

Attachment C2 – Amendments to Zoning By-law 85-1 with Rationale

Existing Section	Proposed Amendment	Rationale
<p>Section 4 – Definitions</p>	<p>Section 4 – Definitions NEW – “Additional Dwelling (Detached)” means a detached building containing one or two additional dwelling unit(s) (detached) on the same lot as a single detached dwelling, semi-detached dwelling, or street townhouse dwelling (as the principal use). An Additional Dwelling (Detached) is not an accessory building.</p>	<p>New definition for Additional Dwelling (Detached) to clarify the building type, and to allow more than one unit within the building.</p>
<p>Section 4 – Definitions</p>	<p>NEW – “Building Footprint” means the horizontal area of a <i>building</i>, as seen in plan, measured from the outside of all exterior walls and supporting columns</p>	<p>New definition to define building footprint.</p>
<p>"Multiple Dwelling" means a building containing four or more dwelling units but shall not include a street townhouse dwelling or semi-detached dwelling.</p>	<p>Section 4 – Definitions "Multiple Dwelling" means a building containing four five or more dwelling units but shall not include a street townhouse dwelling or semi-detached dwelling.</p>	<p>Refinement of definition so that a multiple is a 5 or more units in a building or a lot with several buildings where the lot has five units or more.</p>
<p>Section 4 – Definitions "Semi-Detached House" means that part of a semi-detached dwelling on one side of the common wall, which may contain one dwelling unit.</p>	<p>Section 4 – Definitions "Semi-Detached House" means that part of a semi-detached dwelling on one side of the common wall, which may contain one up to four dwelling units.</p>	<p>Clarification in definition to provide for four dwelling units.</p>
<p>Section 4 – Definitions "Townhouse" means that part of a cluster townhouse dwelling or street townhouse dwelling divided laterally but not internally by common walls or an end wall, which may contain one or two dwelling units.</p>	<p>Section 4 – Definitions "Townhouse" means that part of a cluster townhouse dwelling or street townhouse dwelling divided laterally but not internally by common walls or an end wall. A townhouse located within a street townhouse dwelling which may contain one or two up to four dwelling units.</p>	<p>Clarification in definition to provide for four dwelling units.</p>
	<p>Section 4 – Definitions NEW – “Unobstructed Walkway” means a path of travel providing access to the principal entrance of an additional dwelling unit (attached) or additional dwelling unit (detached), and shall be unencumbered by obstructions including but not limited to: stairs, decks and porches (except those which form part of the path of travel to the principal entrance); parking spaces; driveways; chimney breasts; window wells; balconies; secure outdoor areas associated with pools; mechanical, heating, ventilation, air-conditioning equipment and utility meters; or amenity structures such as playgrounds, garden trellises, pergolas, etc. An unobstructed walkway may be shared between more than one dwelling unit on a lot."</p>	<p>New definition to clarify requirements for an unobstructed walkway.</p>
<p>Section 5 – General Regulations 5.3 PROHIBITED OBSTRUCTIONS IN VISIBILITY TRIANGLES</p> <p>Except in D-1 and D-2 Zones, no obstruction to visibility, whether from buildings, motor vehicles, landscaping or other impediments shall be permitted within a corner visibility triangle or any driveway visibility triangle; provided however, this shall not include objects 0.9 metres or less in height from grade. This regulation does not apply to the location of fences constructed in accordance with and regulated by Chapter 630 (Fences) of The City of Kitchener Municipal Code. The purpose being to allow complete view of oncoming motor vehicle and pedestrian traffic by other such traffic entering the intersection or street.</p>	<p>Section 5 – General Regulations 5.3 PROHIBITED OBSTRUCTIONS IN VISIBILITY TRIANGLES</p> <p>Except in D-1 and D-2 Zones, no obstruction to visibility, whether from buildings, motor vehicles, landscaping or other impediments shall be permitted within a corner visibility triangle or any driveway visibility triangle; provided however, this shall not include objects 0.9 metres or less in height from grade. This regulation does not apply to the location of fences constructed in accordance with and regulated by Chapter 630 (Fences) of The City of Kitchener Municipal Code, or motor vehicles parked in a parking space on a driveway. The purpose being to allow complete view of oncoming motor vehicle and pedestrian traffic by other such traffic entering the intersection or street.</p>	<p>Amending regulations to exempt vehicles parking in a driveway from being considered an obstruction to visibility. Zoning regulations allow for driveways and parking spaces within driveways which encroach into DVT areas and Transportation Services is supportive of recognizing this condition and enabling efficient parking arrangements.</p>
<p>Section 5 – General Regulations 5.13 HOME BUSINESS (By-law 94-183, S.9)</p>	<p>Section 5 – General Regulations 5.13 HOME BUSINESS</p>	<p>Clarification that certain home occupations are permitted in additional dwelling units attached and detached.</p>

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<p>No person or persons shall conduct a home business except as permitted herein and in accordance with the regulations hereinafter set out: .3 Home Businesses permitted in Duplex Dwellings, Multiple Dwellings, Semi Detached Houses containing two dwelling units and Street Townhouse Dwellings, or on any lot containing an Additional Dwelling Unit (Detached):</p>	<p>No person or persons shall conduct a home business except as permitted herein and in accordance with the regulations hereinafter set out: .3 Home Businesses permitted in Duplex Dwellings, Multiple Dwellings, Semi Detached Houses containing two dwelling units and Street Townhouse Dwellings, or on any lot containing an Additional Dwelling Unit (Detached) or an Additional Dwelling Unit (Attached):</p>	
<p>.4 Regulations for Home Businesses in Duplex Dwellings, Multiple Dwellings, Semi Detached Houses containing two dwelling units and Street Townhouse Dwellings, or on any lot containing an Additional Dwelling Unit (Detached):</p>	<p>.4 Regulations for Home Businesses in Duplex Dwellings, Multiple Dwellings, Semi Detached Houses containing two dwelling units and Street Townhouse Dwellings, or on any lot containing an Additional Dwelling Unit (Detached) or an Additional Dwelling Unit (Attached):</p>	<p>Clarification that certain home occupations are permitted in additional dwelling units attached and detached.</p>
	<p>5.22 Additional Dwelling Units (Attached) And Additional Dwelling Units (Detached)</p> <p>a) a maximum of four (4) dwelling units are permitted on a lot which contains a Single Detached Dwelling, Semi-Detached House or a Townhouse located within a Street Townhouse Dwelling. The maximum number of units shall include the principal dwelling unit, additional dwelling unit(s) (attached) and additional dwelling unit(s) (detached).</p> <p>b) for the purposes of Section 5.22a) the area that is designed to be a separate lot for Semi-Detached House or a Townhouse located within a Street Townhouse Dwelling shall be considered to be a lot;</p> <p>c) Additional Dwelling Unit(s) (Attached) and Additional Dwelling Units (Detached) shall be connected to full municipal services;</p> <p>d) Unless otherwise provided for in this by-law, on any lot where a single detached dwelling, semi-detached dwelling or street townhouse dwelling is not permitted by a zone, however is permitted by a Special Use Provision, additional dwelling units(s) (attached) and additional dwelling unit(s) (detached) shall also be permitted;</p> <p>e) Unless otherwise provided for in the bylaw, where a Special Regulation Provision permits a duplex dwelling to be counted as one dwelling unit, a single detached dwelling, with any permitted combination of additional dwelling units (attached) and additional dwelling units (detached) shall also be counted as one dwelling unit;</p> <p>f) an unobstructed walkway that is a minimum 1.1 metres in width, shall be provided from a street to the principal entrance of each new additional dwelling unit(s) (attached) where the principal entrance is not located on a street line façade, and each additional dwelling unit(s) (detached). The unobstructed walkway shall not be located within a required parking space;</p> <p>g) where three or more units are located on a lot, 2 bicycle parking stalls shall be provided. Bicycle parking shall be located in a weather protected area with controlled access, and may include a private garage, an accessory structure, a bicycle locker, or an indoor storage alcove;</p> <p>h) Unless otherwise provided for in this By-law, in any zone where a single detached dwelling with additional dwelling units (attached) is permitted, a new dwelling with up to four dwelling units shall also be permitted and considered a single detached dwelling with additional dwelling units (attached).</p>	<p>The regulations of 5.22 relate to all ADUs whether attached or detached have been grouped in this section. Many regulations exist and sections have been restructured to help simplify.</p> <p>Regulation to allow up to 4 dwelling units on a lot.</p> <p>Existing.</p> <p>Existing.</p> <p>Allowing for ADU’s where the primary dwelling is permitted by a special use provision.</p> <p>Allowing for ADU’s where the primary dwelling is permitted by a special use provision.</p> <p>Adding requirement for an unobstructed walkway for a new ADU attached where the principal entrance does not face the street, in order to ensure an access path for residents, visitors and emergency services.</p> <p>Adding requirement for secure and weather protected bicycle parking for consistency with By-law 2015-051.</p> <p>Clarifying that multiple dwellings with 2, 3 and 4 dwelling units may be considered as a single with ADUs.</p>

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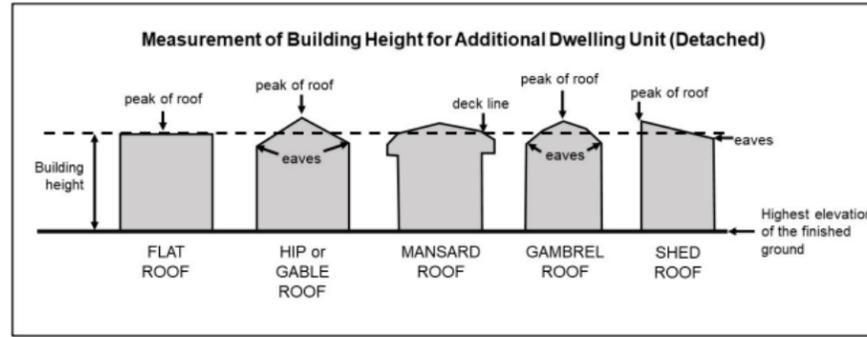
<p>5.22 ADDITIONAL DWELLING UNIT (DETACHED)</p> <p>One Additional Dwelling Unit (Detached) shall only be permitted in association with a Single Detached Dwelling, Duplex Dwelling, Semi-Detached House, Semi-Detached Duplex House, or Street Townhouse Dwelling. The following regulations shall apply for an Additional Dwelling Unit (Detached):</p> <p>a) for the purposes of Section 5.22, 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) the minimum lot area shall be 395 square metres;</p> <p>c) the minimum lot width shall be 13.1 metres;</p> <p>d) no more than one Additional Dwelling Unit (Detached) is permitted on a lot;</p> <p>e) the maximum number of Dwelling Units on a lot shall be three;</p> <p>f) an Additional Dwelling Unit (Detached) shall not be severed from the lot containing the Single Detached Dwelling, Duplex Dwelling, Semi-Detached House, Semi-Detached Duplex House, or Street Townhouse Dwelling;</p> <p>g) the Additional Dwelling Unit (Detached) shall be connected to full municipal services;</p> <p>h) the total building floor area of the Additional Dwelling Unit (Detached) shall not exceed 50 percent of the building floor area of the Single Detached Dwelling, Duplex Dwelling, Semi Detached House, Semi-Detached Duplex House, or Street Townhouse Dwelling on the same lot, or 80 square metres, whichever is less;</p> <p>i) on a lot containing an Additional Dwelling Unit (Detached), the principal building shall comply with the following:</p> <p>i) where the principal building is a Single Detached Dwelling or Duplex Dwelling, the minimum side yard setback on each side of the principal dwelling shall be 1.2 metres;</p> <p>ii) where the principal building is a Semi-Detached House, Semi-Detached Duplex House, or Street Townhouse Dwelling, the minimum side yard setback of the principal dwelling unit shall be 2.5 metres on one side;</p> <p>j) a building containing an Additional Dwelling Unit (Detached) shall have a minimum side yard and minimum rear yard of 0.6 metres;</p> <p>k) an Additional Dwelling Unit (Detached) shall not be located in the front yard or side yard abutting a street of the principal dwelling;</p> <p>l) For 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 midpoint 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>5.22.1 Additional Dwelling Unit (Detached)</p> <p>One Additional Dwelling (Detached) with one (1) or two (2) Additional Dwelling Units (Detached) shall only be permitted in association with a Single Detached Dwelling, Duplex Dwelling, Semi-Detached House, Semi-Detached Duplex House, or Street Townhouse Dwelling, in accordance with the regulations specified by the zone category in which an additional dwelling unit (detached) is permitted, and as amended by the following:</p> <p>a) an Additional Dwelling Unit (Detached) shall not be severed from the lot containing the Single Detached Dwelling, Duplex Dwelling, Semi-Detached House, Semi-Detached Duplex House, Townhouse located within a Street Townhouse Dwelling;</p> <p>b) the building footprint of the Additional Dwelling (Detached) shall not exceed or 80 square metres;</p> <p>c) the maximum combined lot coverage of accessory buildings and an Additional Dwelling (Detached) shall be 15 percent;</p> <p>d) where a lot is located farther than 800 metres from a Light Rail Transit (LRT) Station as shown on Appendix I, and outside the Residential Intensification in Established Neighbourhoods Study (RIENS) Area as shown on Appendix H, the minimum lot area shall be 360 square metres, or in accordance with the regulations of the zone as may be applicable for the principal dwelling type within which the Additional Dwelling (Detached) is associated, whichever is greater.</p> <p>e) where a lot is located farther than 800 metres from a Light Rail Transit (LRT) Station as shown on Appendix I, and outside the Residential Intensification in Established Neighbourhoods Study (RIENS) Area as shown on Appendix H, the minimum lot width shall be 10.5 metres, or in accordance with the regulations of the zone as may be applicable for the principal dwelling type within which the Additional Dwelling (Detached) is associated, whichever is greater;</p> <p>f) the maximum building height for an additional dwelling (detached) shall be:</p> <p>a. 4.5 metres for a hip, gable, shed, or gambrel roof, measured to the midpoint between the eaves and the peak of the roof, excluding the eaves of any projections;</p> <p>i) for a shed roof the lower exterior wall shall face a rear lot line or the nearest side lot line, except where the lot line is a street line or lane;</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>g) despite subsection h), the maximum building height for an additional dwelling (detached) where the principal dwelling has a height equal to or greater than 9.1 metres shall be:</p> <p>a. 6.0 metres for a hip, gable, shed, or gambrel roof, measured to the midpoint between the eaves and the peak of the roof, excluding the eaves of any projections;</p> <p>a) for a shed roof the lower exterior wall shall face a rear lot line or the nearest side lot line, except where the lot line is a street line or lane;</p> <p>b. 6.0 metres for a mansard roof, measured to the deck line;</p> <p>c. 4.5 metres for a flat roof, measured to the peak of the roof;</p>	<p>Updating and refining detached ADU regulations for consistency with 2019-051.</p> <p>New regulation allows for 2 units in an ADU (detached).</p> <p>Existing.</p> <p>The size of an ADU can be effectively controlled with a combination of lot coverage and overall maximum building footprint. Remove requirement for 50% of the gross floor area of the principal dwelling and rely on lot coverage (15%) and 80m².</p> <p>Minimum lot width of 10.5 m and area of 360 m² are proposed to be required in suburban areas where, there are 3 or 4 units on a lot (and three parking spaces are required), and/or there is an Additional Dwelling Detached. Where the lot width or area of the zone is greater than 10.5 m or 360 m² (such as R-1 and R-2 zones or corner lots) these widths will prevail.</p> <p>Based on staff's assessment of lot functionality, as well as review of variances supported, the minimum lot width of the zone will be sufficient for lots within 800 m of an LRT station and in the central neighbourhood area where only 1 or 2 parking spaces may be required, and subject to a building design and built form that achieves the other regulations.</p> <p>Allowing up to 6.0 metres height where the principal dwelling is at least 9.1 m. 6.0 m height permits a second floor or raised basement in a building that is still subordinate to the principal dwelling. 9.1 m aligns with Central Neighbourhood regulations which allow 9 m maximum height in central neighbourhood area when adjacent houses are less than 6 m.</p> <p>Regulations will permit ADU's that are similar in scale to images below.</p>
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m) For a shed roof where the peak of the roof is more than 4.5 metres from highest finished grade level, the highest exterior wall shall not face a rear or side lot line closer than 4.5 metres, except where the lot line is a street line or lane;

n) the maximum combined lot coverage of all accessory buildings inclusive of an Additional Dwelling Unit (Detached) shall be 15 percent; and,

o) an unobstructed walkway that is a minimum 1.1 metres in width shall be provided from a street or lane to the Additional Dwelling Unit (Detached). The walkway shall not be located within a required parking space. (Amended: By-law 2021-040, S.8)

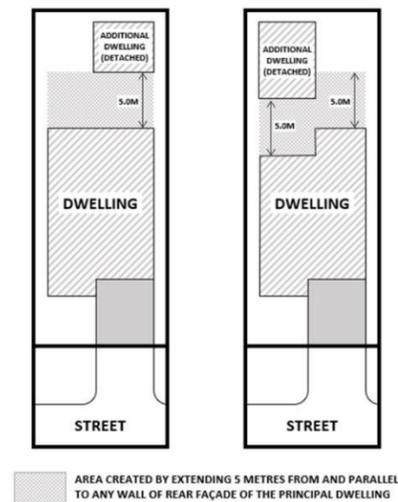


h) an Additional Dwelling (Detached) which has a maximum height of 4.5 metres shall have a minimum setback of 0.6 metres from a rear lot line and interior side lot line;

i) an Additional Dwelling (Detached) which exceeds a height of 4.5 metres shall have a minimum setback of 0.9 metres from a rear lot line and interior side lot line. Notwithstanding the foregoing, where an interior side or rear lot line abuts a lane the minimum setback shall be 0.6 metres, and there shall be no restrictions on façade openings the for the façade facing the lane;

j) an Additional Dwelling (Detached) shall not be located in the front yard of the principal dwelling; and shall not be located in the area created by extending 5 metres from and parallel to any wall of rear façade of the principal dwelling;

Illustration 4-2: Minimum Separation of Principal Dwelling and Additional Dwelling (detached)



k) an Additional Dwelling (Detached) may be located in an exterior side yard of the principal dwelling, subject to the required exterior side yard setback required for the dwelling in the applicable zone;



Additional setbacks will also be required for detached ADU's which exceed 4.5 m in height.

New regulation to require a 5.0 metre separation between an ADU detached and the principal dwelling in order to provide for private amenity space, light and openings in facing walls.

New regulation permitting an ADU in an exterior side yard up to the required setback for the principal dwelling. This will make more efficient use of lot area, while allowing an ADU to be designed to address the street.

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	<p>l) For a lot containing Three (3) or Four (4) Dwelling Units, the minimum front yard landscaped area shall be 20%, excluding surface walkways, patios, decks, playgrounds or pathways; and</p> <p>m) the minimum rear yard landscaped area shall be 30%;</p>	<p>Minimum front and rear yard landscaped areas ensure some lands are reserved for landscaping, infiltration, tree root zones and private amenity space.</p>
<p>Section 5 – General Regulations 5.22.1 One Additional Dwelling Unit (Attached) 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:</p> <p>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;</p> <p>b) An additional dwelling unit (attached) shall be connected to full municipal services.</p> <p>5.22.1.1 One Additional Dwelling Unit (Attached) and Duplexes 1. A duplex dwelling shall be considered as a single detached dwelling with one additional dwelling unit (attached) and a semi-detached duplex house shall be considered as a semi-detached house with one additional dwelling unit (attached). 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>	<p>Section 5 – General Regulations 5.22.2 One Additional Dwelling Unit (Attached) One additional dwelling unit (attached) may be permitted in association with a single detached dwelling, a semi-detached house or a townhouse located in a street townhouse dwelling in accordance with the regulations specified by the zone category and applying to principal dwelling type in which the additional dwelling unit (attached) is located, and in addition to and as amended by the following:</p> <p>a) additional dwelling unit(s) (attached) shall only be located in the same building as a Single Detached Dwelling, Semi-Detached Dwelling, or Street Townhouse Dwelling;</p> <p>b) An additional dwelling unit (attached) shall be connected to full municipal services.</p> <p>5.22.2.1 One Additional Dwelling Unit (Attached) and Duplexes 1. A duplex dwelling shall be considered as a single detached dwelling with one additional dwelling unit (attached) and a semi-detached duplex house shall be considered as a semi-detached house with one additional dwelling unit (attached). 2. New duplex dwellings or semi-detached duplex house may be permitted in accordance with regulations set out in Section 5.22 and 5.22.2.</p>	<p>Minor changes for number alignment and clarification.</p> <p>Regulation moved to 5.22 and applies to all ADU's (attached or detached)</p>
<p>Section 5 – General Regulations 5.22.2 Two Additional Dwelling Units (Attached) 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> <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 maximum number of dwelling units on a lot shall be three;</p> <p>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;</p> <p>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;</p> <p>g) the minimum landscaped area shall be 20%.</p>	<p>Section 5 – General Regulations 5.22.3 Two or Three Additional Dwelling Units (Attached) Two or three additional dwelling units (attached) may be permitted in association with a single detached dwelling, a semi-detached house or a townhouse located in 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 additional dwelling units (attached) are located and in addition to and as amended by the following:</p> <p>a) Two additional dwelling unit(s) (attached) shall only be located in the same building as a Single Detached Dwelling, Semi-Detached Dwelling, or Street Townhouse Dwelling;</p> <p>b) a minimum of one pedestrian entrance to the principal building is required to face a street line;</p> <p>c) a maximum of two pedestrian entrances shall be permitted to face each street line, except where more pedestrian entrances are existing;</p> <p>d) where a lot is located farther than 800 metres from a Light Rail Transit (LRT) Station as shown on Appendix I, and outside the Residential Intensification in Established Neighbourhoods Study (RIENS) Area as shown on Appendix the minimum lot area shall be 360 square metres, or in accordance with the regulations of the zone as may be applicable for the principal dwelling type within which the Additional Dwelling (Attached) is associated, whichever is greater.</p>	<p>Refining regulations for 2 and 3 ADU's attached to be consistent with regulations for 2019-051</p> <p>Existing.</p> <p>Requiring a minimum of one door to front a street to provide a façade which addresses the public realm.</p> <p>Allows up to 2 entrances to face each street, more are permitted perpendicular to the street.</p> <p>Minimum lot width of 10.5 m and lot area of 360 m² are proposed to be required in suburban areas where there are 3 or 4 units on a lot (and three parking spaces are required), and/or there is an Additional Dwelling Detached. Where the lot width or area of the</p>

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	<p>e) where a lot is located farther than 800 metres from a Light Rail Transit (LRT) Station as shown on Appendix I, and outside the Residential Intensification in Established Neighbourhoods Study (RIENS) Area as shown on Appendix H, the minimum lot width shall be 10.5 metres, or in accordance with the regulations of the zone as may be applicable for the principal dwelling type within which the Additional Dwelling (Detached) is associated, whichever is greater;</p> <p>f) For a lot containing Three (3) or Four (4) dwelling units, the minimum front yard landscaped area shall be 20%, excluding surface walkways, patios, decks, playgrounds or pathways;</p> <p>g) the minimum rear yard landscaped area shall be 30%;</p> <p>5.22.3.1 TWO OR THREE ADDITIONAL DWELLING UNITS (ATTACHED) AND MULTIPLE DWELLINGS</p> <p>.1 An existing multiple dwelling with 3 or 4 dwelling units shall be considered as a single detached dwelling with additional dwelling units (attached).</p>	<p>zone is greater than 10.5 m or 360 m² (such as RES-1 and RES-2 zones) these widths will prevail.</p> <p>Based on staff’s assessment of lot functionality, as well as review of variances supported, the minimum lot width of the zone is sufficient for lots within 800 m of an LRT station and in the central neighbourhood area where only 1 or 2 parking spaces may be required, and subject to a building design and built form that achieves the other regulations.</p> <p>Minimum front and rear yard landscaped areas ensure some lands are reserved for landscaping, infiltration, root zones and private amenity space.</p> <p>New regulation to clarify that an existing multiple dwelling with 3 or 4 units is considered a single detached dwelling with additional dwelling units (attached).</p>
<p>Section 5 – General Regulations 5.33 Four to Ten Dwelling Units on a Lot 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;</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 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>	<p>5.33 Four Five to Ten Dwelling Units on a Lot Four (4) Five (5) 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;</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 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>	<p>Change to align with proposed change to multiple dwelling definition.</p>
<p>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING 6.1 OFF-STREET PARKING .1 REGULATIONS .1 Location 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></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</p>	<p>6.1 OFF-STREET PARKING .1 REGULATIONS .1 Location b) <u>Single Detached Dwellings with or without Additional Dwelling Unit(s) (Attached) or Additional Dwelling Unit(s) (Detached), Semi-Detached Dwellings with or without Additional Dwelling Unit(s) Attached or Additional Dwelling Unit(s) (Detached), and Duplex Dwellings with or without one Additional Dwelling Unit(s) (Attached) or an Additional Unit(s) (Detached); Residential Care Facility having less than 9 residents; and a Lodging House having less than 9 residents</u></p>	<p>Minor changes to title to identify additional dwelling units (attached) and (detached)</p>

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<p>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>On a lot containing a Single Detached Dwelling with or without Additional Dwelling Unit(s) (Attached) or Additional Dwelling Unit(s) (Detached), Semi-Detached Dwelling with or without Additional Dwelling Unit(s) (Attached) or Additional Dwelling Unit(s) (Detached), or Duplex Dwelling with or without one Additional Dwelling Unit(s) (Attached) or Additional Dwelling Unit(s) (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) a) Parking spaces located within a building shall be setback a minimum distance of 6 metres from a street line b) One off-street parking space required for such dwellings shall be located a minimum distance of 0.5 metres from the street line. Notwithstanding the foregoing, where a special regulation permits a portion of a building which accommodates off-street parking to be setback 5.7 metres from the front lot line, one parking space located on a driveway shall be located a minimum distance of 0.2 metres from the street line; and c) Up to three required parking spaces may be arranged in tandem.</p> <p>i) The off-street parking required for such dwellings shall be located a minimum distance of 6 metres from the street line. 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 required parking spaces may be arranged in tandem.</p>	<p>Amending regulations for subject dwelling types so that a parking space must be setback 0.5 m from a street, rather than 6.0 m, to allow more efficient use of driveways. Parking spaces located within a building will continue to be located a minimum distance of 6.0 m from a street line, allowing parking in front of the garage, and allowing a vehicle to fully exit a garage before crossing a sidewalk.</p>
<p>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING 6.1 OFF-STREET PARKING .1 REGULATIONS .1 Location c) Street Townhouse Dwellings with or without Additional Dwelling Unit(s) (Attached) or Additional Unit (Detached)</p> <p>On a lot containing a Street Townhouse Dwelling with or without an Additional Dwelling Unit(s) (Attached) or Additional Dwelling Unit (Detached): (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 Additional Dwelling Unit(s) (Attached) or 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>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 Additional Dwelling Unit(s) (Attached) or 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) b) A driveway may be widened to a maximum of 65% of the lot width or 6 metres, whichever is the lesser.</p>	<p>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING 6.1 OFF-STREET PARKING .1 REGULATIONS .1 Location c) Street Townhouse Dwellings with or without Additional Dwelling Unit(s) (Attached) or Additional Unit(s) (Detached)</p> <p>On a lot containing a Street Townhouse Dwelling with or without an Additional Dwelling Unit(s) (Attached) or Additional Dwelling Unit(s) (Detached): (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 Additional Dwelling Unit(s) (Attached) or 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>i) a) Parking spaces located within a building shall be setback a minimum distance of 6 metres from a street line. b) One off-street parking required for such dwellings shall be located a minimum distance of 0.5 metres from the street line. Notwithstanding the foregoing, where a special regulation permits a portion of a building which accommodates off-street parking to be setback 5.7 metres from the front lot line, one parking space located on a driveway shall be located a minimum distance of 0.2 metres from the street line.</p> <p>ii) a) A driveway shall have a minimum width of 2.6 metres. b) A driveway may be widened to a maximum of 65% of the lot width or 6 metres, whichever is the lesser.</p>	<p>Amending regulations street townhouse dwellings so that a parking space must be setback 0.5 m from a street, rather than 6.0 m, to allow more efficient use of driveways. Parking spaces located within a building will continue to be located a minimum distance of 6.0 m from a street line, allowing parking in front of the garage, and allowing a vehicle to fully exit a garage before crossing a sidewalk.</p>

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<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>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>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>iv) In the case of a Street Townhouse Dwelling containing Additional Dwelling Unit(s) (Attached) or Additional Unit(s) (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>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING 6.1 OFF-STREET PARKING .1 REGULATIONS .2 Design Standards</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>	<p>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING 6.1 OFF-STREET PARKING .1 REGULATIONS .2 Design Standards</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. Notwithstanding the foregoing, a parking lot may be located as close to an interior side lot line as the driveway which provides access to the parking lot, and only for the interior side lot line on the same side of the lot as the driveway; and, 2. the minimum drive aisle width shall be 6 metres.</p>	<p>Amending regulations so that a parking lot may be in line with a driveway. The existing setback regulation for parking lot can creates an undesirable jog where a driveway is located up to the property line and parking lot is setback 1.5 metres. The proposed approach continues to provide the side and rear yard setback for snow storage, and a fence will still be required.</p>				
<p>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING 6.1 OFF-STREET PARKING .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>	<p>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING 6.1 OFF-STREET PARKING .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="1" data-bbox="1227 1683 2237 1864"> <thead> <tr> <th><u>Column 1</u></th> <th><u>Column 2</u></th> </tr> </thead> <tbody> <tr> <td>Additional Dwelling Unit (Attached)</td> <td>a) 0 for each dwelling unit 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)	a) 0 for each dwelling unit where the lot is located within 800 metres of a Light Rail Transit (LRT) Station as shown on Appendix I;	<p>Specifying parking minimums for Additional Dwelling Unit (Attached) and Additional Dwelling Unit (Detached). Consistent with 2019-051.</p>
<u>Column 1</u>	<u>Column 2</u>					
Additional Dwelling Unit (Attached)	a) 0 for each dwelling unit where the lot is located within 800 metres of a Light Rail Transit (LRT) Station as shown on Appendix I;					

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Column 1	Column 2			
Additional Dwelling Unit (Attached)	1 for each dwelling unit		<p>b) 0.3 for each dwelling unit where the lot is located farther than 800 metres of a Light Rail Transit (LRT) Station as shown on Appendix I, and located within the Residential Intensification in Established Neighbourhoods Study (RIENS) Area as shown on Appendix H; and</p> <p>c) 0.6 for each dwelling unit where the lot is located farther than 800 metres of a Light Rail Transit (LRT) Station as shown on Appendix I, and outside the Residential Intensification in Established Neighbourhoods Study (RIENS) Area as shown on Appendix H;</p>	<p>No parking is required for additional units when a lot is located within 800 m of an LRT station.</p> <p>In central neighbourhood area 3rd and 4th units do not require parking (0.3 sp/unit – will always round up to 1 space for any number of ADU’s)</p> <p>Outside the central neighbourhood and LRT areas, the 4th unit is not required to have parking (0.6 sp/unit- will result in 1 space for 1 ADU, 2 spaces for 2 or 3 ADU (1.2 and 1.8)</p>
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.	Additional Dwelling Unit (Detached)	<p>d) 0 for each dwelling unit where the lot is located within 800 metres of a Light Rail Transit (LRT) station as shown on Appendix I;</p> <p>e) 0.3 for each dwelling unit where the lot is located farther than 800 metres of a Light Rail Transit (LRT) station as shown on Appendix I, and located within the Residential Intensification in Established Neighbourhoods Study (RIENS) Area as shown on Appendix H; and</p> <p>f) 0.6 for each dwelling unit where the lot is located farther than 800 metres of a Light Rail Transit (LRT) station as shown on Appendix I, and outside the Residential Intensification in Established Neighbourhoods Study (RIENS) Area as shown on Appendix H;</p>	
<p>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING</p> <p>6.1.2 OFF-STREET PARKING</p> <p>b) i) If the calculation of the required parking spaces results in a fraction of one-half or greater then, the required parking spaces shall be the next higher whole number. Notwithstanding, this subsection shall not apply to barrier-free accessible parking as required in Section 6.7.1 of this By-law.</p>	<p>Section 6 - OFF-STREET PARKING AND OFF-STREET LOADING</p> <p>6.1.2 OFF-STREET PARKING</p> <p>b) i) If the calculation of the required parking spaces results in a fraction of one-half or greater then, the required parking spaces shall be the next higher whole number. Notwithstanding, this subsection shall not apply to barrier-free accessible parking as required in Section 6.7.1 of this By-law, or for parking spaces required for Additional Dwelling Units (Attached) and Additional Dwelling Units (Detached). In these cases, when the calculation of the required parking spaces results in any fraction, then the requirement shall be the next higher whole number.</p>			<p>Revising rounding for ADU parking calculations for consistency with 2019-051</p>
<p>6.7 BARRIER-FREE ACCESSIBLE PARKING</p> <p>2. The provisions outlined in subsection 6.7.1 above shall not apply to any off-street parking facility constructed or redeveloped that is used exclusively for one of the following: (Amended: By-law 2016-138, S.13)</p> <p>a) Parking for buses.</p> <p>b) Parking for delivery vehicles.</p> <p>c) Parking for law enforcement vehicles.</p> <p>d) Parking for medical transportation vehicles, such as ambulances.</p> <p>e) Parking used as a parking lot for impounded vehicles.</p> <p>f) Any residential use with less than four dwelling units on a lot.</p>	<p>6.7 BARRIER-FREE ACCESSIBLE PARKING</p> <p>2. The provisions outlined in subsection 6.7.1 above shall not apply to any off-street parking facility constructed or redeveloped that is used exclusively for one of the following: (Amended: By-law 2016-138, S.13)</p> <p>a) Parking for buses.</p> <p>b) Parking for delivery vehicles.</p> <p>c) Parking for law enforcement vehicles.</p> <p>d) Parking for medical transportation vehicles, such as ambulances.</p> <p>e) Parking used as a parking lot for impounded vehicles.</p> <p>f) Any residential use with less than four or fewer dwelling units on a lot.</p>			<p>Aligning Barrier Free Regulations with requirements of By-law 2019-051.</p>
<p>Section 19 – INDUSTRIAL RESIDENTIAL ZONE (M-1)</p> <p>19.1 PERMITTED USES</p>			<p>Section 19 – INDUSTRIAL RESIDENTIAL ZONE (M-1)</p> <p>19.1 PERMITTED USES</p>	<p>Update section to add ADU’s as a permitted use in the Industrial Residential Zone (M-1).</p>

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<p>Audio-Visual or Medical Laboratory Commercial Parking Facility Craftsman Shop Day Care Facility Duplex Dwelling Health Office Home Business (By-law 2016-138, S.14) Manufacturing Multiple Dwelling Office Printing Establishment Private Club or Lodge, Union Hall Repair Service Residential Care Facility (By-law 2012-140, S.5) Sale, Rental or Service of Business Machines and Office Supplies Sale, Rental or Service of Tools and Industrial, Farm or Catering Equipment Security or Janitorial Services Single Detached Dwelling Studio Surveying, Engineering, Planning or Design Business Tradesman or Contractor's Establishment Warehouse Wholesaling</p>	<p>Additional Dwelling Unit (Attached) Additional Dwelling Unit (Detached) Audio-Visual or Medical Laboratory Commercial Parking Facility Craftsman Shop Day Care Facility Duplex Dwelling Health Office Home Business (By-law 2016-138, S.14) Manufacturing Multiple Dwelling Office Printing Establishment Private Club or Lodge, Union Hall Repair Service Residential Care Facility (By-law 2012-140, S.5) Sale, Rental or Service of Business Machines and Office Supplies Sale, Rental or Service of Tools and Industrial, Farm or Catering Equipment Security or Janitorial Services Single Detached Dwelling Studio Surveying, Engineering, Planning or Design Business Tradesman or Contractor's Establishment Warehouse Wholesaling</p>	
<p>Section 19 – INDUSTRIAL RESIDENTIAL ZONE (M-1) 19.2 REGULATIONS NEW REGULATION</p>	<p>Section 19 – INDUSTRIAL RESIDENTIAL ZONE (M-1) NEW REGULATION 19.6 For Additional Dwelling Unit (Attached) In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law. 19.7 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law. 19.8 For Lots with Five to Ten Dwelling Units 5 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>Adding regulations to permit additional dwelling units in the Industrial Residential Zone (M-1)</p>
<p>Section 31 – NEIGHBOURHOOD INSTITUTIONAL ZONE (I-1) 31.3.6 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law 31.3.7 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>31.3.6 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law 31.3.7 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. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p>	<p>Updated section references.</p>
<p>Section 32 – COMMUNITY INSTITUTIONAL ZONE (I-2) 32.3.9 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p>	<p>32.3.9 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law 32.3.10 For Additional Dwelling Unit (Attached)</p>	<p>Updated section references.</p>

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<p>32.3.10 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.</p> <p>32.3.11 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>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. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p> <p>32.3.11 For Lots with Four Five to Ten Dwelling Units 4 5 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>Update to number of units in a multiple.</p>
<p>Section 33 – MAJOR INSTITUTIONAL ZONE (I-3) 33.3.5 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>33.3.6 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.</p> <p>33.3.7 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</p>	<p>33.3.5 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>33.3.6 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. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p> <p>33.3.7 For Lots with Four Five to Ten Dwelling Units 4 5 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>Updated section references.</p> <p>Update to number of units in a multiple.</p>
<p>Section 35 – RESIDENTIAL ONE ZONE (R-1) 35.4 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law.</p> <p>35.5 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. 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>35.4 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law.</p> <p>35.5 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. Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p>	<p>Updated section references.</p>
<p>Section 36 – RESIDENTIAL TWO ZONE (R-2) 36.2.3 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>36.2.4 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>36.2.3 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>36.2.4 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. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p>	<p>Updated section references.</p>
<p>Section 37 – RESIDENTIAL THREE ZONE (R-3) 37.2.2 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>37.2.4 For Additional Dwelling Unit (Attached)</p>	<p>37.2.2 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>37.2.4 For Additional Dwelling Unit (Attached)</p>	<p>Updated section references.</p> <p>-</p>

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<p>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>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. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p>	
<p>Section 38 – RESIDENTIAL FOUR ZONE (R-4) 38.2.3 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>38.2.6 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.</p>	<p>38.2.3 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>38.6 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. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p>	<p>Updated section references. -</p>
<p>Section 39 – RESIDENTIAL FIVE ZONE (R-5) 39.2.5 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>39.2.8 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. 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>39.2.5 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law.</p> <p>39.2.8 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. Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p>	<p>Updated section references.</p>
<p>Section 39 – RESIDENTIAL FIVE ZONE (R-5) 39.2A FOR ALL USES Maximum Number of Dwellings Per Lot: One plus Additional Dwelling Unit(s)</p>	<p>Delete 39.2A FOR ALL USES Maximum Number of Dwellings Per Lot: One plus Additional Dwelling Unit(s)</p>	<p>Section deleted as 4 units is enabled.</p>
<p>Section 40 – RESIDENTIAL SIX ZONE (R-6) 40.2.7 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>40.2.10 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.</p> <p>40.2.11 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 business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33.</p>	<p>40.2.7 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>40.2.10 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. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p> <p>40.2.11 For Lots with Four Five to Ten Dwelling Units 4 5 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>Updated section references.</p>
<p>Section 41 – RESIDENTIAL SEVEN ZONE (R-7) 41.2.7 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>41.2.11 For Additional Dwelling Unit (Attached)</p>	<p>41.2.7 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>41.2.11 For Additional Dwelling Unit (Attached)</p>	<p>Updated section references.</p>

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<p>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>41.2.12 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>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. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p> <p>41.2.12 For Lots with Four Five to Ten Dwelling Units 4 5 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>Update to number of units in a multiple.</p>
<p>Section 42 – RESIDENTIAL EIGHT ZONE (R-8) 42.2.12. For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>42.2.13 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>42.2.14 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>42.2.12. For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>42.2.13 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. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p> <p>42.2.14 For Lots with Four Five to Ten Dwelling Units 4 5 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>Updated section references.</p> <p>Update to number of units in a multiple.</p>
<p>Section 43 – RESIDENTIAL NINE ZONE (R-9) 43.2.8 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>43.2.9 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>42.2.10 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>43.2.8 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>43.2.9 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. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p> <p>43.2.10 For Lots with Four Five to Ten Dwelling Units 4 5 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>Updated section references.</p> <p>Update to number of units in a multiple.</p>
<p>Section 44 – COMMERCIAL RESIDENTIAL ONE ZONE (CR-1) 44.3.14 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>44.3.15 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.</p> <p>44.3.16 For Lots with Four to Ten Dwelling Units</p>	<p>44.3.14 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>44.3.15 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. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p> <p>44.3.16 For Lots with Four Five to Ten Dwelling Units</p>	<p>Updated section references.</p> <p>Update to number of units in a multiple.</p>

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<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>	<p>4 5 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>Section 45 – COMMERCIAL RESIDENTIAL TWO ZONE (CR-2) 45.3.14 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>45.3.15 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.</p> <p>45.3.16 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>45.3.14 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>45.3.15 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. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p> <p>45.3.16 For Lots with Four Five to Ten Dwelling Units 4 5 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>Updated section references.</p> <p>Update to number of units in a multiple.</p>
<p>Section 46 – COMMERCIAL RESIDENTIAL THREE ZONE (CR-3) 46.4 For Additional Dwelling Unit (Detached) 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. 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 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>46.4 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 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. Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p> <p>46.6 For Lots with Four Five to Ten Dwelling Units 4 5 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>Updated section references.</p> <p>Update to number of units in a multiple.</p>
<p>Section 47 – COMMERCIAL RESIDENTIAL FOUR ZONE (CR-4) 47.2.7 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>47.2.8 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. 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>47.2.9 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>47.2.7 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>47.2.8 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. Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p> <p>47.2.9 For Lots with Four Five to Ten Dwelling Units 4 5 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>Updated section references.</p> <p>Update to number of units in a multiple.</p>

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<p>Section 47A – COMMERCIAL RESIDENTIAL FIVE ZONE (CR-5) 47A.3.4 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>47A.3.5 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. 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>47A.3.6 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>47A.3.4 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>47A.3.5 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. Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p> <p>47A.3.6 For Lots with Four Five to Ten Dwelling Units 4 5 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>Updated section references.</p> <p>Update to number of units in a multiple.</p>
<p>Section 53 – LOW INTENSITY MIXED USE CORRIDOR ZONE (MU-1) 53.2.7 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>53.2.8 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. 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>53.2.9 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>53.2.7 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>53.2.8 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. Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p> <p>53.2.9 For Lots with Four Five to Ten Dwelling Units 4 5 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>Updated section references.</p> <p>Update to number of units in a multiple.</p>
<p>Section 54 – MEDIUM INTENSITY MIXED USE CORRIDOR ZONE (MU-2) 54.2.7 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>54.2.8 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. 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>54.2.9 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>54.2.7 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>54.2.8 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. Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.2 of this By-law. In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p> <p>54.2.9 For Lots with Four Five to Ten Dwelling Units 4 5 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>Updated section references.</p> <p>Update to number of units in a multiple.</p>
<p>Section 55 – HIGH INTENSITY MIXED USE CORRIDOR ZONE (MU-3) 55.2.7 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Section 5.22 of this By-law</p> <p>55.2.8 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>55.2.7 For Additional Dwelling Unit (Detached) In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law</p> <p>55.2.8 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>Updated section references.</p>

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<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>55.2.9 For Lots with Four to Ten Dwelling Units</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>	<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>In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.</p> <p>55.2.9 For Lots with Four Five to Ten Dwelling Units</p> <p>4 5 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>Update to number of units in a multiple.</p>
<p>(129) Notwithstanding Section 39.1 of this By-law, within the lands zoned R-5 as shown on Schedules 39, 40, 74, 75, 76, 82, 83, 84, 120, 121, 122, 123, 124, 125, 140 and 141 of Appendix "A" as affected by this subsection, multiple dwellings shall not be permitted.</p>	<p>(129) DELETE content of regulation. Regulation will remain on mapping.</p>	<p>Multiple dwelling is no longer permitted in the R-5 zone – was previously removed from list of permitted uses.</p>