard, except in the case of a corner lot, a through lot, or a lot abutting a lane.</p> <p data-bbox="107 971 720 1003"><b>b) On a lot containing a street townhouse dwelling:</b></p> <p data-bbox="138 1008 779 1073">i) parking spaces shall be located a minimum distance of 6 metres from a street line.</p> <p data-bbox="107 1081 768 1179">c) On a lot containing a multiple dwelling, dwelling unit, cluster townhouse dwelling, lodging house having 9 residents or more, or a large residential care facility:</p> <p data-bbox="138 1187 800 1427">i) parking spaces shall not be located within the front yard or within the exterior side yard. In no case shall any parking spaces be located within 3 metres of the front lot line, exterior side lot line or street line; and, ii) despite Subsection i), parking spaces, loading spaces, or drive aisles located in an enclosed portion of a building entirely below grade, may have a minimum</p>	<p data-bbox="863 581 1524 751">iii) Despite Subsection ii) where three parking spaces are required on a lot DELETED, one parking space may locate on the driveway within 6 metres of the front lot line or exterior side lot line and three parking spaces may be tandem parking spaces; and</p> <p data-bbox="863 829 1524 963">iv) Not more than one parking space for a home occupation may be located in a rear yard, except in the case of a corner lot, a through lot, or a lot abutting a lane.</p> <p data-bbox="831 971 978 1003"><b>b) DELETED.</b></p> <p data-bbox="831 1081 1493 1179">c) On a lot containing a multiple dwelling, dwelling unit, cluster townhouse dwelling, lodging house having 9 residents or more, or a large residential care facility:</p> <p data-bbox="863 1187 1524 1427">i) parking spaces shall not be located within the front yard or within the exterior side yard. In no case shall any parking spaces be located within 3 metres of the front lot line, exterior side lot line or street line; and, ii) despite Subsection i), parking spaces, loading spaces, or drive aisles located in an enclosed portion of a building entirely below grade, may have a minimum</p>	<p data-bbox="1556 570 1976 773">- Wherever 3 parking spaces are required, one parking space can be on a driveway within 6 m of the front lot line or exterior lot line and three parking spaces may be tandem parking spaces</p> <p data-bbox="1556 922 1965 987">- Enabling parking space options for street townhouses.</p>

Existing Section/Regulation	Proposed Amendment	Rationale																																																																																																																																																																																																																																																																																																																																																																																																																
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<p><b>SECTION 7 – Residential Zones (RES)</b> <b>7.2 PERMITTED USES</b></p> <p style="text-align: center;"><b>Table 7-1: Permitted Uses within the Residential Zones</b></p> <table border="1" data-bbox="113 418 762 967"> <thead> <tr> <th>Use</th> <th>RES-1</th> <th>RES-2</th> <th>RES-3</th> <th>RES-4</th> <th>RES-5</th> <th>RES-6</th> <th>RES-7</th> </tr> </thead> <tbody> <tr><td colspan="8"><b>Residential Uses</b></td></tr> <tr><td>Single Detached Dwelling</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td></td><td></td></tr> <tr><td>Additional Dwelling Units (Attached)(1)</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td></td><td></td></tr> <tr><td>Additional Dwelling Units (Detached)(2)</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td></td><td></td></tr> <tr><td>Semi-Detached Dwelling</td><td></td><td></td><td>✓</td><td>✓</td><td>✓</td><td></td><td></td></tr> <tr><td>Townhouse Dwelling – Street</td><td></td><td></td><td></td><td>✓(3)</td><td>✓(4)</td><td></td><td></td></tr> <tr><td>Townhouse Dwelling – Cluster</td><td></td><td></td><td></td><td></td><td>✓(4)</td><td>✓</td><td></td></tr> <tr><td>Multiple Dwelling</td><td></td><td></td><td>✓(3)</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Lodging House</td><td></td><td></td><td></td><td>✓</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Continuing Care Community</td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Hospice</td><td></td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Residential Care Facility, Small</td><td></td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Residential Care Facility, Large</td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td colspan="8"><b>Non-Residential Uses</b></td></tr> <tr><td>Artisan’s Establishment (5)</td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td></tr> <tr><td>Community Facility (5)</td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td></tr> <tr><td>Convenience Retail (5)</td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td></tr> <tr><td>Day Care Facility (5)</td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td></tr> <tr><td>Financial Establishment (5)</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td></tr> <tr><td>Health Office (5)</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td></tr> <tr><td>Home Occupation (6)</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Office (5)</td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td></tr> <tr><td>Personal Services (5)</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td></tr> <tr><td>Studio 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Existing Section/Regulation	Proposed Amendment	Rationale
<p><b>NEW REGULATION</b></p>	<p>(7) 4 to 10 dwelling units on a lot provided without any non-residential use except permitted home occupation uses shall be permitted in accordance with the regulations in Table 7-5 or Table 7-6 as applicable and Section 4.12.4</p>	
<p><b>SECTION 7 – Residential Zones (RES)</b>  <b>Table 7-6: For Multiple Dwellings and Non-Residential Uses</b></p> <p><b>Additional Regulations for Multiple Dwellings and Non-Residential Uses Table 7-6</b></p> <p>(1) A multiple dwelling <b>up to</b> 4 dwelling units shall have a minimum lot width of 15.0 metres.</p> <p>(2) Combined total Floor Space Ratio of all uses on the lot.</p> <p>(3) <b>For multiple dwellings with 4 dwelling units or more,</b> each dwelling unit located at ground floor level shall have a patio area adjacent to the dwelling unit with direct access to such dwelling unit.</p> <p>(4) The total gross floor area of all non-residential uses shall not exceed 25% of the total gross floor area on a lot.</p> <p>(5) The maximum building height shall be 25 metres within 15 metres of a lot with a (RES-6) Medium Rise Residential Six Zone.</p> <p>(6) The regulations within Table 7-6 shall not apply to an existing multiple dwelling on an existing lot.</p> <p>(7) Individual buildings will not be required to achieve the minimum floor space ratio where there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can achieve the minimum floor space ratio.</p> <p>(8) For lands identified in Appendix D – Established Neighbourhoods Area, the minimum and maximum front yard shall be in accordance with Section 7.6.</p> <p>(9) For lands identified in Appendix C – Central Neighborhoods, the maximum building height shall be in accordance with Section 7.5.</p>	<p><b>SECTION 7 – Residential Zones (RES)</b>  <b>Table 7-6: For Multiple Dwellings and Non-Residential Uses</b></p> <p><b>Additional Regulations for Multiple Dwellings and Non-Residential Uses Table 7-6</b></p> <p>(1) A multiple dwelling <b>with</b> 4 dwelling units shall have a minimum lot width of 15.0 metres.</p> <p>(2) Combined total Floor Space Ratio of all uses on the lot.</p> <p>(3) For multiple dwellings <b>DELETED</b>, each dwelling unit located at ground floor level shall have a patio area adjacent to the dwelling unit with direct access to such dwelling unit.</p> <p>(4) The total gross floor area of all non-residential uses shall not exceed 25% of the total gross floor area on a lot.</p> <p>(5) The maximum building height shall be 25 metres within 15 metres of a lot with a (RES-6) Medium Rise Residential Six Zone.</p> <p>(6) The regulations within Table 7-6 shall not apply to an existing multiple dwelling on an existing lot.</p> <p>(7) Individual buildings will not be required to achieve the minimum floor space ratio where there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can achieve the minimum floor space ratio.</p> <p>(8) For lands identified in Appendix D – Established Neighbourhoods Area, the minimum and maximum front yard shall be in accordance with Section 7.6.</p> <p>(9) For lands identified in Appendix C – Central Neighborhoods, the maximum building height shall be in accordance with Section 7.5.</p>	<p>- Clarifying language for multiple dwellings which are proposed to be defined as a minimum of 4 units</p>

**Section 19 – Site Specific Provisions**

Existing Site-Specific Provision	Proposed Amendment	Rationale
<p>(223) – Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedule 239 of Appendix A, the maximum number of dwelling units in a multiple dwelling shall be five and the following uses shall not be permitted:</p> <ul style="list-style-type: none"> <li>a) hospice;</li> <li>b) lodging house;</li> <li>c) an additional dwelling unit (attached) associated with a semi-detached dwelling; and,</li> <li>d) street townhouse dwelling.</li> </ul>	<p>(223) – Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedule 239 of Appendix A, the maximum number of dwelling units in a multiple dwelling shall be five and the following uses shall not be permitted:</p> <ul style="list-style-type: none"> <li>a) hospice;</li> <li>b) lodging house;</li> <li>c) DELETED; and,</li> <li>d) street townhouse dwelling.</li> </ul>	<p>Amending to permit ADUs in association with a semi-detached dwelling</p>
<p>(226) – Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedule 193 of Appendix A, the following shall apply:</p> <ul style="list-style-type: none"> <li>a) the only form of multiple dwelling permitted shall be cluster townhouse dwelling, in accordance with the following regulations: <ul style="list-style-type: none"> <li>i. the maximum building height shall be 9.0 metres, and residential buildings are permitted to have a maximum of one-storey;</li> <li>ii. parking shall be provided at a rate of 1.3 spaces per dwelling unit;</li> <li>iii. off-street parking may not be located between any building façade and Trafalgar Avenue; and,</li> <li>iv. fences with a height greater than 0.9 metres shall not be permitted between any building façade and Trafalgar Avenue.</li> </ul> </li> <li>b) additional dwelling unit (detached) and lodging house shall not be permitted.</li> </ul>	<p>(226) – Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedule 193 of Appendix A, the following shall apply:</p> <ul style="list-style-type: none"> <li>a) the only form of multiple dwelling permitted shall be cluster townhouse dwelling, in accordance with the following regulations: <ul style="list-style-type: none"> <li>i. the maximum building height shall be 9.0 metres, and residential buildings are permitted to have a maximum of one-storey;</li> <li>ii. parking shall be provided at a rate of 1.3 spaces per dwelling unit;</li> <li>iii. off-street parking may not be located between any building façade and Trafalgar Avenue; and,</li> <li>iv. fences with a height greater than 0.9 metres shall not be permitted between any building façade and Trafalgar Avenue.</li> </ul> </li> <li>b) DELETED lodging house shall not be permitted.</li> </ul>	<p>Amending to permit detached ADU</p>
<p>(232) – Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedule 239 of Appendix A, the maximum number of dwelling units in a multiple dwelling shall be five and the following uses shall not be permitted:</p> <ul style="list-style-type: none"> <li>a) hospice;</li> <li>b) lodging house;</li> </ul>	<p>(232) – Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedule 239 of Appendix A, the maximum number of dwelling units in a multiple dwelling shall be five and the following uses shall not be permitted:</p> <ul style="list-style-type: none"> <li>a) hospice;</li> <li>b) lodging house;</li> </ul>	<p>Amending to permit attached ADU in association with semi-detached dwelling</p>

<p>c) additional dwelling unit (attached) in association with a semi-detached dwelling; and, d) street townhouse dwelling.</p>	<p>c) DELETED and, d) street townhouse dwelling.</p>	
<p>(253) – Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedule 107 and 108 of Appendix A, the following uses shall not be permitted: a) additional dwelling unit (attached); b) additional dwelling unit (detached); c) lodging house; d) semi-detached dwelling; and, e) single detached dwelling.</p>	<p>(253) – Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedule 107 and 108 of Appendix A, the following uses shall not be permitted: a) DELETED; b) DELETED; c) lodging house; d) semi-detached dwelling; and, e) single detached dwelling.</p>	<p>Amending to permit attached ADU in association with street townhouse dwelling</p>

**Zoning By-law 85-1**

Existing Section/Regulation	Proposed Amendment	Rationale
<p><b>Section 2 – Administration</b>  <b>2.3 ZONING (OCCUPANCY) CERTIFICATE</b>            No change may be made in the type of use of any land covered by this By-law or change in the type of use of any building on any such land without a Zoning (Occupancy) Certificate being issued by the Director of Planning to the effect that the proposed use is not contrary to this By-law. A Zoning (Occupancy) Certificate shall be required for each use contained within a building containing multiple uses. Notwithstanding the above, no zoning (occupancy) certificate shall be required for a single detached dwelling, additional dwelling unit (detached), duplex dwelling, semi-detached dwelling, street townhouse dwelling, private home daycare or commercial parking facility.</p>	<p><b>Section 2 – Administration</b>  <b>2.3 ZONING (OCCUPANCY) CERTIFICATE</b>            No change may be made in the type of use of any land covered by this By-law or change in the type of use of any building on any such land without a Zoning (Occupancy) Certificate being issued by the Director of Planning to the effect that the proposed use is not contrary to this By-law. A Zoning (Occupancy) Certificate shall be required for each use contained within a building containing multiple uses. Notwithstanding the above, no zoning (occupancy) certificate shall be required for a single detached dwelling with or without one additional dwelling unit (attached), DELETED, duplex dwelling, semi-detached dwelling with or without one additional detached dwelling (attached), semi-detached duplex dwelling, DELETED private home daycare or commercial parking facility.</p>	<ul style="list-style-type: none"> <li>- Enabling the requirement for Zoning Occupancy Certificates for street townhouse dwellings and ADUs detached and two attached to conduct a detailed zoning review that was formerly conducted through site plan</li> </ul>
<p><b>Section 2 – Administration</b>  <b>New Regulation</b></p>	<p><b>Section 2 – Administration</b>  <b>2.5 TECHNICAL REVISIONS TO THE ZONING BY-LAW</b>            Technical revisions may be made to this By-law without the need for a Zoning By-law Amendment. Technical revisions mean the correction of numbering, cross-referencing, grammar, punctuation or typographical errors, mapping errors, or revisions to format in a manner that does not change the intent of this By-law.</p>	<ul style="list-style-type: none"> <li>- Adopting regulation from ZBL 2019-051 to enable technical revisions without the need for an amendment to the by-law</li> </ul>
<p><b>Section 4 – Definitions</b>  <b>4.2 Specific</b>  <b>New Definition</b></p>	<p><b>Section 4 – Definitions</b>  <b>4.2 Specific</b>            “Additional Dwelling Unit (Attached)” means the use of a single detached dwelling, semi-detached house, or street townhouse dwelling where a separate self-contained dwelling unit is located within the principal building.</p>	<ul style="list-style-type: none"> <li>- Adopting definition from ZBL 2019-051</li> </ul>
<p><b>Section 4 – Definitions</b>            “Driveway” means a private road giving access from a public street to a building or parking space. (By-law 2007-231, S.2)</p>	<p><b>Section 4 – Definitions</b>            “Driveway” means a vehicle route that provides access from a street or lane to a drive aisle, parking space, or parking lot.</p>	<ul style="list-style-type: none"> <li>- Adopting definition from ZBL 2019-051</li> </ul>

Existing Section/Regulation	Proposed Amendment	Rationale
<p><b>Section 4 – Definitions</b>  "Multiple Dwelling" means a building containing <b>three</b> or more dwelling units but shall not include a street townhouse dwelling or semi-detached dwelling.</p>	<p><b>Section 4 – Definitions</b>  "Multiple Dwelling" means a building containing <b>four</b> or more dwelling units but shall not include a street townhouse dwelling or semi-detached dwelling.</p>	<ul style="list-style-type: none"> <li>- Enabling purpose-built three-unit dwelling in zones where three residential units are permitted through Bill 23 changes</li> </ul>
<p><b>Section 4 – Definitions</b>  "Parking Lot" means an area located on a lot which contains four or more parking spaces <b>ADD</b>.</p>	<p><b>Section 4 – Definitions</b>  "Parking Lot" means an area located on a lot which contains four or more parking spaces <b>and a minimum of one drive aisle</b>.</p>	<ul style="list-style-type: none"> <li>- Redefining Parking Lot definition where at four or more parking spaces are provided with a drive aisle</li> </ul>
<p><b>Section 4 – Definitions</b>  <b>NEW DEFINITION</b></p>	<p><b>Section 4 – Definitions</b>  <b>"Principal"</b> means, when used to describe a use, the primary use carried out on the lot or within a building or structure, and, when used to describe a building or structure, means the building or structure in which the primary use is conducted, or intended to be conducted.</p>	<ul style="list-style-type: none"> <li>- New definition of principal from Zoning By-law 2019-051 to clarify use of principal building on properties that include one or more ADU</li> </ul>
<p><b>Section 5 – General Regulations</b>  <b>NEW REGULATION</b></p>	<p><b>Section 5 – General Regulations</b>  <b>5.22.1 One Additional Dwelling Unit (Attached)</b>  One additional dwelling unit (attached) may be permitted in association with a single detached dwelling, a semi-detached house or a street townhouse dwelling in accordance with the regulations specified by the zone category and applying to single detached dwelling, semi-detached house, or street townhouse dwelling in which an additional dwelling unit (attached) are located and in addition to and as amended by the following:  a) One additional dwelling unit (attached) shall only be located in the same building as a single detached dwelling, a semi-detached house, or a street townhouse dwelling;  b) An additional dwelling unit (attached) shall be connected to full municipal services.</p> <p><b>5.22.1.1 One Additional Dwelling Unit (Attached) and Duplexes</b>  1. A duplex dwelling shall be considered as a single detached dwelling with one additional dwelling unit</p>	<ul style="list-style-type: none"> <li>- Regulations for one ADU attached adapted from ZBL 2019-051</li> <li>- Clarifying the regulations for one ADU (attached) only permitted with a single detached dwelling, semi-detached dwelling or street townhouse is a permitted use</li> </ul>

Existing Section/Regulation	Proposed Amendment	Rationale
	<p>(attached) and a semi-detached duplex house shall be considered as a semi-detached house with one additional dwelling unit (attached).</p> <p>2. New duplex dwellings or semi-detached duplex house may be permitted in accordance with regulations set out in Section 5.22.1 One Additional Dwelling Unit (Attached).</p>	<ul style="list-style-type: none"> <li>- Clarification that duplex is considered as a single detached dwelling or semi-detached dwelling with one attached ADU to clarify how to apply zoning regulations.</li> <li>- New duplexes will be considered as single detached dwelling or semi-detached dwelling with one attached ADU moving forward.</li> </ul>
<p><b>Section 5 – General Regulations</b> <b>NEW REGULATION</b></p>	<p><b>Section 5 – General Regulations</b> <b>5.22.2 Two Additional Dwelling Units (Attached)</b> Two additional dwelling units may be permitted in association with a single detached dwelling, a semi-detached house, or a street townhouse dwelling in accordance with the regulations specified by the zone category and applying to single detached dwelling, semi-detached house, or street townhouse dwelling in which the two additional dwelling units (attached) are located and in addition to and as amended by the following:</p> <ul style="list-style-type: none"> <li>a) two additional dwelling units (attached) shall be connected to full municipal services;</li> <li>b) a maximum of one pedestrian entrance to the principal building shall be located on each street line façade, except where more pedestrian entrances are existing;</li> <li>c) no more than two additional dwelling units (attached) are permitted on a lot;</li> <li>d) the maximum number of dwelling units on a lot shall be three;</li> <li>e) the minimum lot area shall be 395 square metres or in accordance with the minimum lot area specified by the zone category for the principal dwelling type, whichever is greater;</li> <li>f) the minimum lot width shall be 13.1 metres or in accordance with the minimum lot width specified by the zone category for the principal dwelling type, whichever is greater;</li> </ul>	<ul style="list-style-type: none"> <li>- Regulations for two ADUs (attached) adapted from ZBL 2019-051</li> <li>- Establishing that two ADUs (attached) are only permitted if the single detached dwelling, semi-detached house (i.e. one side of a semi-detached dwelling) or street townhouse unit is a permitted use</li> <li>-</li> </ul>

Existing Section/Regulation	Proposed Amendment	Rationale
	g) the minimum landscaped area shall be 20%.	
<p><b>Section 5 – General Regulations</b>  <b>NEW REGULATION</b></p>	<p><b>Section 5 – General Regulations</b>  <b>5.33 Four to Ten Dwelling Units on a Lot</b>  Four (4) to ten (10) dwelling units on a lot without any non-residential use except permitted home occupation uses shall be permitted in accordance with the regulations specified by the zone category for the dwelling(s) and shall have:  a) a minimum of 20% street line façade opening which includes at least one (1) pedestrian entrance to the principal building;  b) a minimum 20% of the front yard landscaped, excluding surface walkways, patios, decks, playgrounds or pathways;  c) a minimum driveway width of 2.6 metres;  d) despite section 5.33 c), where a driveway is immediately adjacent to any building or structure on a lot, the driveway including any curbing shall be a minimum of 3.0 metres wide.</p>	<ul style="list-style-type: none"> <li>- Incorporates design and site functionality elements for development with 10 units or less now exempt from Site Plan Approval.</li> <li>- Activating the street and avoiding a blank street facing wall that promotes healthy transportation choices and visual surveillance of the street from a safety perspective</li> <li>- Ensure that a portion of the front yard will include permeable landscaping to support climate mitigation including streetscape cooling effect and water infiltration.</li> <li>- requiring a minimum one-way driveway leading to a parking lot for development with 10 units or less</li> </ul>
<p><b>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING</b>  <b>6.1 OFF-STREET PARKING</b>  <b>.1 REGULATIONS</b>  <b>.1 Location</b>  <b>b) <u>Single Detached Dwellings, Semi-Detached Dwellings, and Duplex Dwellings with or without an Additional Dwelling Unit (Detached); Residential Care Facility having less than 9 residents; and a Lodging House having less than 9 residents</u></b></p>	<p><b>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING</b>  <b>6.1 OFF-STREET PARKING</b>  <b>.1 REGULATIONS</b>  <b>.1 Location</b>  <b>b) <u>Single Detached Dwellings with or without Additional Dwelling Unit(s), Semi-Detached Dwellings with or without Additional Dwelling Unit(s), and Duplex Dwellings with or without one Additional Dwelling Unit(s) (Attached) or an Additional Unit (Detached); Residential Care Facility having less than 9 residents; and a Lodging House having less than 9 residents</u></b></p>	<ul style="list-style-type: none"> <li>- Clarifying that these regulations also apply to ADUs (attached)</li> </ul>

Existing Section/Regulation	Proposed Amendment	Rationale
<p>On a lot containing a Single Detached Dwelling, Semi-Detached Dwelling, or Duplex Dwelling with or without an Additional Dwelling Unit (Detached); Residential Care Facility having less than 9 residents; or a Lodging House having less than 9 residents: (Amended: By-law 2021-040, S.9)</p> <p>i) The off-street parking required for such dwellings shall be located a minimum distance of 6 metres from the street line.</p> <p>Notwithstanding the above, a Duplex Dwelling, Semi-Detached Dwelling containing two dwelling units, any principal dwelling with an Additional Dwelling Unit (Detached), or a Residential Care Facility having less than 9 residents, all of which require a minimum of two parking spaces, shall be permitted to locate one of the required parking spaces on the driveway less than 6 metres from the street line and may be arranged in tandem. For any principal dwelling containing an Additional Dwelling Unit (Detached), up to three required parking spaces may be arranged in tandem. (Amended: By-law 2021-040, S.10)</p>	<p>On a lot containing a Single Detached Dwelling with or without Additional Dwelling Unit(s), Semi-Detached Dwelling with or without Additional Dwelling Unit(s), or Duplex Dwelling with or without one Additional Dwelling Unit(s) (Attached) or an Additional Unit (Detached); Residential Care Facility having less than 9 residents; or a Lodging House having less than 9 residents: (Amended: By-law 2021-040, S.9)</p> <p>i) The off-street parking required for such dwellings shall be located a minimum distance of 6 metres from the street line.</p> <p>Notwithstanding the above, where two or three parking spaces are required, one of the required parking spaces shall be permitted to locate on the driveway less than 6 metres from the street line and up to three parking spaces may be arranged in tandem.</p>	<p>- Simplifying language to permit up to three parking spaces in tandem.</p>
<p><b>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING</b>  <b>6.1 OFF-STREET PARKING</b>  <b>.1 REGULATIONS</b>  <b>.1 Location</b>  <b>c) Street Townhouse Dwellings with or without an Additional Dwelling Unit (Detached)</b></p> <p>On a lot containing a Street Townhouse Dwelling with or without an Additional Dwelling Unit (Detached): (Amended: By-law 2021-040, S.11)</p>	<p><b>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING</b>  <b>6.1 OFF-STREET PARKING</b>  <b>.1 REGULATIONS</b>  <b>.1 Location</b>  <b>c) Street Townhouse Dwellings with or without Additional Dwelling Unit(s) (Attached) or Additional Unit (Detached)</b></p> <p>On a lot containing a Street Townhouse Dwelling with or without an Additional Dwelling Unit(s) (Attached) or</p>	<p>- Clarifying that these regulations also apply to ADUs (attached)</p>

Existing Section/Regulation	Proposed Amendment	Rationale
<p>i) The off-street parking required for such dwelling shall not be located within the minimum front yard or the minimum side yard abutting a street, except in the case of a Street Townhouse Dwelling containing two Dwelling Units or any Street Townhouse Dwelling containing an Additional Dwelling Unit (Detached), in which case one required off-street parking space may be located in a driveway within the minimum front yard or minimum side yard abutting a street. (Amended: By-law 2021-040, S.12)</p> <p>ii) a) A driveway shall be located leading directly from a street or lane to a parking space located a minimum distance of 6.0 metres from the street line and shall have a minimum width of 2.6 metres. (By-law 2005-106, S.12) (Housekeeping Amendment)</p> <p>b) A driveway may be widened to a maximum of 65% of the lot width or 6 metres, whichever is the lesser.</p> <p>c) A driveway and widening thereof may be used for the parking of vehicles provided that a parking space on the driveway or the widening meets the minimum length requirements of Section 6.1.1.2 d). (Amended: By-law 2018-125, S.13) (By-law 94-183, S.14[b], as amended by By-law 95-106, S.5[a]) (Amended: By-law 2012-034, S.27)</p> <p>iii) Notwithstanding clause ii) above, on a corner lot an access driveway shall not be located closer than 9 metres to the intersection of the street lines abutting the lot. For the purpose of this subsection iii), where one or more parking spaces are provided with a setback of less than 12 metres, the driveway including any widening shall be deemed to be at least the same width as the parking spaces, for a minimum distance of 12 metres from the parking space, measured perpendicular to the end of the parking space closest to the street. (By-law 2012-034, S.28)</p>	<p><b>Additional Dwelling Unit (Detached):</b> (Amended: By-law 2021-040, S.11)</p> <p>i) The off-street parking required for such dwelling shall not be located within the minimum front yard or the minimum side yard abutting a street, except in the case of a Street Townhouse Dwelling containing <b>Additional Dwelling Unit(s) (Attached) or Additional Dwelling Unit (Detached)</b>, in which case one required off-street parking space may be located in a driveway within the minimum front yard or minimum side yard abutting a street. (Amended: By-law 2021-040, S.12)</p> <p>ii) a) A driveway shall be located leading directly from a street or lane to a parking space located a minimum distance of 6.0 metres from the street line and shall have a minimum width of 2.6 metres. (By-law 2005-106, S.12) (Housekeeping Amendment)</p> <p>b) A driveway may be widened to a maximum of 65% of the lot width or 6 metres, whichever is the lesser.</p> <p>c) A driveway and widening thereof may be used for the parking of vehicles provided that a parking space on the driveway or the widening meets the minimum length requirements of Section 6.1.1.2 d). (Amended: By-law 2018-125, S.13) (By-law 94-183, S.14[b], as amended by By-law 95-106, S.5[a]) (Amended: By-law 2012-034, S.27)</p> <p>iii) Notwithstanding clause ii) above, on a corner lot an access driveway shall not be located closer than 9 metres to the intersection of the street lines abutting the lot. For the purpose of this subsection iii), where one or more parking spaces are provided with a setback of less than 12 metres, the driveway including any widening shall be deemed to be at least the same width as the parking spaces, for a minimum distance of 12 metres from the parking space, measured perpendicular to the end of the parking space closest to the street. (By-law 2012-034, S.28)</p>	

Existing Section/Regulation	Proposed Amendment	Rationale
<p>iv) In the case of a Street Townhouse Dwelling containing two Dwelling Units and any Street Townhouse Dwelling with an Additional Dwelling Unit (Detached), each additional required parking space may be arranged in tandem behind the first required space. (Amended: By-law 2021-040, S.13)</p> <p>v) Within a front yard, side yard or side yard abutting a street, motor vehicles shall only be parked on a driveway conforming with Section 6.1.1.1. (By-law 2007-231, S.16)</p> <p>vi) The driveway shall be comprised of a material that is consistent throughout the driveway and that is distinguishable from all other ground cover or surfacing, including landscaping or walkways, within the front yard, side yard or side yard abutting a street. (By-law 2007-231, S.16) (Amended: By-law 2012-034, S.29)</p>	<p>iv) In the case of a Street Townhouse Dwelling containing Additional Dwelling Unit(s) (Attached) or Additional Unit (Detached), each additional required parking space may be arranged in tandem behind the first required space. (Amended: By-law 2021-040, S.13)</p> <p>v) Within a front yard, side yard or side yard abutting a street, motor vehicles shall only be parked on a driveway conforming with Section 6.1.1.1. (By-law 2007-231, S.16)</p> <p>vi) The driveway shall be comprised of a material that is consistent throughout the driveway and that is distinguishable from all other ground cover or surfacing, including landscaping or walkways, within the front yard, side yard or side yard abutting a street. (By-law 2007-231, S.16) (Amended: By-law 2012-034, S.29)</p>	
<p><b>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING</b>  <b>6.1 OFF-STREET PARKING</b>  <b>.1 REGULATIONS</b>  <b>.2 <u>Design Standards</u></b></p> <p><b>NEW REGULATION</b></p>	<p><b>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING</b>  <b>6.1 OFF-STREET PARKING</b>  <b>.1 REGULATIONS</b>  <b>.2 <u>Design Standards</u></b></p> <p>h) Where a parking lot is provided for a development that does not require site plan approval pursuant to Section 41 of the Planning Act, the following regulations shall apply:  1. the parking lot shall be setback a minimum of 1.5 metres from side lot line and rear lot line; and,  2. the minimum drive aisle width shall be 6 metres.</p>	<ul style="list-style-type: none"> <li>- Regulations for parking lot not provided or going through Site Plan Approval</li> <li>- for adequate setback from adjacent properties and soil volumes for landscaping, grading and drainage</li> <li>- drive aisle for maneuvering of vehicles</li> </ul>
<p><b>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING</b>  <b>6.1 OFF-STREET PARKING</b></p>	<p><b>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING</b>  <b>6.1 OFF-STREET PARKING</b></p>	

Existing Section/Regulation	Proposed Amendment	Rationale										
<p>.2 OFF-STREET PARKING SCHEDULES (By-law 92-232, S.5[b]) a) Off-Street Parking Schedule for All Zones Except Downtown Zones (By-law 92-232, S.5[c])</p> <p>Parking spaces shall be provided in the minimum quantity specified in Column 2 hereunder for each use listed in Column 1, subject to Subsection b) hereof.</p> <table border="0" data-bbox="96 493 821 776"> <thead> <tr> <th data-bbox="96 493 457 531"><u>Column 1</u></th> <th data-bbox="457 493 821 531"><u>Column 2</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="96 602 457 667">Additional Dwelling Unit (Detached)</td> <td data-bbox="457 602 821 776">1 for each dwelling unit, or 0 where the lot is located within 800 metres of a Light Rail Transit (LRT) station as shown on Appendix I.</td> </tr> </tbody> </table>	<u>Column 1</u>	<u>Column 2</u>	Additional Dwelling Unit (Detached)	1 for each dwelling unit, or 0 where the lot is located within 800 metres of a Light Rail Transit (LRT) station as shown on Appendix I.	<p>.2 OFF-STREET PARKING SCHEDULES (By-law 92-232, S.5[b]) a) Off-Street Parking Schedule for All Zones Except Downtown Zones (By-law 92-232, S.5[c])</p> <p>Parking spaces shall be provided in the minimum quantity specified in Column 2 hereunder for each use listed in Column 1, subject to Subsection b) hereof.</p> <table border="0" data-bbox="821 493 1545 776"> <thead> <tr> <th data-bbox="821 493 1182 531"><u>Column 1</u></th> <th data-bbox="1182 493 1545 531"><u>Column 2</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="821 531 1182 596">Additional Dwelling Unit (Attached)</td> <td data-bbox="1182 531 1545 563">1 for each dwelling unit</td> </tr> <tr> <td data-bbox="821 602 1182 667">Additional Dwelling Unit (Detached)</td> <td data-bbox="1182 602 1545 776">1 for each dwelling unit, or 0 where the lot is located within 800 metres of a Light Rail Transit (LRT) station as shown on Appendix I.</td> </tr> </tbody> </table>	<u>Column 1</u>	<u>Column 2</u>	Additional Dwelling Unit (Attached)	1 for each dwelling unit	Additional Dwelling Unit (Detached)	1 for each dwelling unit, or 0 where the lot is located within 800 metres of a Light Rail Transit (LRT) station as shown on Appendix I.	<p>- Specifying parking minimum for Additional Dwelling Unit (Attached)</p>
<u>Column 1</u>	<u>Column 2</u>											
Additional Dwelling Unit (Detached)	1 for each dwelling unit, or 0 where the lot is located within 800 metres of a Light Rail Transit (LRT) station as shown on Appendix I.											
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Additional Dwelling Unit (Attached)	1 for each dwelling unit											
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<p><b>Section 31 – NEIGHBOURHOOD INSTITUTIONAL ZONE (I-1)</b> <b>31.1 PERMITTED USES</b> <b>ADD</b></p> <p>Day Care Facility Duplex Dwelling Dwelling Unit (By-law 98-108, S.5) Educational Establishment Home Business (By-law 94-1, S.8) Hospice (By-law 2013-124, S.33) Private Home Day Care Religious Institution Residential Care Facility Semi-Detached Dwelling Single-Detached Dwelling</p>	<p><b>Section 31 – NEIGHBOURHOOD INSTITUTIONAL ZONE (I-1)</b> <b>31.1 PERMITTED USES</b> Additional Dwelling Unit (Attached) Additional Dwelling Unit (Detached) Day Care Facility Duplex Dwelling Dwelling Unit (By-law 98-108, S.5) Educational Establishment Home Business (By-law 94-1, S.8) Hospice (By-law 2013-124, S.33) Private Home Day Care Religious Institution Residential Care Facility Semi-Detached Dwelling Single-Detached Dwelling</p>	<p>- Permitting ADUs in this zone since single detached, semi-detached and duplex dwellings are permitted uses</p>										
<p><b>Section 31 – NEIGHBOURHOOD INSTITUTIONAL ZONE (I-1)</b></p>	<p><b>Section 31 – NEIGHBOURHOOD INSTITUTIONAL ZONE (I-1)</b></p>	<p>- Reference to General Regulations sections</p>										

Existing Section/Regulation	Proposed Amendment	Rationale
<p><b>31.3 REGULATIONS</b>  <b>New Regulations</b></p>	<p><b>31.3 REGULATIONS</b>  .6 For Additional Dwelling Unit (Detached)  In accordance with regulations set out in Section 5.22 of this By-law.    .7 For Additional Dwelling Unit (Attached)  One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.  Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law</p>	
<p><b>Section 32 – COMMUNITY INSTITUTIONAL ZONE (I-2)</b>  <b>32.1 PERMITTED USES</b>  <b>ADD</b></p> <p>Artisan's Establishment  Convenience Retail  Day Care Facility  Duplex Dwelling  Dwelling Unit (By-law 98-108, S.5)  Educational Establishment  Financial Establishment  Health Office  Health Clinic  Home Business (By-law 94-1, S.8)  Hospice (By-law 2013-124, S.35)  Multiple Dwelling  Personal Services  Private Home Day Care  Religious Institution  Residential Care Facility  Semi-Detached Dwelling  Single-Detached Dwelling  Social Service Establishment  Street Townhouse Dwelling</p>	<p><b>Section 32 – COMMUNITY INSTITUTIONAL ZONE (I-2)</b>  <b>32.1 PERMITTED USES</b>  Additional Dwelling Unit (Attached)  Additional Dwelling Unit (Detached)</p> <p>Artisan's Establishment  Convenience Retail  Day Care Facility  Duplex Dwelling  Dwelling Unit (By-law 98-108, S.5)  Educational Establishment  Financial Establishment  Health Office  Health Clinic  Home Business (By-law 94-1, S.8)  Hospice (By-law 2013-124, S.35)  Multiple Dwelling  Personal Services  Private Home Day Care  Religious Institution  Residential Care Facility  Semi-Detached Dwelling  Single-Detached Dwelling  Social Service Establishment  Street Townhouse Dwelling</p>	<p>- Permitting ADUs in this zone since single detached, semi-detached and duplex dwellings are permitted uses</p>

Existing Section/Regulation	Proposed Amendment	Rationale
<p><b>Section 32 – COMMUNITY INSTITUTIONAL ZONE (I-2)</b>  <b>32.3 REGULATIONS</b>  .5 For Artisan's Establishment, Day Care Facility, Educational Establishment, Health Office, Health Clinic, Hospice, Religious Institution, Residential Care Facility with 9 Residents or more, Social Service Establishment, Multiple Dwelling and Veterinary Services</p>	<p><b>Section 32 – COMMUNITY INSTITUTIONAL ZONE (I-2)</b>  <b>32.3 REGULATIONS</b>  .5 For Artisan's Establishment, Day Care Facility, Educational Establishment, Health Office, Health Clinic, Hospice, Religious Institution, Residential Care Facility with 9 Residents or more, Social Service Establishment, Multiple Dwelling and Veterinary Services</p>	-
<p><b>Section 32 – COMMUNITY INSTITUTIONAL ZONE (I-2)</b>  <b>32.3 REGULATIONS</b>  <b>New Regulations</b></p>	<p><b>Section 32 – COMMUNITY INSTITUTIONAL ZONE (I-2)</b>  <b>32.3 REGULATIONS</b>  .9 For Additional Dwelling Unit (Detached)  In accordance with regulations set out in Section 5.22 of this By-law.  .10 For Additional Dwelling Unit (Attached)  One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.  Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law  .11 For Lots with Four to Ten Dwelling Units  4 to 10 dwelling units on a lot provided without any non-residential use except permitted home occupation uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33</p>	<p>- Reference to General Regulations sections for ADUs</p> <p>- Reference to General Regulations sections for lots with 4 to 10 units</p>
<p><b>Section 33 – MAJOR INSTITUTIONAL ZONE (I-3)</b>  <b>33.1 PERMITTED USES</b>  <b>ADD</b></p> <p>Arena  Auditorium  Community Centre  Convenience Retail  Day Care Facility  Educational Establishment</p>	<p><b>Section 33 – MAJOR INSTITUTIONAL ZONE (I-3)</b>  <b>33.1 PERMITTED USES</b>  Additional Dwelling Unit (Attached)  Additional Dwelling Unit (Detached)  Arena  Auditorium  Community Centre  Convenience Retail  Day Care Facility  Educational Establishment</p>	<p>- Permitting ADUs in this zone since a street townhouse dwelling is a permitted use. An ADU will only be permitted in association with a street townhouse.</p>

Existing Section/Regulation	Proposed Amendment	Rationale
Financial Establishment Health Office Health Clinic Home Business (By-law 94-1, S.8) Hospital Lodging House Medical Laboratory Multiple Dwelling Museum Personal Services Private Home Day Care Religious Institution Residential Care Facility Social Service Establishment Stadium Street Townhouse Dwelling Studio Veterinary Services	Financial Establishment Health Office Health Clinic Home Business (By-law 94-1, S.8) Hospital Lodging House Medical Laboratory Multiple Dwelling Museum Personal Services Private Home Day Care Religious Institution Residential Care Facility Social Service Establishment Stadium Street Townhouse Dwelling Studio Veterinary Services	
<b>Section 33 – MAJOR INSTITUTIONAL ZONE (I-3)</b> <b>33.3 REGULATIONS</b> <b>New Regulations</b>	<b>Section 33 – MAJOR INSTITUTIONAL ZONE (I-3)</b> <b>33.3 REGULATIONS</b> .5 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law. .6 For Additional Dwelling Unit (Attached) One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law. Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law .7 For Lots with Four to Ten Dwelling Units 4 to 10 dwelling units on a lot provided without any non-residential use except permitted home occupation uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33	<ul style="list-style-type: none"> <li>- Reference to General Regulations sections for ADUs</li>   <li>- Reference to General Regulations sections for lots with 4 to 10 units</li> </ul>

Existing Section/Regulation	Proposed Amendment	Rationale
<p><b>Section 35 – RESIDENTIAL ONE ZONE (R-1)</b>  <b>35.1 PERMITTED USES</b>  <b>ADD</b>  Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)  Home Business (By-law 94-1, S.8)  Private Home Day Care  Residential Care Facility (By-law 2012-140, S.7)  Single Detached Dwelling</p>	<p><b>Section 35 – RESIDENTIAL ONE ZONE (R-1)</b>  <b>35.1 PERMITTED USES</b>  <b>Additional Dwelling Unit (Attached)</b>  Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)  Home Business (By-law 94-1, S.8)  Private Home Day Care  Residential Care Facility (By-law 2012-140, S.7)  Single Detached Dwelling</p>	<p>- Permitting ADUs in this zone since a single detached dwelling is a permitted use</p>
<p><b>Section 35 – RESIDENTIAL ONE ZONE (R-1)</b>  <b>ADD</b></p>	<p><b>Section 35 – RESIDENTIAL ONE ZONE (R-1)</b>  <b>35.5 For Additional Dwelling Unit (Attached)</b>  One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.  Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law.</p>	<p>- Reference to General Regulations sections for ADUs</p>
<p><b>Section 36 – RESIDENTIAL TWO ZONE (R-2)</b>  <b>36.1 PERMITTED USES</b>  <b>ADD</b>  Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)  Duplex Dwelling (By-law 94-183, S.20)  Home Business  Private Home Day Care  Residential Care Facility  Single Detached Dwelling</p>	<p><b>Section 36 – RESIDENTIAL TWO ZONE (R-2)</b>  <b>36.1 PERMITTED USES</b>  <b>Additional Dwelling Unit (Attached)</b>  Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)  Duplex Dwelling (By-law 94-183, S.20)  Home Business  Private Home Day Care  Residential Care Facility  Single Detached Dwelling</p>	<p>- Permitting ADUs to this zone since a single detached dwelling is a permitted use</p>
<p><b>Section 36 – RESIDENTIAL TWO ZONE (R-2)</b>  <b>36.2 REGULATIONS</b>  <b>ADD</b></p>	<p><b>Section 36 – RESIDENTIAL TWO ZONE (R-2)</b>  <b>36.2 REGULATIONS</b>  <b>.4 For Additional Dwelling Unit (Attached)</b>  One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.</p>	<p>- Reference to General Regulations sections for ADUs</p>

Existing Section/Regulation	Proposed Amendment	Rationale
	Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law.	
<p><b>Section 37 – RESIDENTIAL THREE ZONE (R-3)</b>  <b>37.1 PERMITTED USES</b>  <b>ADD</b>  Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)  Duplex Dwelling (By-law 94-183, S.20)  Home Business  Private Home Day Care  Residential Care Facility  Single Detached Dwelling</p>	<p><b>Section 37 – RESIDENTIAL THREE ZONE (R-3)</b>  <b>37.1 PERMITTED USES</b>  Additional Dwelling Unit (Attached)  Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)  Duplex Dwelling (By-law 94-183, S.20)  Home Business  Private Home Day Care  Residential Care Facility  Single Detached Dwelling</p>	<ul style="list-style-type: none"> <li>- Permitting ADUs in this zone since a single detached dwelling is a permitted use</li> </ul>
<p><b>Section 37 – RESIDENTIAL THREE ZONE (R-3)</b>  <b>37.2 REGULATIONS</b>  <b>ADD</b></p>	<p><b>Section 37 – RESIDENTIAL THREE ZONE (R-3)</b>  <b>37.2 REGULATIONS</b>  <b>.4 For Additional Dwelling Unit (Attached)</b>  One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.  Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law.</p>	<ul style="list-style-type: none"> <li>- Reference to General Regulations sections for ADUs</li> </ul>
<p><b>Section 38 – RESIDENTIAL FOUR ZONE (R-4)</b>  <b>38.1 PERMITTED USES</b>  <b>ADD</b>  Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)  Duplex Dwelling (By-law 94-183, S.20)  Home Business  Private Home Day Care  Residential Care Facility  Semi-Detached Duplex Dwelling (Amended: By-law 2021-040, S.22)  Semi-Detached Dwelling  Single Detached Dwelling</p>	<p><b>Section 38 – RESIDENTIAL FOUR ZONE (R-4)</b>  <b>38.1 PERMITTED USES</b>  Additional Dwelling Unit (Attached)  Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)  Duplex Dwelling (By-law 94-183, S.20)  Home Business  Private Home Day Care  Residential Care Facility  Semi-Detached Duplex Dwelling (Amended: By-law 2021-040, S.22)  Semi-Detached Dwelling  Single Detached Dwelling</p>	<ul style="list-style-type: none"> <li>- Permitting ADUs in this zone since a single detached dwelling, semi-detached dwelling, duplex dwelling, and a semi-detached duplex dwelling are permitted uses</li> </ul>

Existing Section/Regulation	Proposed Amendment	Rationale
<p><b>Section 38 – RESIDENTIAL FOUR ZONE (R-4)</b>  <b>38.2 REGULATIONS</b>  <b>ADD</b></p>	<p><b>Section 38 – RESIDENTIAL FOUR ZONE (R-4)</b>  <b>38.2 REGULATIONS</b>  <b>.6 For Additional Dwelling Unit (Attached)</b>  One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.  Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law.</p>	<ul style="list-style-type: none"> <li>- Reference to General Regulations sections for ADUs</li> </ul>
<p><b>Section 39 – RESIDENTIAL FIVE ZONE (R-5)</b>  <b>39.1 PERMITTED USES</b>  <b>ADD</b>  Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)  Duplex Dwelling  Home Business  Hospice (By-law 2013-124, S.37)  Lodging House  <b>Multiple Dwelling</b>  Private Home Day Care  Residential Care Facility  Semi-Detached Duplex Dwelling (Amended: By-law 2021-040, S.22)  Semi-Detached Dwelling  Single Detached Dwelling</p>	<p><b>Section 39 – RESIDENTIAL FIVE ZONE (R-5)</b>  <b>39.1 PERMITTED USES</b>  <b>Additional Dwelling Unit (Attached)</b>  Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)  Duplex Dwelling  Home Business  Hospice (By-law 2013-124, S.37)  Lodging House  <b>DELETED</b>  Private Home Day Care  Residential Care Facility  Semi-Detached Duplex Dwelling (Amended: By-law 2021-040, S.22)  Semi-Detached Dwelling  Single Detached Dwelling</p>	<ul style="list-style-type: none"> <li>- Permitting ADUs in this zone since a single detached dwelling, semi-detached dwelling, duplex dwelling, and semi-detached duplex dwelling are permitted uses</li> <li>- R-5 only permits a maximum of 3 dwelling units in a multiple dwelling. Given the update to the definition of multiple dwelling, the use can be removed from the list of permitted uses.</li> </ul>
<p><b>Section 39 – RESIDENTIAL FIVE ZONE (R-5)</b>  <b>39.2 REGULATIONS</b>  .4 For <b>Multiple Dwelling</b>, Hospice and Lodging House   <b>Maximum Number of Dwelling Units in a Multiple Dwelling :</b> Three dwelling units.</p>	<p><b>Section 39 – RESIDENTIAL FIVE ZONE (R-5)</b>  <b>39.2 REGULATIONS</b>  .4 For <b>DELETED</b> Hospice and Lodging House   <b>DELETED</b></p>	<ul style="list-style-type: none"> <li>- R-5 only permits a maximum of 3 dwelling units in a multiple dwelling. Given the update to the definition of multiple dwelling, the regulations can be updated.</li> </ul>
<p><b>Section 39 – RESIDENTIAL FIVE ZONE (R-5)</b>  <b>39.2 REGULATIONS</b>  <b>ADD</b></p>	<p><b>Section 39 – RESIDENTIAL FIVE ZONE (R-5)</b>  <b>39.2 REGULATIONS</b>  <b>.8 For Additional Dwelling Unit (Attached)</b></p>	<ul style="list-style-type: none"> <li>- Reference to General Regulations sections for ADUs</li> </ul>

Existing Section/Regulation	Proposed Amendment	Rationale
	<p>One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.</p> <p>Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law.</p>	
<p><b>Section 39 – RESIDENTIAL FIVE ZONE (R-5)</b>  <b>39.2A FOR ALL USES</b>  Maximum Number of Dwellings Per Lot: One plus an Additional Dwelling Unit (Detached)</p>	<p><b>Section 39 – RESIDENTIAL FIVE ZONE (R-5)</b>  <b>39.2A FOR ALL USES</b>  Maximum Number of Dwellings Per Lot: One plus Additional Dwelling Unit(s)</p>	<ul style="list-style-type: none"> <li>- Expanding to permit attached ADUs</li> </ul>
<p><b>Section 40 – RESIDENTIAL SIX ZONE (R-6)</b>  <b>40.1 PERMITTED USES</b>  <b>ADD</b>  Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)  Duplex Dwelling  Home Business  Hospice (By-law 2013-124, S.39)  Lodging House  Multiple Dwelling  Private Home Day Care  Residential Care Facility  Semi-Detached Duplex Dwelling (OMB Order PL140037, By-law 2013-149 (Amended), S.7)  Semi-Detached Dwelling  Single Detached Dwelling  Street Townhouse Dwelling</p>	<p><b>Section 40 – RESIDENTIAL SIX ZONE (R-6)</b>  <b>40.1 PERMITTED USES</b>  Additional Dwelling Unit (Attached)  Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)  Duplex Dwelling  Home Business  Hospice (By-law 2013-124, S.39)  Lodging House  Multiple Dwelling  Private Home Day Care  Residential Care Facility  Semi-Detached Duplex Dwelling (OMB Order PL140037, By-law 2013-149 (Amended), S.7)  Semi-Detached Dwelling S  ingle Detached Dwelling  Street Townhouse Dwelling</p>	<ul style="list-style-type: none"> <li>- Permitting ADUs in this zone since a single detached dwelling, semi-detached dwelling, duplex dwelling, and semi-detached duplex dwelling are permitted uses</li> </ul>
<p><b>Section 40 – RESIDENTIAL SIX ZONE (R-6)</b>  <b>40.2 REGULATIONS</b>  <b>ADD</b></p>	<p><b>Section 40 – RESIDENTIAL SIX ZONE (R-6)</b>  <b>40.2 REGULATIONS</b>  <b>.10 For Additional Dwelling Unit (Attached)</b>  One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.</p>	<ul style="list-style-type: none"> <li>- Reference to General Regulations sections for ADUs</li> </ul>

Existing Section/Regulation	Proposed Amendment	Rationale
	<p>Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law.</p> <p><b>.11 For Lots with Four to Ten Dwelling Units</b></p> <p>4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33.</p>	<ul style="list-style-type: none"> <li>- Reference to General Regulations sections for lots with 4 to 10 units</li> </ul>
<p><b>Section 41 – RESIDENTIAL SEVEN ZONE (R-7)</b>  <b>41.1 PERMITTED USES</b>  <b>ADD</b>  Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)  Duplex Dwelling  Home Business  Lodging House  Multiple Dwelling  Private Home Day Care  Residential Care Facility  Semi-Detached Duplex Dwelling (OMB Order PL140037, By-law 2013-149 (Amended), S.9)  Semi-Detached Dwelling  Single Detached Dwelling  Street Townhouse Dwelling</p>	<p><b>Section 41 – RESIDENTIAL SEVEN ZONE (R-7)</b>  <b>41.1 PERMITTED USES</b>  <b>Additional Dwelling Unit (Attached)</b>  Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)  Duplex Dwelling  Home Business  Lodging House  Multiple Dwelling  Private Home Day Care  Residential Care Facility  Semi-Detached Duplex Dwelling (OMB Order PL140037, By-law 2013-149 (Amended), S.7)  Semi-Detached Dwelling  Single Detached Dwelling  Street Townhouse Dwelling</p>	<ul style="list-style-type: none"> <li>- Permitting ADUs in this zone since a single detached dwelling, semi-detached dwelling, duplex dwelling, and semi-detached duplex dwelling are permitted uses</li> </ul>
<p><b>Section 41 – RESIDENTIAL SEVEN ZONE (R-7)</b>  <b>41.2 REGULATIONS</b>  <b>ADD</b></p>	<p><b>Section 41 – RESIDENTIAL SEVEN ZONE (R-7)</b>  <b>41.2 REGULATIONS</b>  <b>.11 For Additional Dwelling Unit (Attached)</b>  One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.  Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law.  <b>.12 For Lots with Four to Ten Dwelling Units</b></p>	<ul style="list-style-type: none"> <li>- Reference to General Regulations sections for ADUs</li> </ul>

Existing Section/Regulation	Proposed Amendment	Rationale
	<p>4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33.</p>	<ul style="list-style-type: none"> <li>- Reference to General Regulations sections for lots with 4 to 10 units</li> </ul>
<p><b>Section 42 – RESIDENTIAL EIGHT ZONE (R-8)</b>  <b>42.1 PERMITTED USES</b>  <b>ADD</b></p> <p>Duplex Dwelling  Home Business  Lodging House  Multiple Dwelling  Private Home Day Care  Residential Care Facility  Semi-Detached Dwelling existing on the date that the R-8 Zone was applied to the land. (By-law 94-183, S.32)  Single Detached Dwelling existing on the date that the R-8 Zone was applied to the land. (By-law 94-183, S.32)  Street Townhouse Dwelling</p>	<p><b>Section 42 – RESIDENTIAL EIGHT ZONE (R-8)</b>  <b>42.1 PERMITTED USES</b>  Additional Dwelling Unit (Attached)  Additional Dwelling Unit (Detached)  Duplex Dwelling  Home Business  Lodging House  Multiple Dwelling  Private Home Day Care  Residential Care Facility  Semi-Detached Dwelling existing on the date that the R-8 Zone was applied to the land. (By-law 94-183, S.32)  Single Detached Dwelling existing on the date that the R-8 Zone was applied to the land. (By-law 94-183, S.32)  Street Townhouse Dwelling</p>	<ul style="list-style-type: none"> <li>- Permitting ADUs attached and detached in this zone since an existing single detached dwelling and semi-detached dwelling, duplex dwelling, and street townhouse are permitted uses</li> </ul>
<p><b>Section 42 – RESIDENTIAL EIGHT ZONE (R-8)</b>  <b>42.2 REGULATIONS</b>  <b>ADD</b></p>	<p><b>Section 42 – RESIDENTIAL EIGHT ZONE (R-8)</b>  <b>42.2 REGULATIONS</b>  <b>.12 For Additional Dwelling Unit (Detached)</b>  In accordance with regulations set out in Section 5.22 of this By-law.  <b>.13 For Additional Dwelling Unit (Attached)</b>  One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.  Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law.  <b>.14 For Lots with Four to Ten Dwelling Units</b>  4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall</p>	<ul style="list-style-type: none"> <li>- Reference to General Regulations sections for ADUs</li> <li>- Reference to General Regulations sections for lots with 4 to 10 units</li> </ul>

Existing Section/Regulation	Proposed Amendment	Rationale
	be permitted in accordance with the regulations in this Section as applicable and Section 5.33.	
<p><b>Section 43 – RESIDENTIAL NINE ZONE (R-9)</b>  <b>43.1 PERMITTED USES</b>  <b>ADD</b></p> <p>Convenience Retail  Day Care Facility  Financial Establishment  Home Business  Lodging House  Multiple Dwelling  Office  Personal Services  Private Home Day Care  Residential Care Facility  Street Townhouse Dwelling</p>	<p><b>Section 43 – RESIDENTIAL NINE ZONE (R-9)</b>  <b>43.1 PERMITTED USES</b>  Additional Dwelling Unit (Attached)  Additional Dwelling Unit (Detached)</p> <p>Convenience Retail  Day Care Facility  Financial Establishment  Home Business  Lodging House  Multiple Dwelling  Office  Personal Services  Private Home Day Care  Residential Care Facility  Street Townhouse Dwelling</p>	<ul style="list-style-type: none"> <li>- Permitting ADU attached and detached since street town is a permitted use</li> </ul>
<p><b>Section 43 – RESIDENTIAL NINE ZONE (R-9)</b>  <b>43.2 REGULATIONS</b>  <b>ADD</b></p>	<p><b>Section 43 – RESIDENTIAL NINE ZONE (R-9)</b>  <b>43.2 REGULATIONS</b>  <b>.8 For Additional Dwelling Unit (Detached)</b>  In accordance with regulations set out in Section 5.22 of this By-law.  <b>.9 For Additional Dwelling Unit (Attached)</b>  One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.  Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law.  <b>.10 For Lots with Four to Ten Dwelling Units</b>  4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33</p>	<ul style="list-style-type: none"> <li>- Reference to General Regulations sections for ADUs</li> <li>- Reference to General Regulations sections for lots with 4 to 10 units</li> </ul>

Existing Section/Regulation	Proposed Amendment	Rationale
<p><b>Section 44 – COMMERCIAL RESIDENTIAL ONE ZONE (CR-1)</b>  <b>44.1 PERMITTED USES</b>  <b>ADD</b></p> <p>Convenience Retail (By-law 95-106, S.31)  Day Care Facility  Duplex Dwelling  Dwelling Unit  Educational Establishment  Financial Establishment  Funeral Home  Health Clinic  Health Office  Home Business  Hospice (By-law 2013-124, S.44)  Lodging House  Medical Laboratory  Multiple Dwelling  Office  Personal Services  Printing Establishment  Private Club or Lodge  Private Home Day Care  Religious Institution  Residential Care Facility  Sale, Rental, or Service of Business Machines and Office Supplies  Security or Janitorial Services  Semi-detached Dwelling existing on the date that the CR-1 Zone was applied to the land. (By-law 94-183, S.34)  Single Detached Dwelling existing on the date that the CR-1 Zone was applied to the land. (By-law 94-183, S.34)  Street Townhouse Dwelling  Studio  Tourist Home  Veterinary Services</p>	<p><b>Section 44 – COMMERCIAL RESIDENTIAL ONE ZONE (CR-1)</b>  <b>44.1 PERMITTED USES</b>  Additional Dwelling Unit (Attached)  Additional Dwelling Unit (Detached)</p> <p>Convenience Retail (By-law 95-106, S.31)  Day Care Facility  Duplex Dwelling  Dwelling Unit  Educational Establishment  Financial Establishment  Funeral Home  Health Clinic  Health Office  Home Business  Hospice (By-law 2013-124, S.44)  Lodging House  Medical Laboratory  Multiple Dwelling  Office  Personal Services  Printing Establishment  Private Club or Lodge  Private Home Day Care  Religious Institution  Residential Care Facility  Sale, Rental, or Service of Business Machines and Office Supplies  Security or Janitorial Services  Semi-detached Dwelling existing on the date that the CR-1 Zone was applied to the land. (By-law 94-183, S.34)  Single Detached Dwelling existing on the date that the CR-1 Zone was applied to the land. (By-law 94-183, S.34)  Street Townhouse Dwelling  Studio  Tourist Home  Veterinary Services</p>	<p>- Permitting ADUs attached and detached in this zone since a street townhouse is a permitted use</p>

Existing Section/Regulation	Proposed Amendment	Rationale
<p><b>Section 44 – COMMERCIAL RESIDENTIAL ONE ZONE (CR-1)</b>  <b>44.3 REGULATIONS</b>  <b>New Regulations</b></p>	<p><b>Section 44 – COMMERCIAL RESIDENTIAL ONE ZONE (CR-1)</b>  <b>44.3 REGULATIONS</b>  .14 For Additional Dwelling Unit (Detached)  In accordance with regulations set out in Section 5.22 of this By-law.  .15 For Additional Dwelling Unit (Attached)  One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.  Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law  .16 <b>For Lots with Four to Ten Dwelling Units</b>  4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33</p>	<ul style="list-style-type: none"> <li>- Reference to General Regulations sections for ADUs</li>   <li>- Reference to General Regulations sections for lots with 4 to 10 units</li> </ul>
<p><b>Section 45 – COMMERCIAL RESIDENTIAL TWO ZONE (CR-2)</b>  <b>45.1 PERMITTED USES</b>  <b>ADD</b></p> <p>Convenience Retail  Day Care Facility  Duplex Dwelling  Dwelling Unit  Educational Establishment  Financial Establishment  Funeral Home  Health Clinic  Health Office  Home Business  Hospice (By-law 2013-124, S.46)  Lodging House  Medical Laboratory</p>	<p><b>Section 45 – COMMERCIAL RESIDENTIAL TWO ZONE (CR-2)</b>  <b>45.1 PERMITTED USES</b>  Additional Dwelling Unit (Attached)  Additional Dwelling Unit (Detached)</p> <p>Convenience Retail  Day Care Facility  Duplex Dwelling  Dwelling Unit  Educational Establishment  Financial Establishment  Funeral Home  Health Clinic  Health Office  Home Business  Hospice (By-law 2013-124, S.46)  Lodging House  Medical Laboratory</p>	<ul style="list-style-type: none"> <li>- Permitting ADU attached and detached since street town is a permitted use</li> </ul>

Existing Section/Regulation	Proposed Amendment	Rationale
<p>Multiple Dwelling Office Personal Services Printing Establishment Private Club or Lodge Private Home Day Care Religious Institution Residential Care Facility Sale, Rental, or Service of Business Machines and Office Supplies Security or Janitorial Services Semi-detached Dwelling existing on the date that the CR-2 Zone was applied to the land. (By-law 94-183, S.35) Single Detached Dwelling existing on the date that the CR-2 Zone was applied to the land. (By-law 94-183, S.35) Street Townhouse Dwelling Studio Tourist Home Veterinary Services</p>	<p>Multiple Dwelling Office Personal Services Printing Establishment Private Club or Lodge Private Home Day Care Religious Institution Residential Care Facility Sale, Rental, or Service of Business Machines and Office Supplies Security or Janitorial Services Semi-detached Dwelling existing on the date that the CR-2 Zone was applied to the land. (By-law 94-183, S.35) Single Detached Dwelling existing on the date that the CR-2 Zone was applied to the land. (By-law 94-183, S.35) Street Townhouse Dwelling Studio Tourist Home Veterinary Services</p>	
<p><b>Section 45 – COMMERCIAL RESIDENTIAL TWO ZONE (CR-2)</b> <b>45.3 REGULATIONS</b> <b>New Regulations</b></p>	<p><b>Section 45 – COMMERCIAL RESIDENTIAL TWO ZONE (CR-2)</b> <b>45.3 REGULATIONS</b> .14 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law. .15 For Additional Dwelling Unit (Attached) One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law. Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law .16 For Lots with Four to Ten Dwelling Units 4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33</p>	<p>- Reference to General Regulations sections for ADUs</p> <p>- Reference to General Regulations sections for lots with 4 to 10 units</p>

Existing Section/Regulation	Proposed Amendment	Rationale
<p><b>Section 46 – COMMERCIAL RESIDENTIAL THREE ZONE (CR-3)</b>  <b>46.1 PERMITTED USES</b>  <b>ADD</b></p> <p>Convenience Retail  Day Care Facility  Dwelling Unit  Educational Establishment  Financial Establishment  Funeral Home  Health Clinic  Health Office  Home Business  Hospice (By-law 2013-124, S.48)  Lodging House  Medical Laboratory  Multiple Dwelling  Office  Personal Services  Printing Establishment  Private Club or Lodge  Private Home Day Care  Religious Institution  Residential Care Facility  Sale, Rental, or Service of Business Machines and Office Supplies  Security or Janitorial Services  Street Townhouse Dwelling  Studio  Tourist Home  Veterinary Services</p>	<p><b>Section 46 – COMMERCIAL RESIDENTIAL THREE ZONE (CR-3)</b>  <b>46.1 PERMITTED USES</b>  Additional Dwelling Unit (Attached)  Additional Dwelling Unit (Detached)</p> <p>Convenience Retail  Day Care Facility  Dwelling Unit  Educational Establishment  Financial Establishment  Funeral Home  Health Clinic  Health Office  Home Business  Hospice (By-law 2013-124, S.48)  Lodging House  Medical Laboratory  Multiple Dwelling  Office  Personal Services  Printing Establishment  Private Club or Lodge  Private Home Day Care  Religious Institution  Residential Care Facility  Sale, Rental, or Service of Business Machines and Office Supplies  Security or Janitorial Services  Street Townhouse Dwelling  Studio  Tourist Home  Veterinary Services</p>	<p>- Permitting ADUs attached and detached in this zone since a street townhouse is a permitted use</p>
<p><b>Section 46 – COMMERCIAL RESIDENTIAL THREE ZONE (CR-3)</b>  <b>New Regulations</b></p>	<p><b>Section 46 – COMMERCIAL RESIDENTIAL THREE ZONE (CR-3)</b>  <b>46.4 For Additional Dwelling Unit (Detached)</b></p>	<p>- Reference to General Regulations sections for ADUs</p>

Existing Section/Regulation	Proposed Amendment	Rationale
	<p>In accordance with regulations set out in Section 5.22 of this By-law.</p> <p>46.5 For Additional Dwelling Unit (Attached) One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.</p> <p>Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law</p> <p>46.6 <b>For Lots with Four to Ten Dwelling Units</b> 4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33</p>	<p>- Reference to General Regulations sections for lots with 4 to 10 units</p>
<p><b>Section 47 – COMMERCIAL RESIDENTIAL FOUR ZONE (CR-4)</b></p> <p><b>47.1 PERMITTED USES</b></p> <p><b>ADD</b></p> <p>Audio-Visual or Medical Laboratory Beverage and Beverage Making Equipment Sales Building Material and Decorating Supply Sales Carwash Commercial Parking Facility Commercial Recreation Convenience Retail Craftsman Shop Day Care Facility Dwelling Unit (By-law 95-106, S.33) Educational Establishment Financial Establishment Funeral Home Garden Centre and Nursery Gas Station Health Clinic</p>	<p><b>Section 47 – COMMERCIAL RESIDENTIAL FOUR ZONE (CR-4)</b></p> <p><b>47.1 PERMITTED USES</b></p> <p>Additional Dwelling Unit (Attached) Additional Dwelling Unit (Detached)</p> <p>Audio-Visual or Medical Laboratory Beverage and Beverage Making Equipment Sales Building Material and Decorating Supply Sales Carwash Commercial Parking Facility Commercial Recreation Convenience Retail Craftsman Shop Day Care Facility Dwelling Unit (By-law 95-106, S.33) Educational Establishment Financial Establishment Funeral Home Garden Centre and Nursery Gas Station Health Clinic</p>	<p>- Permitting ADUs attached and detached in this zone since a street townhouse is a permitted use</p>

Existing Section/Regulation	Proposed Amendment	Rationale
Health Office Home Business Hospice (By-law 2013-124, S.49) Hotel Lodging House Multiple Dwelling Office Personal Services Printing Establishment Private Club or Lodge and Union Hall Private Home Day Care Religious Institution Repair Service Residential Care Facility Restaurant Sale of Pets and Pet Supplies (By-law 98-108, S.9) Sale, Rental or Service of Business Machines and Office Supplies Sale or Rental of Furniture and Electric or Electronic Appliances or Electric or Electronic Equipment Sale, Rental, Service, Storage or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment Sale, Rental, Storage or Service of Tools and Industrial or Farm Equipment Sale of Sporting Goods (By-law 98-136, S.1) Street Townhouse Dwelling Studio Tourist Home Tradesman or Contractor's Establishment Veterinary Services Wholesaling	Health Office Home Business Hospice (By-law 2013-124, S.49) Hotel Lodging House Multiple Dwelling Office Personal Services Printing Establishment Private Club or Lodge and Union Hall Private Home Day Care Religious Institution Repair Service Residential Care Facility Restaurant Sale of Pets and Pet Supplies (By-law 98-108, S.9) Sale, Rental or Service of Business Machines and Office Supplies Sale or Rental of Furniture and Electric or Electronic Appliances or Electric or Electronic Equipment Sale, Rental, Service, Storage or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment Sale, Rental, Storage or Service of Tools and Industrial or Farm Equipment Sale of Sporting Goods (By-law 98-136, S.1) Street Townhouse Dwelling Studio Tourist Home Tradesman or Contractor's Establishment Veterinary Services Wholesaling	
<b>Section 47 – COMMERCIAL RESIDENTIAL FOUR ZONE (CR-4)</b> <b>47.2 REGULATIONS</b> <b>New Regulations</b>	<b>Section 47 – COMMERCIAL RESIDENTIAL FOUR ZONE (CR-4)</b> <b>47.2 REGULATIONS</b> <b>.7 For Additional Dwelling Unit (Detached)</b>	- Reference to General Regulations sections for ADUs

Existing Section/Regulation	Proposed Amendment	Rationale
	<p>In accordance with regulations set out in Section 5.22 of this By-law.</p> <p>.8 For Additional Dwelling Unit (Attached) One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.</p> <p>Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law</p> <p><b>.9 For Lots with Four to Ten Dwelling Units</b> 4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33</p>	<p>- Reference to General Regulations sections for lots with 4 to 10 units</p>
<p><b>Section 47A – COMMERCIAL RESIDENTIAL FIVE ZONE (CR-5)</b> <b>47A.1 PERMITTED USES</b> <b>ADD</b></p> <p>Convenience Retail Day Care Facility Educational Establishment Financial Establishment Funeral Home Health Clinic Health Office Home Business Medical Laboratory Multiple Dwelling Office Personal Services Printing Establishment Private Club or Lodge Private Home Day Care Religious Institution</p>	<p><b>Section 47A – COMMERCIAL RESIDENTIAL FIVE ZONE (CR-5)</b> <b>47A.1 PERMITTED USES</b> <b>Additional Dwelling Unit (Attached)</b> <b>Additional Dwelling Unit (Detached)</b></p> <p>Convenience Retail Day Care Facility Educational Establishment Financial Establishment Funeral Home Health Clinic Health Office Home Business Medical Laboratory Multiple Dwelling Office Personal Services Printing Establishment Private Club or Lodge Private Home Day Care Religious Institution</p>	<p>- Permitting ADUs attached and detached in this zone since a single detached dwelling is a permitted use</p>

Existing Section/Regulation	Proposed Amendment	Rationale
<p>Sale, Rental, or Service of Business Machines and Office Supplies  Security of Janitorial Services  Single Detached Dwelling  Studio  Tourist Home  Veterinary Services</p>	<p>Sale, Rental, or Service of Business Machines and Office Supplies  Security of Janitorial Services  Single Detached Dwelling  Studio  Tourist Home  Veterinary Services</p>	
<p><b>Section 47A – COMMERCIAL RESIDENTIAL FIVE ZONE (CR-5)</b>  <b>47A.3 REGULATIONS</b>  <b>NEW REGULATION</b></p>	<p><b>Section 47A – COMMERCIAL RESIDENTIAL FIVE ZONE (CR-5)</b>  <b>47A.3 REGULATIONS</b>  <b>.4 For Additional Dwelling Unit (Detached)</b>  In accordance with regulations set out in Section 5.22 of this By-law  <b>.5 For Additional Dwelling Unit (Attached)</b>  One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.  Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law  <b>.6 For Lots with Four to Ten Dwelling Units</b>  4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33</p>	<p>- Reference to General Regulations sections for ADUs</p> <p>- Reference to General Regulations sections for lots with 4 to 10 units</p>
<p><b>Section 53 – LOW INTENSITY MIXED USE CORRIDOR ZONE (MU-1)</b>  <b>53.1 PERMITTED USES</b>  <b>ADD</b></p> <p>Artisan’s Establishment  Canine or Feline Grooming  Commercial Recreation  Community Centre  Craftsman Shop  Day Care Facility</p>	<p><b>Section 53 – LOW INTENSITY MIXED USE CORRIDOR ZONE (MU-1)</b>  <b>53.1 PERMITTED USES</b>  Additional Dwelling Unit (Attached)  Additional Dwelling Unit (Detached)</p> <p>Artisan’s Establishment  Canine or Feline Grooming  Commercial Recreation  Community Centre  Craftsman Shop  Day Care Facility</p>	<p>- Permitting ADUs attached and detached in this zone since a single detached dwelling and street townhouse dwelling are permitted uses</p>

Existing Section/Regulation	Proposed Amendment	Rationale
Duplex Dwelling Dwelling Unit Educational Establishment Financial Establishment Health Clinic Health Office Home Business Hospice (By-law 2013-124, S.50) Lodging House Medical Laboratory Multiple Dwelling Museum Office Personal Services Printing Establishment Private Club or Lodge Religious Institution Repair Service Residential Care Facility Restaurant Retail Security or Janitorial Services Scientific, Technological or Communications Establishment Single Detached Dwelling Street Townhouse Dwelling Studio Tourist Home Veterinary Services (Amended: By-law 2009-105, S.18) (Amended: By-law 2012-034, S.72)	Duplex Dwelling Dwelling Unit Educational Establishment Financial Establishment Health Clinic Health Office Home Business Hospice (By-law 2013-124, S.50) Lodging House Medical Laboratory Multiple Dwelling Museum Office Personal Services Printing Establishment Private Club or Lodge Religious Institution Repair Service Residential Care Facility Restaurant Retail Security or Janitorial Services Scientific, Technological or Communications Establishment Single Detached Dwelling Street Townhouse Dwelling Studio Tourist Home Veterinary Services (Amended: By-law 2009-105, S.18) (Amended: By-law 2012-034, S.72)	
<b>Section 53 – LOW INTENSITY MIXED USE CORRIDOR ZONE (MU-1)</b> <b>53.2 REGULATIONS</b> <b>NEW REGULATION</b>	<b>Section 53 – LOW INTENSITY MIXED USE CORRIDOR ZONE (MU-1)</b> <b>53.2 REGULATIONS</b> <b>53.2.7 For Additional Dwelling Unit (Detached)</b> In accordance with regulations set out in Section 5.22 of this By-law <b>53.2.8 For Additional Dwelling Unit (Attached)</b>	- Reference to General Regulations sections for ADUs

Existing Section/Regulation	Proposed Amendment	Rationale
	<p>One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.</p> <p>Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law</p> <p><b>53.2.9 For Lots with Four to Ten Dwelling Units</b>  4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33</p>	<ul style="list-style-type: none"> <li>- Reference to General Regulations sections for lots with 4 to 10 units</li> </ul>
<p><b>Section 54 – MEDIUM INTENSITY MIXED USE CORRIDOR ZONE (MU-2)</b>  <b>54.1 PERMITTED USES</b>  <b>ADD</b></p> <p>Artisan’s Establishment  Canine or Feline Grooming  Commercial Entertainment  Commercial Recreation  Craftsman Shop  Day Care Facility  Duplex Dwelling  Dwelling Unit  Educational Establishment  Financial Establishment  Health Clinic  Health Office  Home Business  Hospice (2013-124, S.51)  Hotel  Lodging House  Medical Laboratory  Multiple Dwelling  Museum  Office</p>	<p><b>Section 54 – MEDIUM INTENSITY MIXED USE CORRIDOR ZONE (MU-2)</b>  <b>54.1 PERMITTED USES</b>  Additional Dwelling Unit (Attached)  Additional Dwelling Unit (Detached)</p> <p>Artisan’s Establishment  Canine or Feline Grooming  Commercial Entertainment  Commercial Recreation  Craftsman Shop  Day Care Facility  Duplex Dwelling  Dwelling Unit  Educational Establishment  Financial Establishment  Health Clinic  Health Office  Home Business  Hospice (2013-124, S.51)  Hotel  Lodging House  Medical Laboratory  Multiple Dwelling  Museum  Office</p>	<ul style="list-style-type: none"> <li>- Permitting ADUs attached and detached since a single detached dwelling and street townhouse are permitted uses</li> <li>-</li> </ul>

Existing Section/Regulation	Proposed Amendment	Rationale
Personal Services Printing Establishment Private Club or Lodge Religious Institution Repair Service Residential Care Facility Restaurant Retail Security or Janitorial Services Scientific, Technological or Communications Establishment Single Detached Dwelling Street Townhouse Dwelling Studio Tourist Home Veterinary Services	Personal Services Printing Establishment Private Club or Lodge Religious Institution Repair Service Residential Care Facility Restaurant Retail Security or Janitorial Services Scientific, Technological or Communications Establishment Single Detached Dwelling Street Townhouse Dwelling Studio Tourist Home Veterinary Services	
<b>Section 54 – MEDIUM INTENSITY MIXED USE CORRIDOR ZONE (MU-2)</b> <b>54.2 REGULATIONS</b> <b>NEW REGULATION</b>	<b>Section 54 – MEDIUM INTENSITY MIXED USE CORRIDOR ZONE (MU-2)</b> <b>54.2 REGULATIONS</b> <b>54.2.7 For Additional Dwelling Unit (Detached)</b> In accordance with regulations set out in Section 5.22 of this By-law <b>54.2.8 For Additional Dwelling Unit (Attached)</b> One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law. Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law <b>54.2.9 For Lots with Four to Ten Dwelling Units</b> 4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33	<ul style="list-style-type: none"> <li>- Reference to General Regulations sections for ADUs</li>   <li>- Reference to General Regulations sections for lots with 4 to 10 units</li> </ul>
<b>Section 55 – HIGH INTENSITY MIXED USE CORRIDOR ZONE (MU-3)</b> <b>55.1 PERMITTED USES</b>	<b>Section 55 – HIGH INTENSITY MIXED USE CORRIDOR ZONE (MU-3)</b> <b>55.1 PERMITTED USES</b>	<ul style="list-style-type: none"> <li>- Permitting ADUs attached and detached since a single detached</li> </ul>

Existing Section/Regulation	Proposed Amendment	Rationale
<p><b>ADD</b></p> <p>Artisan’s Establishment  Canine or Feline Grooming  Commercial Entertainment  Commercial Recreation  Conference or Convention Facility  Craftsman Shop  Day Care Facility  Duplex Dwelling  Dwelling Unit  Educational Establishment  Financial Establishment  Health Clinic  Health Office  Home Business  Hospice (By-law 2013-124, S.52)  Hotel  Lodging House  Medical Laboratory  Multiple Dwelling  Museum  Office  Personal Services  Printing Establishment  Private Club or Lodge  Religious Institution  Repair Service  Research and Development Establishment  Residential Care Facility  Restaurant  Retail  Security or Janitorial Services  Scientific, Technological or Communications Establishment  Single Detached Dwelling  Street Townhouse Dwelling  Studio</p>	<p><b>Additional Dwelling Unit (Attached)</b>  <b>Additional Dwelling Unit (Detached)</b></p> <p>Artisan’s Establishment  Canine or Feline Grooming  Commercial Entertainment  Commercial Recreation  Conference or Convention Facility  Craftsman Shop  Day Care Facility  Duplex Dwelling  Dwelling Unit  Educational Establishment  Financial Establishment  Health Clinic  Health Office  Home Business  Hospice (By-law 2013-124, S.52)  Hotel  Lodging House  Medical Laboratory  Multiple Dwelling  Museum  Office  Personal Services  Printing Establishment  Private Club or Lodge  Religious Institution  Repair Service  Research and Development Establishment  Residential Care Facility  Restaurant  Retail  Security or Janitorial Services  Scientific, Technological or Communications Establishment  Single Detached Dwelling  Street Townhouse Dwelling  Studio</p>	<p>dwelling and a street townhouse are permitted uses</p>

Existing Section/Regulation	Proposed Amendment	Rationale
Tourist Home Veterinary Services	Tourist Home Veterinary Services	
<b>Section 55 – HIGH INTENSITY MIXED USE CORRIDOR ZONE (MU-3)</b> <b>55.2 REGULATIONS</b> <b>NEW REGULATION</b>	<b>Section 55 – HIGH INTENSITY MIXED USE CORRIDOR ZONE (MU-3)</b> <b>55.2 REGULATIONS</b> <b>55.2.7 For Additional Dwelling Unit (Detached)</b> In accordance with regulations set out in Section 5.22 of this By-law <b>55.2.8 For Additional Dwelling Unit (Attached)</b> One Additional Dwelling Unit (attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law. Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law <b>55.2.9 For Lots with Four to Ten Dwelling Units</b> 4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33	<ul style="list-style-type: none"> <li>- Reference to General Regulations sections for ADUs</li>   <li>- Reference to General Regulations sections for lots with 4 to 10 units</li> </ul>

**Appendix C – Special Use Provisions for Specific Lands [1U to 482U]**

Existing Site-Specific Provision	Proposed Amendment	Rationale
<p>319. Notwithstanding Sections 37.1 and 38.1 of this by-law, within the lands zoned as Residential Three Zone (R-3) with Special Regulation Provision 1R, Residential Three Zone (R-3), Residential Three Zone (R-3) with Special Regulation Provision 194R and 1R, Residential Four Zone (R-4), and Residential Three Zone (R-3) with Special Regulation Provision 194R, and described as Lots 4 to 11 inclusive, 20 to 24 inclusive, 28, 29, 37 to 55 inclusive, 70 to 74 inclusive, 76, 81 to 105 inclusive, Part Lots 12 to 19 inclusive, 27, 30 to 36 inclusive, 75, Part of Sydenham Street Closed, Part of Elgin Street closed, and Part of Head Street Closed, all according to the Registered Plan 578; Lots 1 to 7 inclusive, Registered Plan 579; Lots 1 to 72 inclusive, Blocks G, H, and I, Registered Plan 1472; Lots 1 to 9 inclusive and Block 10, Registered Plan 1480; Lots 1 to 8 inclusive, Registered Plan 1488; Lots 1 to 10 inclusive, Registered Plan 1707; Part Lot 11, Beasley's Survey; part of Biehn's Tract; and that Part of Biehn's Tract designated as Parts 1 to 3 inclusive on Plan 58R-2028 and Part 1 on Plan 58R-7525; for the City of Kitchener, Duplex Dwellings and Additional Dwelling Units (Detached) shall be prohibited, and each Semi-Detached House shall be limited to one Dwelling Unit.</p> <p>(Amended: By-law 2021-040, S.29) (Additional Dwelling Units)</p>	<p><b>REPEAL</b></p>	<p>- Permitting ADUs in residential lots in Lower Doon area</p>
<p>352. Notwithstanding Section 39 of this by-law, within the lands zoned Residential Five Zone (R-5) on Schedule 73 of Appendix "A" and described as Part of Lots 406 and 407, Plan 375, as affected by this subsection:</p> <p>a) A Street Townhouse Dwelling, shall be a permitted use in accordance with the regulations of Section 40.2.5.</p>	<p>352. Notwithstanding Section 39 of this by-law, within the lands zoned Residential Five Zone (R-5) on Schedule 73 of Appendix "A" and described as Part of Lots 406 and 407, Plan 375, as affected by this subsection:</p> <p>a) A Street Townhouse Dwelling, shall be a permitted use in accordance with the regulations of Section 40.2.5.</p> <p><b>b) DELETED</b></p>	<p>- Permitting a duplex (ADU) in street townhouse dwellings</p>

<p>b) A Duplex Dwelling shall be prohibited within Street Townhouse Dwellings.</p> <p>(By-law 2005-138, S.3) (Cherry Street)</p>	<p>(By-law 2005-138, S.3) (Cherry Street)</p>	
<p>470. Notwithstanding Section 40.1 of this By-law, within the lands zoned R-6 as shown as affected by this subsection on Schedule Number 239 of Appendix "A", the following uses shall not be permitted:</p> <p>a) Hospice  b) Lodging House  c) Semi-Detached Duplex Dwelling  d) Street Townhouse Dwelling.</p> <p>(By-law 2018-124, S.3) (42 Windom Road)</p>	<p>470. Notwithstanding Section 40.1 of this By-law, within the lands zoned R-6 as shown as affected by this subsection on Schedule Number 239 of Appendix "A", the following uses shall not be permitted:</p> <p>a) Hospice  b) Lodging House  DELETED  d) Street Townhouse Dwelling.</p> <p>(By-law 2018-124, S.3) (42 Windom Road)</p>	<p>- Permitting a duplex (ADU) in semi-detached dwellings</p>