

Existing Section/Regulation (By-law 2019-051)	Proposed Amendment	Rationale
Section 1 – General Scope and Administration		
Section 3 – Definitions		
<p>Building Height – means the vertical distance between the highest elevation of the finished ground immediately surrounding the perimeter of the building and the uppermost point of the building. For all uses except a single detached dwelling with or without additional dwelling unit(s) (attached), at no point shall the vertical distance between the lowest elevation of the finished ground immediately surrounding the perimeter of the building and the uppermost point of the building exceed 110% of the maximum building height in the applicable zone.</p>	<p>AMEND Building Height – means the vertical distance between the highest elevation of the finished ground immediately surrounding the perimeter of the <i>building</i> and the point to which height is measured as described by the regulations uppermost point of the building. For all uses except a <i>single detached dwelling</i> with or without <i>additional dwelling unit(s) (attached)</i> at no point shall the vertical distance between the lowest elevation of the finished ground immediately surrounding the perimeter of the <i>building</i> and the uppermost point of the building the point to which height is measured as described by the regulations exceed 110% of the maximum building height in the applicable zone.</p>	<p>Height measurements for different building types are calculated to different points of the building. For example a detached additional dwelling is often calculated to the mid-point of the roof rather the peak. The updated regulation permits 110% height to be calculated using the height measurement specified in the by-law (for example this could be the uppermost point or mid-point of the roof depending on the building type).</p>
<p>Storey – means the portion of a building or structure that is situated between the top of any floor and the top of the floor next above it; or if there is no floor above it, that portion between the top of the floor and the ceiling above it. A habitable or finished attic, or an uninhabitable or unfinished attic with an interior height greater than 1.8 metres, is a storey.</p>	<p>AMEND Storey – means the portion of a <i>building or structure</i> that is situated between the top surface top surface of any floor and the top surface underside of the ceiling above it, that portion between the top surface underside of the ceiling above it. A habitable or finished <i>attic</i>, or an uninhabitable or unfinished <i>attic</i> with an interior height greater than 1.8 metres, is a <i>storey</i>. For the purposes of calculating the minimum or maximum number of storeys, the ground floor and any storey above it shall be included as a storey.</p>	<p>Clarify definition and specify that the ground floor and floors above are considered storeys. The updated definition will align with Ontario Building Code and building application of ground floor. Overall height and Floor Space Ratio will continue to apply, where applicable, and will limit height and mass of a building.</p>
<p>Use, Public – means the use of any land, building, or structure by or on behalf of the Federal or Provincial governments, the Region, the Grand River Conservation Authority, or the City</p>	<p>AMEND Use, Public – means the <i>use of any land, building, or structure</i> by, on behalf of, or in partnership with, the Federal or <i>Provincial</i> governments, the <i>Region</i>, the Grand River Conservation Authority, or the <i>City</i>.</p>	<p>Amend to indicate that a use may be considered a public service use if delivered by another party in partnership with the public body.</p>
Section 4 – General Regulations		
4.7 HOME OCCUPATION		
<p>4.7.1 Regulations for Home Occupations a) A home occupation shall only be permitted on a lot containing a single detached dwelling (with or without an additional dwelling unit (attached) or additional dwelling unit (detached), semi-detached dwelling (with or without an additional dwelling unit (attached) or additional dwelling unit (detached), street townhouse dwelling (without an additional dwelling unit (attached) or additional dwelling unit (detached), cluster townhouse dwelling, or multiple dwelling. b) A <i>home occupation</i> shall only locate in a <i>dwelling</i>.</p>	<p>AMEND 4.7.1 Regulations for Home Occupations a) A home occupation shall only be permitted on a lot containing a single detached dwelling (with or without an additional dwelling unit (attached) or additional dwelling unit (detached), semi-detached dwelling (with or without an additional dwelling unit (attached) or additional dwelling unit (detached), street townhouse dwelling (without an additional dwelling unit (attached) or additional dwelling unit (detached), cluster townhouse dwelling, or multiple dwelling dwelling unit. b) A <i>home occupation</i> shall only locate in a <i>dwelling</i> unit.</p>	<p>Simplify wording to permit a home business in any dwelling unit. This will allow home occupation uses anywhere a dwelling unit is permitted, including in a mixed use building or in a commercial building where dwelling units are permitted. And clarify that the home occupation may only be in the dwelling unit.</p>

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<p>Table 4-2: Permitted Home Occupation Uses (<i>first heading</i>)</p> <p style="text-align: center;">Table 4-2: Permitted Home Occupation Uses</p> <p>Permitted home occupation use on a lot containing a single detached dwelling or a semi-detached dwelling unit (without an additional dwelling unit (attached) or additional dwelling unit (detached)) (1)(2)(3)(4)</p> <table border="1" data-bbox="189 455 1134 895"> <thead> <tr> <th>Home Occupation Use</th> <th>First Home Occupation Use</th> <th>Second Home Occupation Use</th> </tr> </thead> <tbody> <tr><td>Artisan's Establishment</td><td>✓</td><td></td></tr> <tr><td>Bed and Breakfast (5)(6)</td><td>✓</td><td></td></tr> <tr><td>Canine and Feline Grooming Establishment (5)(7)</td><td>✓</td><td></td></tr> <tr><td>Catering Service Establishment</td><td>✓</td><td></td></tr> <tr><td>Commercial School</td><td>✓</td><td></td></tr> <tr><td>Health Office</td><td>✓</td><td></td></tr> <tr><td>Indirect Sales</td><td>✓</td><td>✓</td></tr> <tr><td>Light Repair Operation</td><td>✓</td><td></td></tr> <tr><td>Office</td><td>✓</td><td>✓</td></tr> <tr><td>Personal Services (8)</td><td>✓</td><td></td></tr> <tr><td>Private Home Day Care</td><td>✓</td><td></td></tr> </tbody> </table>	Home Occupation Use	First Home Occupation Use	Second Home Occupation Use	Artisan's Establishment	✓		Bed and Breakfast (5)(6)	✓		Canine and Feline Grooming Establishment (5)(7)	✓		Catering Service Establishment	✓		Commercial School	✓		Health Office	✓		Indirect Sales	✓	✓	Light Repair Operation	✓		Office	✓	✓	Personal Services (8)	✓		Private Home Day Care	✓		<p>Table 4-2: Permitted Home Occupation Uses (<i>first heading</i>)</p> <p>ADD (11) to private home day care</p> <p style="text-align: center;">Table 4-2: Permitted Home Occupation Uses</p> <p>Permitted home occupation use on a lot containing a single detached dwelling or a semi-detached dwelling unit (without an additional dwelling unit (attached) or additional dwelling unit (detached)) (1)(2)(3)(4)</p> <table border="1" data-bbox="1252 455 2197 895"> <thead> <tr> <th>Home Occupation Use</th> <th>First Home Occupation Use</th> <th>Second Home Occupation Use</th> </tr> </thead> <tbody> <tr><td>Artisan's Establishment</td><td>✓</td><td></td></tr> <tr><td>Bed and Breakfast (5)(6)</td><td>✓</td><td></td></tr> <tr><td>Canine and Feline Grooming Establishment (5)(7)</td><td>✓</td><td></td></tr> <tr><td>Catering Service Establishment</td><td>✓</td><td></td></tr> <tr><td>Commercial School</td><td>✓</td><td></td></tr> <tr><td>Health Office</td><td>✓</td><td></td></tr> <tr><td>Indirect Sales</td><td>✓</td><td>✓</td></tr> <tr><td>Light Repair Operation</td><td>✓</td><td></td></tr> <tr><td>Office</td><td>✓</td><td>✓</td></tr> <tr><td>Personal Services (8)</td><td>✓</td><td></td></tr> <tr><td>Private Home Day Care</td><td>✓</td><td></td></tr> </tbody> </table> <p>(11) A private home day care is also permitted on a lot containing a street townhouse dwelling (without an additional dwelling unit (attached) or additional dwelling unit (detached)).</p>	Home Occupation Use	First Home Occupation Use	Second Home Occupation Use	Artisan's Establishment	✓		Bed and Breakfast (5)(6)	✓		Canine and Feline Grooming Establishment (5)(7)	✓		Catering Service Establishment	✓		Commercial School	✓		Health Office	✓		Indirect Sales	✓	✓	Light Repair Operation	✓		Office	✓	✓	Personal Services (8)	✓		Private Home Day Care	✓		<p>Permitting a private home daycare in a street townhouse dwelling. Region permits licensed home day cares in street townhouse dwelling. Aligning our permissions with the Region. Was previously permitted in By-law 85-1.</p>
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<p>Table 4-2: Permitted Home Occupation Uses</p> <p>(9) A home occupation shall be conducted so as to not attract more than one customer or client at any one time.</p>	<p>AMEND Table 4-2: Permitted Home Occupation Uses (<i>second heading</i>)</p> <p>(9) A home occupation shall be conducted so as to not attract more than one customer or client to the premises at any one time.</p>	<p>Clarification of wording.</p>																																																																								
<p>4.12.1 One Additional Dwelling Unit (Attached)</p> <p>One additional dwelling unit (attached) 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 the dwelling type in which the additional dwelling unit (attached) is located and subject to and as amended by the following:</p>	<p>4.12.1 One Additional Dwelling Unit (Attached)</p> <p>ADD c) & d)</p> <p>c) An unobstructed walkway that is a minimum 1.1 metres in width, shall be provided from a street or sidewalk to the principal entrance of each new additional dwelling unit (attached), where the principal entrance is not located on a street line façade.</p>	<p>Adding requirement for unobstructed walkway to duplex. This was included in 85-1 and for 2 – 3 ADUs. It should be added to 2019-051 for consistency and to ensure emergency and tenant access to dwellings no matter the ADU type.</p>																																																																								

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<p>a) One additional dwelling unit (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>Unless otherwise provided for in this By-law, in any zone where a single detached dwelling with one additional dwelling unit (attached) is permitted, a new dwelling with two dwelling units shall also be permitted and considered a single detached dwelling with an additional dwelling unit (attached) in accordance with regulations specified by the zone category and in this section.</p>	<p>d) <i>Despite the definition of dwelling unit, one Additional Dwelling Unit (attached) may have the required private entrance through the living space of the principal unit excluding a bathroom or bedroom, as may be permitted by the Ontario Building Code."</i></p>	<p>Clarifying that the walkway shall connect to the sidewalk or the street.</p> <p>Add regulation d) to permit one additional dwelling unit to be accessed via living space of the principal unit to align with building code permissions.</p>
<p>4.12.2 Two or Three Additional Dwelling Units (Attached)</p> <p>Two (2) or Three (3) additional dwelling units (attached) 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 additional dwelling unit(s) (attached) are permitted, and the dwelling type in which the additional dwelling unit(s) (attached) are located and subject to and as amended by the following:</p> <p>c) A minimum of one pedestrian entrance to the principal building is required to face a street line;</p> <p>d) A maximum of two pedestrian entrances shall be permitted to face each street line, except where more pedestrian entrances are existing;</p> <p>f) Where a lot is located farther than 800 metres from a Light Rail Transit (LRT) station as shown on Appendix E, and outside the Central Neighbourhood Area as shown on Appendix C – Central Neighbourhood Area the minimum lot area shall be 360 square metres or in accordance with Table 7-2, 7-3 or 7-4, as may be applicable for the principal dwelling type in which the additional dwelling unit (attached) is located, whichever is greater;</p>	<p>AMEND 4.12.2 Two or Three Additional Dwelling Units (Attached)</p> <p>Two (2) or Three (3) additional dwelling units (attached) 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 additional dwelling unit(s) (attached) are permitted, and the dwelling type in which the additional dwelling unit(s) (attached) are located and subject to and as amended by the following:</p> <p>c) A minimum of one pedestrian entrance to the principal building is required to face a street line. <i>Despite the foregoing, where additional dwelling unit(s) (attached) are being added to an existing dwelling which does not have a pedestrian entrance facing a street line, the minimum number shall be zero;</i></p> <p>d) A maximum of two pedestrian entrances shall be permitted to face each street line, except where more pedestrian entrances are existing. <i>Despite the foregoing, pedestrian entrances located below grade, and those leading to a balcony which does not connect to the ground shall be excluded;</i></p> <p>f) Where a lot is located farther than 800 metres from a Light Rail Transit (LRT) station as shown on Appendix E, and outside the Central Neighbourhood Area as shown on Appendix C – Central Neighbourhood Area the minimum lot area shall be 360 square metres or in accordance with Table 7-2, 7-3 or 7-4, as may be applicable for the principal dwelling type in which the additional dwelling unit (attached) is located, whichever is greater;</p>	<p>Further clarifications for doors and entrances:</p> <ul style="list-style-type: none"> - permitting existing dwellings that do not currently have a door fronting onto the street to continue to have no door fronting the street. Certain architectural styles (e.g., mid-century) may have doors in the side façade rather than facing the street. It is not reasonable to require a homeowner to add a door facing the street if none exists currently. - allowing doors leading to balconies to face the street and doors leading to below grade entrances. These doors can contribute to the street-facing elevations and provide access to private amenity spaces. The intent of the regulation is to avoid facades where the entire ground floor façade consists of front doors. <p>O.Reg 462/24 legislates that municipalities cannot impose a minimum lot area for ADUs beyond the size required for the first unit. While the provincial regulations only apply to 3 dwelling units on a lot, planning staff recommended that this be extended to 4 units as the impacts are similar and the spirit of the change is to facilitate additional housing. The minimum lot width continues to apply and provides sufficient width for driveways.</p>
<p>4.12.3 Additional Dwelling (Detached)</p> <p>f) Where a lot is located farther than 800 metres from a Light Rail Transit (LRT) station as shown on Appendix E, and outside the Central Neighbourhood Area as shown on Appendix C – Central Neighbourhood Area the minimum lot area shall be 360 square metres or in accordance with Table 7-2, 7-3 or 7-4 as may be applicable for the principal dwelling type with which the additional dwelling unit (detached) is associated, whichever is greater;</p>	<p>4.12.3 Additional Dwelling (Detached)</p> <p>f) Where a lot is located farther than 800 metres from a Light Rail Transit (LRT) station as shown on Appendix E, and outside the Central Neighbourhood Area as shown on Appendix C – Central Neighbourhood Area the minimum lot area shall be 360 square metres or in accordance with Table 7-2, 7-3 or 7-4 as may be applicable for the principal dwelling type with which the additional dwelling unit (detached) is associated, whichever is greater;</p>	<p>O.Reg 462/24 legislates that municipalities cannot impose a minimum lot area for ADUs beyond the size required for the first unit. While the provincial regulations only apply to 3 dwelling units on a lot, planning staff recommended that this be extended to 4 units as the impacts are similar and the spirit of the change is to facilitate additional housing. The minimum lot width continues to apply and provides sufficient width for driveways.</p>
<p>4.12.4 Five to Ten Dwelling Units on a Lot</p> <p>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:</p>	<p>4.12.4 Five to Ten Dwelling Units on a Lot</p> <p>ADD e)</p>	<p>Adding the requirement for unobstructed walkway to dwelling units in a multiple that is not subject to Site Plan Control. This ensures that emergency services and tenants can access all units and provides consistency.</p>

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<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 3.0 metres wide.</p>	<p>e) An unobstructed walkway that is a minimum 1.1 metres in width, shall be provided from a street or sidewalk to the principal entrance of each dwelling unit or to a common entrance providing access to each dwelling unit.</p>	
<p>4.14.4 Decks</p> <p>a) All decks shall meet the setback regulations required for the building in the applicable zone.</p> <p>b) Despite Subsection a) in a residential zone, unenclosed decks that do not exceed 0.6 metres in height above the ground, may be located within a required rear yard or interior side yard.</p> <p>c) Despite Subsection a) in a residential zone, entirely unenclosed decks that exceed 0.6 metres in height above the ground, may be located within a required rear yard provided that they are located a minimum of 4 metres from the rear lot line and meet the side yard setback regulations required for the dwelling in the applicable zone.</p> <p>d) Despite Subsection a) covered, unenclosed decks attached to the principal building may be located within a required rear yard provided that they are located a minimum of 4 metres from the rear lot line and meet the side yard setback regulations required for the dwelling in the applicable zone.</p> <p>4.14.7 Porches</p> <p>a) The minimum depth of a porch associated with a dwelling unit shall be 1.5 metres; or in the case of an existing porch with a depth of less than 1.5 metres, the minimum depth shall be the existing depth.</p> <p>b) Unenclosed porches associated with a dwelling unit may project into a front yard or exterior side yard provided that the porch is located a minimum of 3 metres from a street line and the floor of the porch does not exceed 1 metre in height above the ground. A cold room may be located beneath the porch.</p> <p>c) Despite Subsection b), a porch attached or unattached to the principal building of a structure designated under the Ontario Heritage Act may be located or reconstructed within a required front yard or side yard provided that the setback, gross floor area, dimensions, and height do not exceed what legally existed on or before March 5, 2012.</p>	<p>DELETE and REPLACE with new section 4.14.4</p> <p>4.14.4 Porches and Decks</p> <p>Porches and decks, whether or not covered, shall meet the regulations required for the <i>building</i> with which it is associated in the applicable <i>zone</i>.</p> <p>Despite the foregoing, in a <i>residential zone</i>:</p> <p>a) When located in a front yard or exterior side yard, an unenclosed porch or deck associated with an entrance to a dwelling unit, whether or not covered may project into a required front yard or exterior side yard provided that the porch or deck:</p> <ul style="list-style-type: none"> i. is located a minimum of 3 metres from a street line and the floor of the porch or deck does not exceed 1 metre in height above the ground. A cold room may be located beneath the porch or deck. ii. has a minimum depth of 1.5m; or in the case of an existing porch or deck with a depth of less than 1.5 metres, the minimum depth shall be the existing depth. iii. despite Subsection i) and ii), a porch or deck attached to the principal building of a lot or structure designated under the Ontario Heritage Act may be located or reconstructed within a required front yard or side yard provided that the setback, gross floor area, dimensions, and height do not exceed what legally existed on or before March 5, 2012. <p>b) When located within a rear yard:</p> <ul style="list-style-type: none"> i. an unenclosed and uncovered porch or deck that does not exceed 0.6 metres in height above the ground, may be located in the required <i>rear yard</i>. ii. an unenclosed and uncovered porch or deck that exceeds 0.6 metres in height above the ground, may be located in a required <i>rear yard</i> provided that it is located a minimum of 4 metres from the <i>rear lot line</i>, and meets the <i>interior side yard and exterior side yard setback</i> regulations required for the <i>dwelling</i> type with which it is associated. iii. A roof <i>structure</i> projecting from a building over an unenclosed porch or deck, shall be considered part of the building to which it is attached. A roof structure attached to the <i>principal building</i>, may project into a required <i>rear yard</i> provided that: <ul style="list-style-type: none"> a. it is located a minimum of 4 metres from the <i>rear lot line</i>, 	<p>Regulations are updated so that there is no differentiation between a porch or deck (consistent with 85-1). Regulations apply equally and depend on the yard that they project into.</p> <p>Within a front yard, regulations for porches and decks are consistent with existing porch regulations.</p> <p>Within a side yard or rear yard, regulations for porches and decks are consistent with existing deck regulations, however a maximum height of 5.5 metres for roof structures that project into the required rear yard and are attached to the building is added. This is consistent with the height permitted for a detached accessory structure.</p> <p>New regulations added to clarify that for a semi-detached dwelling or street-townhouse, a deck or porch may be setback 0 metres from the side lot line where there is a common wall.</p>

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	<ul style="list-style-type: none"> b. meets the <i>interior side yard</i> and <i>exterior side yard setback</i> regulations required for the <i>dwelling</i> in the applicable zone, and c. the roof structure over the porch or deck has a maximum height of 5.5 metres to the peak and 3.0 metres to the underside of any fascia measured from the ground immediately surrounding the roof structure for any portion which projects into the required rear yard. c) When located within an <i>interior side yard</i>, an unenclosed and uncovered porch or deck that does not exceed 0.6 metres in height above the ground, may be located within a required <i>interior side yard</i>. d) despite subsections a), b) and c) for a <i>semi-detached dwelling</i> or <i>street townhouse dwelling</i> a porch or deck which is attached to the principal dwelling, and any permitted covering or roof structure, may be <i>setback</i> 0 metres from an interior lot line on which there is a shared common wall. 	
<p>4.14.7 Porches</p>	<p>DELETED AND REPLACE with existing and new private patio regulations. "4.14.7 Patios</p> <ul style="list-style-type: none"> a) Any required private patio shall be a minimum of 11 square metres in size. b) An uncovered and unenclosed patio is permitted in any <i>yard</i>. c) A roof <i>structure</i> projecting from a <i>building</i> over an unenclosed patio, shall be considered part of the <i>building</i> to which it is attached. d) Despite Subsection c), in a <i>residential zone</i> a roof <i>structure</i> over an unenclosed patio, which is attached to the <i>principal building</i>, may be located within a required <i>rear yard</i> provided that it is <i>setback</i> a minimum of 4 metres from the <i>rear lot line</i>, meets the <i>interior side yard</i> and <i>exterior side yard setback</i> regulations required for the <i>dwelling</i> in the applicable zone, and the roof cover over the patio has a maximum height of 5.5 metres to the peak and 3.0 metres to the underside of any fascia." 	<p>Porch regulations (formerly in 4.14.7) combined with decks.</p> <p>Patio regulations shifted from 4.14.8.2 to 4.14.7</p> <p>Adding regulations to permit roof structures over patios consistent with those permitted for decks. (The attached accessory structure will contribute to the max 15% lot coverage for all accessory buildings and structures)</p>
<p>4.14.8.2 Private Patios Any required private patio shall be a minimum of 11 square metres in size.</p>	<p>DELETE section 4.14.8.2 and move to 4.14.7</p>	<p>Regulations moved to 4.14.7 to create a new and separate section for patios and roofs over patios.</p>
<p>4.14.10 Steps and Access Ramps</p> <ul style="list-style-type: none"> a) Steps and access ramps that do not exceed 0.6 metres above grade, at grade, or below grade, may be located within a side yard provided they are setback 0.5 metres from the closest property line. b) Steps and access ramps that exceed 0.6 metres above ground level shall be located a minimum of 3 metres from a street line and a minimum of 0.75 metres from an interior side lot line or rear lot line. Portions of steps and access ramps located above the ground floor storey shall be located a minimum of 1.2 metres from an interior side lot line or rear lot line. 	<p>DELETE AND REPLACE 4.14.10 Steps and Access Ramps "4.14.10 Steps and Access Ramps</p> <p>Steps and access ramps may be permitted in any required <i>yard</i>, provided the maximum area of steps and access ramps located in a <i>front yard</i> or <i>exterior side yard</i> shall not exceed 40 percent of the area of the <i>front yard</i> or <i>exterior side yard</i>.</p> <p>Despite the foregoing, in a <i>residential zone</i> the following shall apply:</p>	<p>Section has been reworded for clarity and ease of use.</p> <p>Adding a regulation to permit stairs to have 0 metre setback where there is a common wall.</p> <p>Adding regulations to permit roof structures over stairs and ramps in the side or rear yard consistent with covering regulations for decks and patios.</p>

Existing Section/Regulation (By-law 2019-051)	Proposed Amendment	Rationale
<p>c) The maximum area of steps and access ramps located in a front yard shall not exceed 40 percent of the area of the front yard.</p>	<p>a) within a <i>front yard</i> or <i>exterior side yard</i> steps and access ramps shall be located a minimum of 3.0 metres from a <i>street line</i> and 0.5 metres from an <i>interior side lot line</i> or <i>rear lot line</i>.</p> <p>i) despite subsection a) steps and access ramps that are located at ground level may be <i>setback</i> 0 metres to the <i>street line</i>.</p> <p>ii) Despite subsection a) portions of steps and access ramps that do not exceed 0.6 metres below ground level or 0.6 metres above ground level may be <i>setback</i> 1 metre from the <i>street line</i>.</p> <p>b) within an <i>interior side yard</i> steps and access ramps, whether located at ground level, above ground level or below ground level shall be located a minimum of 0.5 metres from the closest <i>lot line</i>.</p> <p>i) Despite subsection b) steps and access ramps that exceed 0.6 metres above ground level shall be located a minimum of 0.75 metres from the closest <i>lot line</i>, and portions of steps and access ramps that provide access above the <i>ground floor storey</i> shall be located a minimum of 1.2 metres from the closest <i>lot line</i>.</p> <p>c) Within a <i>rear yard</i> steps and access ramps that exceed 0.6 metres above ground level shall be located a minimum of 0.75 metres from the closest <i>lot line</i>, and portions of steps and access ramps that provide access above the <i>ground floor storey</i> shall be located a minimum of 1.2 metres from the closest <i>lot line</i>.</p> <p>d) Despite Subsections a) and b) steps and access ramps located in a <i>front yard</i> or <i>interior side yard</i> leading to a principal entrance of a <i>semi-detached dwelling</i> or a <i>street townhouse dwelling</i> may be set back 0 metres from the <i>interior lot line</i> on which there is a shared common wall.</p> <p>e) A <i>roof structure</i> projecting from a <i>building</i> over steps or access ramps shall be considered a part of the building to which it is attached.</p> <p>i) Despite Subsection e), a <i>roof structure</i> over steps or access ramps, attached to the <i>principal building</i>, may project into a required side yard provided that it is located no closer to the <i>side lot line</i> than the steps or access ramp, and the <i>roof structure</i> has a maximum <i>height</i> of 5.5 metres to the peak and 3.0 metres to the underside of any fascia measured from the ground immediately surrounding the roof structure.</p> <p>ii) Despite Subsection e), a <i>roof structure</i> over steps or access ramps, attached to the <i>principal building</i>, may project into a required <i>rear yard</i> provided that it is setback a minimum of 4 metres from the <i>rear lot line</i>, is located no closer to the <i>side lot line</i> than the steps or access ramp, meets the <i>interior side yard</i> and <i>exterior side yard setback</i> regulations required for the <i>dwelling</i> in the applicable zone, and the <i>roof structure</i> has a maximum <i>height</i> of 5.5 metres to the peak and 3.0 metres to the underside of any fascia measured from the ground immediately surrounding the roof structure for any portion which projects into the required <i>side yard</i> or <i>rear yard</i>."</p>	

Existing Section/Regulation (By-law 2019-051)	Proposed Amendment	Rationale
	<p>NEW 4.14.11 Window Wells Window wells may project into any required yard, provided that in a <i>residential zone</i> they are located a minimum of 0.5 metres to the closest lot line.</p>	<p>Adding a new subsection requiring a setback to window wells in residential zones. This aligns with requirements that stairs, porches, decks etc. must be setback 0.5 m from the closest lot line to avoid impacts to neighbouring properties, and to preserve space for drainage patterns.</p>
<p>4.15.7 Public Uses and Utilities Unless otherwise regulated herein, public uses and utilities may be permitted in any zone, provided that: a) Such use, building, or structure complies with the regulations, and parking and loading requirements of the applicable zone; and, b) Accessory outdoor storage may be permitted, and shall not be located within any yard abutting a residential zone.</p>	<p>AMEND 4.15.7 Public Uses and Utilities Unless otherwise regulated herein, public uses and utilities may be permitted in any zone, provided that: a) Such use, building, or structure complies with the regulations, and parking and loading requirements of the applicable zone.</p> <p>Despite the foregoing, for any public use containing <i>dwelling units</i> that qualify as affordable housing as defined in the Provincial Planning Statement:</p> <p>i) a dwelling or dwelling unit shall be permitted by the applicable zone; ii) despite the regulations of the applicable zone, residential uses may occupy 100% of gross floor area, 100% of the street line ground floor, and no minimum or maximum number of dwelling units shall apply. iii) minimum <i>parking space</i> requirements of Table 5-5 shall not apply.</p> <p>b) Accessory outdoor storage may be permitted, and shall not be located within any yard abutting a residential zone.</p>	<p>Public service uses can be provided in any zone and may include affordable housing when provided by the City, Region or Province. Subsection i) provides additional guidance to ensure that a dwelling or dwelling units are permitted in the parent zone to ensure that residential uses are compatible with uses of surrounding lands. Public service uses are generally required to meet the regulations of the zone. Subsection ii) provides flexibility for certain regulations that dictate how and where dwelling units are located within a building. Regulations governing built form such as setbacks, building height, overall Floor Space Ratio continue to apply. Subsection iii) exempts affordable housing from minimum parking requirements. Transportation services is satisfied that public service agencies will provide the appropriate amount of parking for the use, in consideration of location, access to transit etc. Minimum bicycle parking, barrier free parking, and parking for non-residential uses continue to apply.</p>
<p>Section 5 – Parking, Loading, and Stacking</p>		
<p>5.1 APPLICABILITY a) The provisions of Section 5 herein shall only apply at such time as there is: i) A change in use; and/or, ii) An increase in gross floor area on the lot; and/or, iii) A change in the amount, size and/or location of parking spaces, driveways, or drive aisles.</p> <p>b) Despite Subsection a) i), the provisions of Section 5 herein shall not apply to existing parking spaces, existing loading spaces, existing stacking spaces or existing stacking lanes on a lot where there is a change of use within an existing building or existing structure and: i) There is no increase in gross floor area on the lot; and, ii) The Class B bicycle parking provisions are complied with; and, iii) The number of existing parking spaces and stacking spaces that remain on the lot is equal to or greater than the minimum parking spaces and minimum stacking spaces required for the new use in accordance with Table 5-5 and Table 5-7.</p>	<p>5.1 APPLICABILITY a) The provisions of Section 5 herein shall only apply at such time as there is: i) A change in use or number of dwelling units; and/or, ii) An increase in gross floor area on the lot; and/or, iii) A change in the amount, size and/or location of existing parking spaces, existing driveways, or existing drive aisles.</p> <p>b) Despite Subsection a) i), the provisions of Section 5 herein shall not apply to existing parking spaces, existing driveways, existing garage projections, existing private garage width, existing loading spaces, existing stacking spaces or existing stacking lanes on a lot where there is a change of use or increase in the number of dwelling units within an existing building or existing structure and: i) There is no increase in gross floor area on the lot; and, ii) The Class B bicycle parking and Class C bicycle parking provisions are complied with; and, iii) The number of existing parking spaces and stacking spaces that remain on the lot is equal to or greater than the minimum parking spaces and minimum stacking spaces required for the new use or new number of dwelling units in accordance with Table 5-5, 5-6 and Table 5-7.</p>	<p>ADD MORE HERE Legalizes things that already exist and complied with previous by-law but may not fully comply with 2019-051</p>

Existing Section/Regulation (By-law 2019-051)	Proposed Amendment	Rationale
<p>5.4 DRIVEWAY AND GARAGE PROVISIONS FOR RESIDENTIAL USES</p> <p>f) Despite any provision in Table 5-2 and 5-3 a driveway associated with a single detached dwelling, semi-detached dwelling or street townhouse dwelling may not exceed 8.0 metres in width.</p>	<p>AMEND 5.4 DRIVEWAY AND GARAGE PROVISIONS FOR RESIDENTIAL USES</p> <p>f) Despite any provision in Table 5-2 and 5-3 a driveway associated with a single detached dwelling, semi-detached dwelling or street townhouse dwelling may not exceed 8.0 metres in width, except in a RES-1 zone where it may be as wide as an attached garage.</p>	<p>There are houses in RES-1 where the garage sizes legally exceed 8 metres in width (3-4 bays) due to wide lots and large homes. An 8 metre maximum driveway width does not allow access into all garage bays.</p>

Table 5-2: Private Garage Width and Driveway Width Regulations by Use

Table 5-2: Private Garage Width and Driveway Width Regulations by Use

Residential Use	Maximum private garage width	Maximum driveway width with an attached private garage	Maximum driveway width without an attached private garage
<p>Single Detached Dwelling</p> <p>See Table 5.3 if lot is within Appendix C – Central Neighbourhoods</p>	<p>65% of the width of the front <i>façade</i> closest to the street at grade</p>	<p>50% of the lot width or a driveway may be as wide as the attached garage.</p> <p>The driveway may extend beyond the width of the attached garage to a maximum total width of 50% of the lot; and shall be located no closer than the required side yard setback of the dwelling.</p> <p>Per Section 5.4 f), no driveway shall exceed 8 metres in width.</p>	<p>50% of the lot width.</p> <p>Per Section 5.4 f), no driveway shall exceed 8 metres in width.</p>
<p>Semi-Detached Dwelling</p> <p>See Table 5.3 if lot is within Appendix C – Central Neighbourhoods</p>	<p>60% of the width of the front <i>façade</i> closest to the street at grade</p>	<p>50% of the lot width or 5.2 metres, whichever is less, and a driveway may be as wide as the attached garage.</p> <p>The driveway may extend beyond the width of the attached garage to a maximum total width of 50% of the lot; and shall be located no closer than the required side yard setback of the dwelling which is not located along the common wall of the same dwelling.</p> <p>Per Section 5.4 f), no driveway shall exceed 8 metres in width.</p>	<p>The lesser of, 50% of the lot width or 5.2 metres, whichever is less.</p> <p>Per Section 5.4 f), no driveway shall exceed 8 metres in width.</p>
<p>Street Townhouse Dwelling</p> <p>See Table 5.3 if lot is within Appendix C – Central Neighbourhoods</p>	<p>60% of the width of the front <i>façade</i> closest to the street at grade</p>	<p>60% of the lot width or 5.2 metres, whichever is less.</p> <p>The driveway may extend beyond the width of the attached garage to a maximum total width of 60% of the lot; Exterior end unit driveways shall be located no closer than the required side yard setback of the dwelling which is not located along the common wall of the same dwelling.</p> <p>Per Section 5.4 f), no driveway shall exceed 8 metres in width.</p>	<p>60% of the lot width or 5.2 metres, whichever is less.</p> <p>Per Section 5.4 f), no driveway shall exceed 8 metres in width.</p>

NEW – Add additional regulation (1) to maximum private garage width for each residential use in Table 5-2

Table 5-2: Private Garage Width and Driveway Width Regulations by Use

Residential Use	Maximum private garage width	Maximum driveway width with an attached private garage	Maximum driveway width without an attached private garage
<p>Single Detached Dwelling</p> <p>See Table 5.3 if lot is within Appendix C – Central Neighbourhoods</p>	<p>65% of the width of the front <i>façade</i> closest to the street at grade</p>	<p>50% of the lot width or a driveway may be as wide as the attached garage.</p> <p>The driveway may extend beyond the width of the attached garage to a maximum total width of 50% of the lot; and shall be located no closer than the required side yard setback of the dwelling.</p> <p>Per Section 5.4 f), no driveway shall exceed 8 metres in width.</p>	<p>50% of the lot width.</p> <p>Per Section 5.4 f), no driveway shall exceed 8 metres in width.</p>
<p>Semi-Detached Dwelling</p> <p>See Table 5.3 if lot is within Appendix C – Central Neighbourhoods</p>	<p>60% of the width of the front <i>façade</i> closest to the street at grade</p>	<p>50% of the lot width or 5.2 metres, whichever is less, and a driveway may be as wide as the attached garage.</p> <p>The driveway may extend beyond the width of the attached garage to a maximum total width of 50% of the lot; and shall be located no closer than the required side yard setback of the dwelling which is not located along the common wall of the same dwelling.</p> <p>Per Section 5.4 f), no driveway shall exceed 8 metres in width.</p>	<p>The lesser of, 50% of the lot width or 5.2 metres, whichever is less.</p> <p>Per Section 5.4 f), no driveway shall exceed 8 metres in width.</p>
<p>Street Townhouse Dwelling</p> <p>See Table 5.3 if lot is within Appendix C – Central Neighbourhoods</p>	<p>60% of the width of the front <i>façade</i> closest to the street at grade</p>	<p>60% of the lot width or 5.2 metres, whichever is less.</p> <p>The driveway may extend beyond the width of the attached garage to a maximum total width of 60% of the lot; Exterior end unit driveways shall be located no closer than the required side yard setback of the dwelling which is not located along the common wall of the same dwelling.</p> <p>Per Section 5.4 f), no driveway shall exceed 8 metres in width.</p>	<p>60% of the lot width or 5.2 metres, whichever is less.</p> <p>Per Section 5.4 f), no driveway shall exceed 8 metres in width.</p>

- (1) Notwithstanding the maximum private garage width, a storage alcove may be incorporated into an attached garage and may extend beyond the maximum private garage width provided that:
- a) the storage alcove is stepped back a minimum of 1.5 metres from the street line façade of the attached garage closest to the street;
 - b) the entire width of the garage including both the vehicular parking area and the storage alcove shall not exceed 80% of the width of the street line façade at the ground level (measured from the centreline of the interior garage wall to the outside of the exterior wall).

Carrying forward regulations from By-law 85-1 which permit a storage alcove to increase the interior garage width, behind the front façade. This is useful to increase storage space without impacting the façade, streetscape, driveway width etc.

Carrying forward regulations from By-law 85-1 which permit a storage alcove to increase the interior garage width, behind the front façade. This is useful to increase storage space without impacting the façade, streetscape, driveway width etc.

Existing Section/Regulation (By-law 2019-051)

Table 5-3: Private Garage Width and Driveway Width Regulations by Use for lands identified on Appendix C – Central Neighbourhoods

Residential Use	Maximum private garage width	Maximum driveway width with an attached garage	Maximum driveway width without an attached garage
Single Detached Dwelling <small>On a lot within Appendix C – Central Neighbourhoods. For all other areas, see Table 5-2.</small>	50% of the width of the front façade closest to the street at grade	40% of the lot width or a driveway may be as wide as the attached garage The driveway may extend beyond the width of the attached garage to a maximum total width of 40% of the lot; and shall be located no closer than the required side yard setback of the dwelling which is not located along the common wall of the same dwelling. Per Section 5.4 f), no driveway shall exceed 8 metres in width.	40% of the lot width. Per Section 5.4 f), no driveway shall exceed 8 metres in width.
Semi-Detached Dwelling <small>On a lot within Appendix C – Central Neighbourhoods. For all other areas, see Table 5-2.</small>	50% of the width of the front façade closest to the street at grade	40% of the lot width or 5.2 metres, whichever is less, and a driveway may be as wide as the attached garage. The driveway may extend beyond the width of the attached garage to a maximum total width of 40% of the lot; and shall be located no closer than the required side yard setback of the dwelling which is not located along the common wall of the same dwelling. Per Section 5.4 f), no driveway shall exceed 8 metres in width.	40% of the lot width or 5.2 metres, whichever is less. Per Section 5.4 f), no driveway shall exceed 8 metres in width.
Street Townhouse Dwelling <small>On a lot within Appendix C – Central Neighbourhoods. For all other areas, see Table 5-2.</small>	60% of the width of the front façade closest to the street at grade	60% of the lot width or 5.2 metres, whichever is less, and a driveway may be as wide as the attached garage. The driveway may extend beyond the width of the attached garage to a maximum total width of 60% of the lot; Exterior end unit driveways shall be located no closer than the required side yard setback of the dwelling. Per Section 5.4 f), no driveway shall exceed 8 metres in width.	60% of the lot width or 5.2 metres, whichever is less. Per Section 5.4 f), no driveway shall exceed 8 metres in width.

Proposed Amendment

ADD (1) to all rows in column 2 and
ADD (2) to column 2 for Semi-detached dwelling

Table 5-3: Private Garage Width and Driveway Width Regulations by Use for lands identified on Appendix C – Central Neighbourhoods

Residential Use	Maximum private garage width	Maximum driveway width with an attached garage	Maximum driveway width without an attached garage
Single Detached Dwelling <small>On a lot within Appendix C – Central Neighbourhoods. For all other areas, see Table 5-2.</small>	50% of the width of the front façade closest to the street at grade	40% of the lot width or a driveway may be as wide as the attached garage The driveway may extend beyond the width of the attached garage to a maximum total width of 40% of the lot; and shall be located no closer than the required side yard setback of the dwelling which is not located along the common wall of the same dwelling. Per Section 5.4 f), no driveway shall exceed 8 metres in width.	40% of the lot width. Per Section 5.4 f), no driveway shall exceed 8 metres in width.
Semi-Detached Dwelling <small>On a lot within Appendix C – Central Neighbourhoods. For all other areas, see Table 5-2.</small>	50% of the width of the front façade closest to the street at grade	40% of the lot width or 5.2 metres, whichever is less, and a driveway may be as wide as the attached garage. The driveway may extend beyond the width of the attached garage to a maximum total width of 40% of the lot; and shall be located no closer than the required side yard setback of the dwelling which is not located along the common wall of the same dwelling. Per Section 5.4 f), no driveway shall exceed 8 metres in width.	40% of the lot width or 5.2 metres, whichever is less. Per Section 5.4 f), no driveway shall exceed 8 metres in width.
Street Townhouse Dwelling <small>On a lot within Appendix C – Central Neighbourhoods. For all other areas, see Table 5-2.</small>	60% of the width of the front façade closest to the street at grade	60% of the lot width or 5.2 metres, whichever is less, and a driveway may be as wide as the attached garage. The driveway may extend beyond the width of the attached garage to a maximum total width of 60% of the lot; Exterior end unit driveways shall be located no closer than the required side yard setback of the dwelling. Per Section 5.4 f), no driveway shall exceed 8 metres in width.	60% of the lot width or 5.2 metres, whichever is less. Per Section 5.4 f), no driveway shall exceed 8 metres in width.

- (1) Notwithstanding the maximum private garage width, a storage alcove may be incorporated into an attached garage and may extend beyond the maximum private garage width provided that:
 - a) the storage alcove is stepped back a minimum of 1.5 metres from the street line façade of the garage nearest to the street;
 - b) the entire width of the garage including both the vehicular parking area and the storage alcove shall not exceed 80% of the width of the street line façade at the ground level (measured from the centreline of the interior garage wall to the outside of the exterior wall).
- (2) despite the maximum private garage width, where a semi-detached dwelling unit is located on a lot having a width between 7.5 metres and 8.0 metres, the maximum private garage width may be increased to a maximum of 60% of the front façade closest to the street at the ground level, and only as much is strictly necessary in order to provide an interior garage width of 3.0 metres.

Carrying forward regulations from By-law 85-1 which permit a storage alcove to increase the interior garage width, behind the front façade. This is useful to increase storage space without impacting the façade, streetscape, driveway width etc.

Permitting semi-detached dwellings on lots less than 8.0 metres wide to measure the width from the interior of the garage. Given the required thickness of walls, it is not possible to provide the minimum parking stall size using an external measurement for this lot size.

Existing Section/Regulation (By-law 2019-051)	Proposed Amendment	Rationale																																																																																																																																																																																
<p style="text-align: center;">Table 7-2: For Single Detached Dwellings</p> <table border="1" data-bbox="167 268 1019 802"> <thead> <tr> <th>Regulation</th> <th>RES-1 (5)</th> <th>RES-2 (5)</th> <th>RES-3 (5)</th> <th>RES-4 (5)</th> <th>RES-5 (5)</th> <th>RES-6</th> <th>RES-7</th> </tr> </thead> <tbody> <tr> <td>Minimum Lot Area</td> <td>929m²(1)</td> <td>411m²</td> <td>288m²</td> <td>235m²</td> <td>235m²</td> <td></td> <td></td> </tr> <tr> <td>Minimum Lot Width</td> <td>24.0m(2)</td> <td>13.7m</td> <td>10.5m</td> <td>9.0m</td> <td>9.0m</td> <td></td> <td></td> </tr> <tr> <td>Minimum Corner Lot Width</td> <td>24.0m(2)</td> <td>15.0m</td> <td>13.8m</td> <td>12.8m</td> <td>12.8m</td> <td></td> <td></td> </tr> <tr> <td>Minimum Front Yard or Exterior Side Yard Setback</td> <td>6.0m (3)</td> <td>4.5m(3)</td> <td>4.5m(3)</td> <td>4.5m(3)</td> <td>4.5m(3)</td> <td></td> <td></td> </tr> <tr> <td>Maximum Front Yard Setback</td> <td>(3)</td> <td>(3)</td> <td>(3)</td> <td>(3)</td> <td>(3)</td> <td></td> <td></td> </tr> <tr> <td>Minimum Interior Side Yard Setback</td> <td>3.0m</td> <td>1.2m</td> <td>1.2m</td> <td>1.2m</td> <td>1.2m</td> <td></td> <td></td> </tr> <tr> <td>Minimum Rear Yard Setback</td> <td>7.5m</td> <td>7.5m</td> <td>7.5m</td> <td>7.5m</td> <td>7.5m</td> <td></td> <td></td> </tr> <tr> <td>Maximum Lot Coverage</td> <td>55%(4)</td> <td>55%(4)</td> <td>55%(4)</td> <td>55%(4)</td> <td>55%(4)</td> <td></td> <td></td> </tr> <tr> <td>Maximum Building Height</td> <td>11.0m(6)</td> <td>11.0m(6)</td> <td>11.0m(6)</td> <td>11.0m(6)</td> <td>11.0m(6)</td> <td></td> <td></td> </tr> <tr> <td>Maximum number of storeys</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td></td> <td></td> </tr> </tbody> </table> <p>(1) The minimum lot area shall be 0.4 hectares on lots without full municipal services. (2) The minimum lot width shall be 30.0 metres on lots without full municipal services. (3) For lands identified in Appendix D – Established Neighbourhoods Area, the minimum and Maximum front yard shall be in accordance with Section 7.6. (4) A combined total of 55 percent for all buildings and structures on the lot. Accessory buildings or structures, whether attached or detached, and additional dwellings (detached) shall not exceed 15 percent. (5) The regulations within Table 7-2 shall not apply to an existing single detached dwelling on an existing lot with or without one existing additional dwelling unit (attached). 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Any addition must comply with setback and height regulations.</p> <p>Add Additional Regulation (7) to require that a garage is setback 6.0 metres from a street. This ensures there is sufficient space between the garage and the property line to park a vehicle, and to ensure that a vehicle exiting the garage and has view of the sidewalk before crossing it. This is consistent with the requirement that parking within a garage must be setback 6.0 m from a streetline.</p>
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Existing Section/Regulation (By-law 2019-051)								Proposed Amendment								Rationale	
Table 7-3: For Semi-Detached Dwelling Unit								Table 7-3: For Semi-Detached Dwelling Unit								sidewalk before crossing it. This is consistent with the requirement that parking within a garage must be setback 6.0 m from a street line.	
Regulation	RES-1	RES-2	RES-3 (3)	RES-4 (3)	RES-5 (3)	RES-6	RES-7	Regulation	RES-1	RES-2	RES-3 (3)	RES-4 (3)	RES-5 (3)	RES-6	RES-7		
Minimum Lot Area			260m ²	210m ²	210m ²			Minimum Lot Area			260m ²	210m ²	210m ²			<p>Amend Additional Regulation (3) – clarify that this also allows a street townhouse to be duplexed if the current building doesn't comply with regulations. Any addition must comply with setback and height regulations.</p> <p>Add Additional Regulation (6) to require that a garage is setback 6.0 metres from a street. This ensures there is sufficient space between the garage and the property line to park a vehicle, and to ensure that a vehicle exiting the garage and has view of the sidewalk before crossing it. This is consistent with the requirement that parking within a garage must be setback 6.0 m from a streetline.</p>	
Minimum Lot Width			9.3 m	7.5m	7.5m			Minimum Lot Width			9.3 m	7.5m	7.5m				
Minimum Corner Lot Width			12.0m	12.0m	12.0m			Minimum Corner Lot Width			12.0m	12.0m	12.0m				
Minimum Front Yard or Exterior Yard Setback			4.5m (1)	4.5m(1)	4.5m(1)			Minimum Front Yard or Exterior Yard Setback			4.5m (1)	4.5m(1)	4.5m(1)				
Maximum Front Yard Setback			(1)	(1)	(1)			Maximum Front Yard Setback			(1)	(1)	(1)				
Minimum Interior Side Yard Setback			1.2m	1.2m	1.2m			Minimum Interior Side Yard Setback			1.2m	1.2m	1.2m				
Minimum Rear Yard Setback			7.5m	7.5m	7.5m			Minimum Rear Yard Setback			7.5m	7.5m	7.5m				
Maximum Lot Coverage			55%(2)	55%(2)	55%(2)			Maximum Lot Coverage			55%(2)	55%(2)	55%(2)				
Maximum Building Height			11.0m(4)	11.0m(4)	11.0m(4)			Maximum Building Height			11.0m(4)	11.0m(4)	11.0m(4)				
Maximum number of storeys			3	3	3			Maximum number of storeys			3	3	3				
Additional Regulations for Semi-Detached Dwelling Unit Table 7-3								Additional Regulations for Semi-Detached Dwelling Unit Table 7-3									
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(1) For lands identified in Appendix D – Established Neighbourhoods Area, the minimum and maximum front yard shall be in accordance with Section 7.6.								(1) For lands identified in Appendix D – Established Neighbourhoods Area, the minimum and maximum front yard shall be in accordance with Section 7.6.									
(2) A combined total of 55 percent for all buildings and structures on the lot. Accessory buildings or structures, whether attached or detached, and additional dwellings (detached) shall not exceed 15 percent.								(2) A combined total of 55 percent for all buildings and structures on the lot. Accessory buildings or structures, whether attached or detached, and additional dwellings (detached) shall not exceed 15 percent.									
(3) The regulations within Table 7-3 shall not apply to an existing semi-detached dwelling on an existing lot with or without one existing additional dwelling unit (attached).								(3) The regulations within Table 7-3 shall not apply to an existing semi-detached dwelling on an existing lot with or without one existing additional dwelling unit (attached), or where one additional dwelling unit (attached) is added to a semi-detached dwelling without any existing additional dwelling unit (attached) or additional dwelling units (detached), where there is no increase to existing gross floor area.									
(4) For lands identified in Appendix C – Central Neighborhoods, the maximum building height shall be in accordance with Section 7.5.								(4) For lands identified in Appendix C – Central Neighborhoods, the maximum building height shall be in accordance with Section 7.5.									
ADD new additional regulation (5) to Minimum Front Yard or Exterior Side Yard Setback:								ADD new additional regulation (5) to Minimum Front Yard or Exterior Side Yard Setback:									
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Table 7-4: for Street Townhouse Dwelling Units								AMEND additional regulation (4)									
								ADD new additional regulation (6) to Minimum Front Yard or Exterior Side Yard Setback									
								ADD new additional regulation (7) to Minimum Lot Width (Internal Unit) and Minimum Lot Width (External Unit) in RES-4 and RES-5 zone									
								ADD new additional regulation (8) to Minimum Interior Side Yard setback									

Existing Section/Regulation (By-law 2019-051)

Table 7-4: For Street Townhouse Dwelling Units

Regulation	RES-1	RES-2	RES-3	RES-4 (4)	RES-5 (4)	RES-6	RES-7
Minimum Lot Area				148m ²	135m ²		
Minimum Lot Width (Internal Unit)				6.0m	5.5m		
Minimum Lot Width (External Unit)				10.0m	9.5m		
Minimum Corner Lot Width				12.0m	11.5m		
Minimum Front Yard or Exterior Yard Setback				4.5m(1)	4.5m(1)		
Maximum Front Yard Setback				(1)	(1)		
Minimum Interior Side Yard Setback				2.5m	2.5m		
Minimum Rear Yard Setback				7.5m	7.5m		
Rear Yard Access				(2)	(2)		
Maximum Lot Coverage				55%(3)	55%(3)		
Maximum Building Height				11.0m(5)	11.0m(5)		
Maximum number of storeys				3	3		

Additional Regulations for Street Townhouse Dwelling Units Table 7-4

Additional Regulations for Street Townhouse Dwelling Units Table 7-4

- (1) For lands identified in Appendix D – Established Neighbourhoods Area, the minimum and maximum front yard shall be in accordance with Section 7.6.
- (2) Each dwelling unit shall have an unobstructed access at grade or ground floor level, having a minimum width of 0.9 metres, from the front yard to the rear yard of the lot either by:
 - a) direct access on the lot without passing through any portion of the dwelling unit; or,
 - b) direct access through the dwelling unit without passing through a living or family room, dining room, kitchen, bathroom, bedroom, or recreation room or any hallway that is not separated by a door to any such room; or,
 - c) access over adjacent lands which, if the lands are not owned by the City or the Region, is secured by a registered easement.
- (3) A combined total of 55 percent for all buildings and structures on the lot. Accessory buildings or structures, whether attached or detached, and additional dwellings (detached) shall not exceed 15 percent.
- (4) The regulations within Table 7-4 shall not apply to an existing street townhouse dwelling on an existing lot with or without one existing additional dwelling unit (attached).
- (5) For lands identified in Appendix C – Central Neighborhoods, the maximum building height shall be in accordance with Section 7.5.

7.6 LANDS LOCATED IN APPENDIX D – ESTABLISHED NEIGHBOURHOODS AREA

- a) For permitted uses subject to this regulation, the minimum front yard shall be the established front yard minus one metre. In all other cases, the minimum front yard shall be in accordance with the regulations table for the permitted use. Despite the foregoing, no part of any building used to accommodate off street parking shall be located closer than 6 metres to the street line; and,
- b) The maximum front yard shall be the established front yard plus one metre. In all other cases there is no maximum front yard.

Proposed Amendment

Table 7-4: For Street Townhouse Dwelling Units

Regulation	RES-1	RES-2	RES-3	RES-4 (4)	RES-5 (4)	RES-6	RES-7
Minimum Lot Area				148m ²	135m ²		
Minimum Lot Width (Internal Unit)				6.0m	5.5m		
Minimum Lot Width (External Unit)				10.0m	9.5m		
Minimum Corner Lot Width				12.0m	11.5m		
Minimum Front Yard or Exterior Yard Setback				4.5m(1)	4.5m(1)		
Maximum Front Yard Setback				(1)	(1)		
Minimum Interior Side Yard Setback				2.5m	2.5m		
Minimum Rear Yard Setback				7.5m	7.5m		
Rear Yard Access				(2)	(2)		
Maximum Lot Coverage				55%(3)	55%(3)		
Maximum Building Height				11.0m(5)	11.0m(5)		
Maximum number of storeys				3	3		

(4) The regulations within Table 7-4 shall not apply to an existing street townhouse dwelling on an existing lot with or without one additional dwelling unit (attached), or where one additional dwelling unit (attached) is added to a street townhouse dwelling unit without any existing additional dwelling unit (attached) or additional dwelling units (detached), where there is no increase to existing gross floor area.

ADD new additional regulation (6) to Minimum Front Yard or Exterior Side Yard Setback: (6) despite the minimum front yard or exterior side yard setback, the vehicular entrance to any building used to accommodate off-street parking shall be located 6 metres from the street line

ADD new additional regulation (7) to Minimum Lot Width (Internal Unit) in RES-4 zone: (7) despite the minimum lot width regulation, the minimum lot width for a street townhouse dwelling unit located on a lot or block which was created by a Plan of Subdivision and which received Draft Plan approval prior to the effective date of this by-law shall be 5.5 metres.

ADD new additional regulation (8) to Minimum Interior Side Yard setback: (8) Despite the minimum interior side yard setback, for any portion of a wall located on an interior side yard having a common wall, but not forming part of a common wall, the minimum interior side yard setback shall be 1.2 metres.

ADD new subsection c) to 7.6 LANDS LOCATED IN APPENDIX D – ESTABLISHED NEIGHBOURHOODS AREA

c) Despite subsection a) and b) where there are no changes to an existing front yard setback the existing front yard is the established front yard.

Rationale

Add new additional regulation (7) to legalize minimum lot width of 5.5 metres for towns created in accordance with zoning bylaw 85-1. This allows lot to be considered legal rather than legal non-conforming, which allows additions and alterations without additional approval processes.

Add new additional regulation (8) to Minimum Interior Side Yard setback to require a 1.2 metre setback for any portion of a wall located on an interior side yard having a common wall, but not forming part of a common wall.

Add clarification that where there are no changes to an existing front yard setback, the front yard that exists is considered to be the established front yard. This supports proposals which retain an existing building having an existing setback that is not changing as a result of the proposal to be maintained without further approval processes such as minor variances.

Existing Section/Regulation (By-law 2019-051)	Proposed Amendment	Rationale																																																																																																																																																
<p>Section 8 – Mixed Use (MIX) Zones Table 8-1: Permitted Uses within the Mixed Use Zones</p> <p style="text-align: center;"><u>Table 8-1: Permitted Uses within the Mixed Use Zones</u></p> <table border="1" data-bbox="149 338 901 808"> <thead> <tr> <th>Use</th> <th>MIX-1</th> <th>MIX-2</th> <th>MIX-3</th> </tr> </thead> <tbody> <tr><td>Adult Education School</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Artisan's Establishment</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Brewpub</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Cluster Townhouse Dwelling</td><td>✓(1)</td><td>✓</td><td></td></tr> <tr><td>Commercial Entertainment</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Commercial School</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Community Facility</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Computer, Electronic, Data Processing, or Server Establishment</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Craftsperson Shop</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Cultural Facility</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Day Care Facility</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Dwelling Unit (2)</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Financial Establishment</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Fitness Centre</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Health Clinic</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Hospice</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Hotel</td><td>✓</td><td>✓</td><td>✓</td></tr> </tbody> </table>	Use	MIX-1	MIX-2	MIX-3	Adult Education School	✓	✓	✓	Artisan's Establishment	✓	✓	✓	Brewpub	✓	✓	✓	Cluster Townhouse Dwelling	✓(1)	✓		Commercial Entertainment	✓	✓	✓	Commercial School	✓	✓	✓	Community Facility	✓	✓	✓	Computer, Electronic, Data Processing, or Server Establishment	✓	✓	✓	Craftsperson Shop	✓	✓	✓	Cultural Facility	✓	✓	✓	Day Care Facility	✓	✓	✓	Dwelling Unit (2)	✓	✓	✓	Financial Establishment	✓	✓	✓	Fitness Centre	✓	✓	✓	Health Clinic	✓	✓	✓	Hospice	✓	✓	✓	Hotel	✓	✓	✓	<p>Section 8 – Mixed Use (MIX) Zones Table 8-1: Permitted Uses within the Mixed Use Zones ADD Home Occupation as a permitted uses ADD new additional regulation (9) to Home Occupation use</p> <p style="text-align: center;"><u>Table 8-1: Permitted Uses within the Mixed Use Zones</u></p> <table border="1" data-bbox="1255 445 2007 915"> <thead> <tr> <th>Use</th> <th>MIX-1</th> <th>MIX-2</th> <th>MIX-3</th> </tr> </thead> <tbody> <tr><td>Adult Education School</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Artisan's Establishment</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Brewpub</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Cluster Townhouse Dwelling</td><td>✓(1)</td><td>✓</td><td></td></tr> <tr><td>Commercial Entertainment</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Commercial School</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Community Facility</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Computer, Electronic, Data Processing, or Server Establishment</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Craftsperson Shop</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Cultural Facility</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Day Care Facility</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Dwelling Unit (2)</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Financial Establishment</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Fitness Centre</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Health Clinic</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Hospice</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Hotel</td><td>✓</td><td>✓</td><td>✓</td></tr> </tbody> </table> <p>→ (9) Shall be permitted in accordance with 4.7.</p>	Use	MIX-1	MIX-2	MIX-3	Adult Education School	✓	✓	✓	Artisan's Establishment	✓	✓	✓	Brewpub	✓	✓	✓	Cluster Townhouse Dwelling	✓(1)	✓		Commercial Entertainment	✓	✓	✓	Commercial School	✓	✓	✓	Community Facility	✓	✓	✓	Computer, Electronic, Data Processing, or Server Establishment	✓	✓	✓	Craftsperson Shop	✓	✓	✓	Cultural Facility	✓	✓	✓	Day Care Facility	✓	✓	✓	Dwelling Unit (2)	✓	✓	✓	Financial Establishment	✓	✓	✓	Fitness Centre	✓	✓	✓	Health Clinic	✓	✓	✓	Hospice	✓	✓	✓	Hotel	✓	✓	✓	<p>Add <i>Home Occupation</i> as a permitted use in all MIX zones subject to additional regulation (9). Not currently permitted in a dwelling unit in a mixed-use building, however these are apartment units and should be treated the same as apartments in multiple dwellings.</p>
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<p>SECTION 18- TRANSITION PROVISIONS</p>	<p>ADD subsection 18.6 18.6 TRANSITION SUNSET CLAUSE – RES-3 & RES-4 ZONED LOTS Despite Section 18.3, Sections 18.1, 18.2 a), b), and d) and 18.6, as they apply to lots zoned RES-3 and RES-4, are automatically repealed on the seventh anniversary of the <i>effective date</i> of this By-law, and the provisions of Section 34(9) of the Planning Act shall thereafter apply in respect of any <i>buildings, structures, or uses</i> established or erected pursuant to any such complete application.</p>	<p>This will extend the date for issuance of building permits where subdivisions were granted draft approval under zoning bylaw 85-1 (extending the deadline beyond March 2025 to March 2029). Due to market conditions and construction timelines, there are lots in approved and registered plans of subdivision which were approved under By-law 85-1, which have not yet been issued building permits. The lots, building designs and associated approvals comply with By-law 85-1. The change will allow building permits to be issued in accordance with the regulations in place at the time approvals were granted.</p>																																																																																																																																																

Existing Section/Regulation (By-law 85-1)	Proposed Amendment	Rationale
<p>"Building Height" means the vertical distance between the highest finished grade level at the perimeter of the building and the uppermost point of the building. For all uses except single detached and duplex dwellings, at no point shall the vertical distance between the lowest finished grade and the uppermost point of the building exceed 110% of the maximum building height in the applicable zone. Provided, however, where this by-law requires building height to be calculated to determine a minimum rear yard or a minimum side yard requirement, building height shall mean the vertical distance between the lowest finished grade elevation along the lot line related to such yard at that point closest to the building and the horizontal extension of the uppermost point of the building. Antennae, chimneys, spires, cupolas, elevator penthouses, or other similar features shall be disregarded in calculating building height. In the case of a building on a lot within more than one zone, building heights shall be measured to the uppermost point of that portion of the building within each zone.</p>	<p>AMEND "Building Height" means the vertical distance between the highest finished grade level at the perimeter of the building and the uppermost point of the building. For all uses except single detached and duplex dwellings, at no point shall the vertical distance between the lowest finished grade and the uppermost point of the building exceed 110% of the maximum building height in the applicable zone. Provided, however, where this by-law requires building height to be calculated to determine a minimum rear yard or a minimum side yard requirement, building height shall mean the vertical distance between the lowest finished grade elevation along the lot line related to such yard at that point closest to the building and the horizontal extension of the uppermost point of the building. Antennae, chimneys, spires, cupolas, elevator penthouses, or other similar features shall be disregarded in calculating building height. In the case of a building on a lot within more than one zone, building heights shall be measured to the uppermost point of that portion of the building within each zone.</p> <p>Despite the foregoing, for an additional dwelling (detached), the height shall be measured in accordance with s. 5.22.1 f) and 5.22.1 g) and at no point shall the vertical distance between the lowest elevation of the finished ground immediately surrounding the perimeter of the building and the point to which height is measured as described by the regulations exceed 110% of the maximum permitted building height.</p>	<p>Revising the definition to be consistent with changes to By-law 2019-051. Adding in detached ADUs to the definition of building height. Detached ADUs are subject to the maximum 110% height from lowest finished grade. Updated regulations acknowledge that the height of a detached ADU is measured differently than other building types.</p>
<p>5.6A Permitted Yard Projections for Dwellings</p>	<p>5.6A Permitted Yard Projections for Dwellings ADD subsection 5.6A .6 .6 Window Wells Window wells may project into any required yard, provided that are located a minimum 0.5 metres to the closest lot line.</p>	
<p>5.8 PUBLIC SERVICES Notwithstanding anything else in this By-law, the City or any of its local boards as defined in The Municipal Affairs Act, The Regional Municipality of Waterloo, Kitchener-Wilmot Hydro Inc., communications or transportation systems owned or operated by or for the citizens and any agency of the Federal or Provincial Government, including Hydro One, may, for the purposes of the public service, use any land or erect or use any building in any zone subject to the use or building being in compliance with the most restrictive regulations contained in such zone and the parking requirements of Section 6.1 for such use and subject to there being no outdoor storage of goods, materials or equipment in any yard abutting a Residential Zone. Any buildings erected or used in a Residential Zone under the provisions of this Section shall be designed so as not to intrude into the residential character of the area. This exemption for use in any zone, however, shall not apply to any land or building used by any transportation, communications, telephone or electrical utility company for executive or administrative offices, or retail purposes, or any land or building used by any local school board for secondary school purposes.</p>	<p>AMEND 5.8 PUBLIC SERVICES Notwithstanding anything else in this By-law, the City or any of its local boards as defined in The Municipal Affairs Act, The Regional Municipality of Waterloo, Kitchener-Wilmot Hydro Inc. Enova Power Corp., communications or transportation systems owned or operated by or for the citizens and any agency of the Federal or Provincial Government, including Hydro One, or an organization on behalf of or in partnership with the aforementioned a public service provider, may, for the purposes of the public service, use any land or erect or use any building in any zone subject to the use or building being in compliance with the most restrictive regulations contained in such zone and the parking requirements of Section 6.1 for such use and subject to there being no outdoor storage of goods, materials or equipment in any yard abutting a Residential Zone. Any buildings erected or used in a Residential Zone under the provisions of this Section shall be designed so as not to intrude into the residential character of the area. For any public service use that includes dwelling units that qualify as affordable housing as defined in the Provincial Planning Statement the following shall apply: a dwelling or dwelling unit must be permitted by the zone; residential uses may be located on the ground floor; no minimum or maximum number of dwelling units shall apply; and, parking requirements of section 6.1.2 shall not apply. This exemption for use in any zone, however, shall not apply to any land or building used by any transportation, communications, telephone or electrical utility company for executive or administrative offices, or retail purposes, or any land or building used by any local school board for secondary school purposes.</p>	<p>Public service uses can be provided in any zone and may include affordable housing when provided by the City, Region or Province. The proposed regulations provide additional guidance to ensure that a dwelling or dwelling units are permitted in the parent zone to ensure that residential uses are compatible with uses of surrounding lands. Public service uses are generally required to meet the regulations of the zone. The proposed regulations provide flexibility to how and where dwelling units are located within a building. Regulations governing built form such as setbacks, building height, and overall FSR continue to apply. The regulations further exempt affordable housing from minimum parking requirements. Transportation services is satisfied that public service agencies will provide the appropriate amount of parking for the use, in consideration of location, access to transit etc. Minimum barrier free parking, and parking for non-residential uses continue to apply.</p>

Existing Section/Regulation (By-law 85-1)	Proposed Amendment	Rationale
<p>Section 5.13 .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) or Additional Dwelling Unit(s) (Attached):</p>	<p>AMEND 5.13 .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) a dwelling unit not specified in 5.13.1:</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 Additional Dwelling Unit(s) (Attached) a dwelling unit not specified in 5.13.1:</p>	<p>Update to title. Permitting limited list of home businesses in all dwelling types including dwelling units in mixed use buildings, in addition to apartments in multiple dwellings and additional dwelling units attached and detached (which are currently permitted).</p>
<p>5.22 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 (Detached). The Unobstructed Walkway shall not be located within a required Parking Space;</p>	<p>5.22 f) An Unobstructed Walkway that is a minimum 1.1 metres in width, shall be provided from a street or sidewalk 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 (Detached). The Unobstructed Walkway shall not be located within a required Parking Space;</p>	
<p>5.22.1 ADDITIONAL DWELLING UNIT (DETACHED) 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>5.22.1 ADDITIONAL DWELLING UNIT (DETACHED) 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>O.Reg 462/24 legislates that municipalities cannot impose a minimum lot area for ADUs beyond the size required for the first unit. While the provincial regulations only apply to 3 dwelling units on a lot, planning staff recommended that this be extended to 4 units as the impacts are similar and the spirit of the change is to facilitate additional housing. The minimum lot width continues to apply and provides sufficient width for driveways.</p>
<p>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: 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>5.22.2 ONE ADDITIONAL DWELLING UNIT (ATTACHED) ADD b) Despite the definition of dwelling unit, one Additional Dwelling Unit (attached) may have the required private entrance through the living space of the principal unit excluding a bathroom or bedroom, as may be permitted by the Ontario Building Code."</p>	<p>Add regulation b) to permit one additional dwelling unit to be accessed via living space of the principal unit to better align with building code permissions.</p>
<p>5.22.3 TWO OR THREE ADDITIONAL DWELLING UNITS (ATTACHED) Two (2) or three (3) Additional Dwelling Unit(s) (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 Unit(s) (Attached) are located and in addition to and as amended by the following: b) A minimum of one pedestrian entrance to the principal building is required to face a street line; c) A maximum of two pedestrian entrances shall be permitted to face each street line, except where more pedestrian entrances are existing;</p>	<p>AMEND 5.22.3 TWO OR THREE ADDITIONAL DWELLING UNITS (ATTACHED) Two (2) or three (3) Additional Dwelling Unit(s) (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 Unit(s) (Attached) are located and in addition to and as amended by the following: b) A minimum of one pedestrian entrance to the principal building is required to face a street line. Despite the foregoing, where additional dwelling unit(s) (attached) are being added to an existing single detached dwelling, semi-detached dwelling or street townhouse dwelling</p>	<p>Further clarifications for doors and entrances: - permitting buildings that do not currently have a door fronting the street to continue to have no door fronting the street. Certain architectural styles (e.g mid-century) may have doors in the side façade. - allowing doors leading to balconies to face the street and doors leading to below grade entrances.</p> <p>O.Reg 462/24 legislates that municipalities cannot impose a minimum lot area for ADUs beyond the size required for the first unit. While the provincial</p>

Existing Section/Regulation (By-law 85-1)	Proposed Amendment	Rationale
<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 (Attached) is associated, whichever is greater.</p>	<p>which does not have a pedestrian entrance facing a street-line, the minimum number shall be zero; c) A maximum of two pedestrian entrances shall be permitted to face each street line, except where more pedestrian entrances are existing. Despite the foregoing, pedestrian entrances located below grade, and those leading to a balcony which does not connect to grade shall be excluded; 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 (Attached) is associated, whichever is greater.</p>	<p>regulations only apply to 3 dwelling units on a lot, planning staff recommended that this be extended to 4 units as the impacts are similar and the spirit of the change is to facilitate additional housing. The minimum lot width continues to apply and provides sufficient width for driveways.</p>
<p>5.33 FIVE TO TEN DWELLING UNITS ON A LOT Five (5) to ten (10) Dwelling Units on a lot without any non-residential use except permitted home business 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 3.0 metres wide.</p>	<p>ADD subsection e) to 5.33 FIVE TO TEN DWELLING UNITS ON A LOT e) An unobstructed walkway that is a minimum 1.1 metres in width, shall be provided from a street or sidewalk to the principal entrance of each dwelling unit or to a common entrance providing access to each dwelling unit.</p>	<p>Adding subsection e). The requirement for unobstructed walkway to all dwelling units in a multiple that is not subject to Site Plan Control. This ensures that emergency services and tenants can access all units and provides consistency.</p>