Authority: Item 8.5, Planning Committee Minutes 25-005 (PED25038)

CM: April 16, 2025 Ward: City Wide

Written approval for this by-law was given by Mayoral Decision MDE-2025-07

Dated April 16, 2025

Bill No. 075

CI 25-A

CITY OF HAMILTON BY-LAW NO. 25-075

To Amend City of Hamilton Zoning By-law No. 05-200, Respecting Strategic and Technical Amendments to Low Density Residential Permissions, Dwelling Definitions, and other Strategic Amendments to Various Sections

WHEREAS Council approved Item 8.5 of Report 25-005 of the Planning Committee, at its meeting held on the 16th of April, 2025;

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan.

NOW THEREFORE the Council of the City of Hamilton amends Zoning By-law No. 05-200 as follows:

- 1. That Section 1: Administration, Section 3: Definitions, Section 4: General Provisions, Section 5: Parking, Section 6: Downtown Zones, Section 7: Open Space and Park Zones, Section 8: Institutional Zones, Section 10: Commercial and Mixed Use Zones, and Section 11: Transit Oriented Corridor Zones be amended in accordance with Schedule "A" attached to this By-law.
- 2. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.
- 3. That this By-law comes into force in accordance with Section 34 of the *Planning Act*.

PASSED this 16 th day of April, 2025.		
A. Horwath	M. Trennum	
Mayor	City Clerk	

Section 1 - Administration

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted	strikethrough text = text to be deleted bolded text = text to be	ne added
Legal Non- Conforming Uses Section 1.11	c) The repair or restoration of any existing building, or part thereof, to a safe condition provided that such repair or restoration will not increase the height, area or volume, or site coverage of such building and that the building continues to be used for the same purpose and in the same manner as it was used on the effective date of this By-law;	c) The repair or restoration of any existing building, or part thereof, to a safe condition provided that such repair or restoration will not increase the height, area or volume, or site coverage of such building and that the building continues to be used for the same purpose and in the same manner as it was used on the effective date of this By-law;
	i) In addition to Section 1.11 c), the repair, restoration, or replacement of an existing porch, deck, balcony, unenclosed fire escape, or open stair of an existing Single Detached, Semi-Detached, er Duplex, Street Townhouse, Triplex or Fourplex Dwelling shall be permitted, provided that such repair, restoration, or replacement will not increase the height, area or volume, or site coverage of such structure	i) In addition to Section 1.11 c), the repair, restoration, or replacement of an existing porch, deck, balcony, unenclosed fire escape, or open stair of an existing Single Detached, Semi-Detached, Duplex, Street Townhouse, Triplex or Fourplex Dwelling shall be permitted, provided that such repair, restoration, or replacement will not increase the height, area or volume, or site coverage of such structure.
	d) Swimming pools, hot tubs, and accessory buildings, including but not limited to sheds, garages and gazebos on a lot containing a Ssingle Ddetached dwelling, Semi-Detached, or Dduplex, Street Townhouse, Triplex or Fourplex Ddwelling which is prohibited by the applicable zoning by-law, but which was lawfully used as a single detached or duplex dwelling for such purpose on the date of the passing of this By-law shall be permitted as follows:	d) Swimming pools, hot tubs, and accessory buildings, including but not limited to sheds, garages and gazebos on a lot containing a Single Detached, Semi-Detached, Duplex, Street Townhouse, Triplex or Fourplex Dwelling which is prohibited by the applicable zoning by-law, but which was lawfully used for such purpose on the date of the passing of this By-law shall be permitted as follows: i) the location and height complies with the applicable provisions of this By-law; and,
	i) the location and height complies with the applicable provisions of this By-law; and, ii) this exemption shall not apply to the Open Space and	ii) this exemption shall not apply to the Open Space and Parks Classification Zones; or,

Section 1 - Administration

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted	d strikethrough text = text to be deleted bolded text = text to be	pe added
	Parks Classification Zones; or, e) In accordance with Subsection 34(10) of the Planning Act, R.S.O., 1990 c.P. 13, as amended, the addition of any porch, deck, balcony, unclosed fire escape or open stair to a Ssingle Ddetached, Semi-Detached, or Dduplex, Street Townhouse, Triplex or Fourplex Ddwelling which is prohibited by this Bylaw, but which was lawfully used as single detached or duplex dwelling for such purpose on the date of the passing of the Bylaw, shall be permitted as follows:	e) In accordance with Subsection 34(10) of the Planning Act, R.S.O., 1990 c.P. 13, as amended, the addition of any porch, deck, balcony, unclosed fire escape or open stair to a Single Detached, Semi-Detached, Duplex, Street Townhouse, Triplex or Fourplex Dwelling which is prohibited by this By-law, but which was lawfully used for such purpose on the date of the passing of the By-law, shall be permitted as follows:
Transition Provisions	 Commercial and Mixed Use Zoning By-law 17-240, November 8, 2017 	Commercial and Mixed Use Zoning By-law 17-240, November 8, 2017
Section 1.12.1	 Downtown Zoning By-law 18-114, May 9, 2018 Residential Zones 	 Downtown Zoning By-law 18-114, May 9, 2018 Residential Zones
	a. Low Density Residential By-law 22-197, August 12, 2022 b. Low Density Residential By-law 24-051 c. Low Density Residential By-law 25-075	a. Low Density Residential By-law 22-197, August 12, 2022 b. Low Density Residential By-law 24-051 c. Low Density Residential By-law 25-075

Section 3 - Definitions

Definition	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted s	trikethrough text = text to be deleted bolded text = text to be	pe added
Multiple Dwelling Townhouse	shall mean:	shall mean:
[New]	i) one separate building containing five or more dwelling units; or,	i) one separate building containing five or more dwelling units; or,
	ii) two or more separate buildings containing three or more dwelling units each which form one comprehensive development containing a total of five or more dwelling units;	ii) two or more separate buildings containing three or more dwelling units each which form one comprehensive development containing a total of five or more dwelling units; And,
	And,	i) Dwelling units are divided by common walls preventing internal access between units;
	i) Dwelling units are divided by common walls preventing internal access between units;	ii) Each dwelling unit has at least one exclusive exterior pedestrian access;
	ii) Each dwelling unit has at least one exclusive exterior pedestrian access;	iii) Dwelling Units within a Multiple Dwelling Townhouse may have shared amenity area(s), parking area(s) and common vehicular
	iii) Dwelling Units within a Multiple Dwelling Townhouse may have shared amenity area(s), parking area(s) and common	access to a street, such as a condominium road.
	vehicular access to a street, such as a condominium road. iv) A Multiple Dwelling Townhouse shall include a block	iv) A Multiple Dwelling Townhouse shall include a block townhouse, a stacked townhouse, a back-to-back townhouse, a stacked back-to-back townhouse, a maisonette, and a townhouse development
	townhouse, a stacked townhouse, a back-to-back townhouse, a stacked back-to-back townhouse, a maisonette, and a townhouse development comprising townhouse units on parcels of tied land, except as restricted in this By-law.	comprising townhouse units on parcels of tied land, except as restricted in this By-law.
Lot	Shall mean a parcel of land which can be legally conveyed pursuant to the provisions of the Planning Act, except in relation to a Multiple	Shall mean a parcel of land which can be legally conveyed pursuant to the provisions of the Planning Act, except in relation to a Multiple Dwelling

Section 3 - Definitions

Definition	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted s	trikethrough text = text to be deleted bolded text = text to b	ne added
	Dwelling Townhouse comprising townhouse units on parcels of tied land, where, in such case, lot shall mean the cumulative parcels of land comprising the parcels of tied land and common element condominium lands tied thereto.	Townhouse comprising townhouse units on parcels of tied land, where, in such case, lot shall mean the cumulative parcels of land comprising the parcels of tied land and common element condominium lands tied thereto.
Street Townhouse Dwelling	shall mean a building divided vertically into three or more dwelling units, by common walls which prevent internal access between units and extend from the base of the foundation to the roof line and for a horizontal distance of not less than 35 percent of the horizontal depth of the building but shall not include a maisonette Multiple Dwelling Townhouse. Each townhouse shall be designed to be on a separate lot having direct access to and frontage on a street, laneway or common condominium driveway.	shall mean a building divided vertically into three or more dwelling units, by common walls which prevent internal access between units and extend from the base of the foundation to the roof line and for a horizontal distance of not less than 35 percent of the horizontal depth of the building but shall not include a Multiple Dwelling Townhouse. Each townhouse shall be designed to be on a separate lot having direct access to and frontage on a street.
Unit Width	shall mean the horizontal distance between the common side wall	shall mean the horizontal distance between the common side wall of a
[New]	of a building unit measured to the common side wall or exterior side wall opposite.	building unit measured to the common side wall or exterior side wall opposite.

Section 4 – General Provisions

Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted stri	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
Frontage on a Street Section 4.3 b)	Where a building or lot is legally tied to a common element condominium which has frontage on a common element road that provides direct access to a street and is registered under the	Where a building or lot is legally tied to a common element condominium which has frontage on a common element road that provides direct access to a street and is registered under the Condominium Act, such driveway shall be deemed to also be a street for purposes of applying the provisions	
	Condominium Act, such driveway shall be deemed to also be a street for purposes of applying the provisions of this By-law.	of this By-law.	
	i) Section 4.3 b) above shall not apply to a Street	i) Section 4.3 b) above shall not apply to a Street Townhouse	
	Townhouse Dwelling where, in such case, any townhouse unit must have individual frontage on a	Dwelling where, in such case, any townhouse unit must have individual frontage on a public street, pursuant to the definition of	
	public street, pursuant to the definition of Street	Street Townhouse Dwelling in Section 3 of this By-law; and,	
	Townhouse Dwelling in Section 3 of this By-law; and,		
	"\ Octobra (O.) about shall not contain a MACA	ii) Section 4.3 b) above shall not apply to a Multiple Dwelling	
	ii) Section 4.3 b) above shall not apply to a Multiple Dwelling Townhouse comprising townhouse units on	Townhouse comprising townhouse units on parcels of tied land where in such case, any common element condominium road or	
	parcels of tied land where, in such case, any common	driveway upon which townhouse units front shall be deemed to be	
	element condominium road or driveway upon which	a part of the lot, rather than a public street, pursuant to the	
	townhouse units front shall be deemed to be a part of	definition of Lot in Section 3 of this By-law.	
	the lot, rather than a public street, pursuant to the	·	
	definition of Lot in Section 3 of this By-law.		
Number of Dwellings	Unless otherwise provided for in this By-law, in any zone where a	Unless otherwise provided for in this By-law, in any zone where a Single	
per Lot	Ssingle Detached Dewelling, Ssemi-Detached Dewelling, or	Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling, Triplex	
Casting 4.5 a)	Description Develling, Triplex Dwelling or Fourplex Dwelling is	Dwelling or Fourplex Dwelling is permitted, no more than one such dwelling	
Section 4.5 a)	permitted, no more than one such dwelling shall be erected on a lot.	shall be erected on a lot.	
Buildings Accessory to Residential Uses	BUILDINGS ACCESSORY TO MULTIPLE DWELLINGS, DWELLING UNITS MULTIPLE DWELLING TOWNHOUSES, RETIREMENT	BUILDINGS ACCESSORY TO MULTIPLE DWELLINGS, MULTIPLE DWELLING TOWNHOUSES, RETIREMENT HOMES, LODGING	
to Residential Uses	HOMES, LODGING HOUSES, AND RESIDENTIAL CARE	HOUSES, AND RESIDENTIAL CARE FACILITIES IN ALL ZONES	
Section 4.8.1.3	FACILITIES IN ALL ZONES	11000LO, AND REGIDENTIAL CARE I ACIEITIEG IN ALE ZONEG	
Home Business	Home Businesses permitted in Duplex Dwellings, Dwelling Unit(s)	Home Businesses permitted in Duplex Dwellings, Triplex Dwellings,	
	Triplex Dwellings, Fourplex Dwellings, Multiple Dwellings, Multiple	Fourplex Dwellings, Multiple Dwellings, Multiple Dwelling Townhouses and	
Section 4.21 c)	Dwelling Townhouses and Street Townhouses Dwellings:	Street Townhouse Dwellings:	

Section 4 – General Provisions

Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted str	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
Home Business	Regulations for Home Businesses in Duplex Dwellings, Dwellings, Unit(s), Triplex Dwellings, Fourplex Dwellings, Multiple Dwellings,	Regulations for Home Businesses in Duplex Dwellings, Triplex Dwellings, Fourplex Dwellings, Multiple Dwellings, Multiple Dwelling Townhouses and	
Section 4.21 d)	Multiple Dwelling Townhouses and Street Townhouse Dwellings:	Street Townhouse Dwellings:	
Additional Dwelling	A Single Detached Dwelling, Duplex Dwelling, or Triplex Dwelling built	A Single Detached Dwelling, Duplex Dwelling, or Triplex Dwelling built in	
Unit and Additional	in conformity with this By-law, may be converted to contain a fourth	conformity with this By-law, may be converted to contain a fourth	
Dwelling Unit –	Additional Dwelling Unit, provided that the principal residential	Additional Dwelling Unit, provided that the principal residential building is	
Detached	building is not located within any Rural Zone or Open Space and	not located within any Rural Zone or Open Space and Park Zone.	
	Park Zone.	K)	
Section 4.33 b)			
Additional Dwelling	Excluding any Rural Zone or Open Space and Park Zone,	Excluding any Rural Zone or Open Space and Park Zone, Additional	
Unit	Additional Dwelling Units shall be permitted in accordance with the	Dwelling Units shall be permitted in accordance with the following:	
	following:		
Section 4.33.1 a)			
Additional Dwelling	Excluding any Rural Zone or Open Space and Park Zone, aA	Excluding any Rural Zone or Open Space and Park Zone, a maximum of	
Unit – Detached	maximum of one Additional Dwelling Unit – Detached shall be	one Additional Dwelling Unit – Detached shall be permitted on a lot	
	permitted on a lot containing a Single Detached Dwelling, Duplex	containing a Single Detached Dwelling, Duplex Dwelling, Semi-Detached	
Section 4.33.2 a)	Dwelling, Semi-Detached Dwelling, Street Townhouse Dwelling, or a Triplex Dwelling.	Dwelling, Street Townhouse Dwelling, or a Triplex Dwelling.	
Section 4.33.3 a)	ADDITIONAL DWELLING UNITS IN AGRICULTURE (A1), RURAL	ADDITIONAL DWELLING UNITS IN AGRICULTURE (A1), RURAL (A2),	
,	(A2), AND SETTLEMENT RESIDENTIAL (S1), AND	SETTLEMENT RESIDENTIAL (S1), AND CONSERVATION LAND RURAL	
	CONSERVATION LAND RURAL (P6) ZONES	(P6) ZONES	
	For lands within an A1, A2, S1, or P6 Zone, aAn maximum of one	For lands within an A1, A2, S1, or P6 Zone, a maximum of one Additional	
	Additional Dwelling Unit shall only be permitted on lands within a	Dwelling Unit shall be permitted and shall only be permitted on a lot that is	
	Agriculture (A1), Rural (A2) or Settlement Residential (S1) Zone and	greater than 0.6 ha in size.	
	shall only be permitted on a lot that is greater than 0.6 ha in size.		

Section 4 – General Provisions

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted st	trikethrough text = text to be deleted bolded text = text to be	
Section 4.36	UNDERTAKINGS OF POST-SECONDARY INSTITUTIONS	UNDERTAKINGS OF POST-SECONDARY INSTITUTIONS
[New]		
	Pursuant to Section 62.0.2 of the Planning Act, on any lands	Pursuant to Section 62.0.2 of the Planning Act, on any lands outside of the
	outside of the Greenbelt Area, as defined in the Greenbelt Act, as	Greenbelt Area, as defined in the Greenbelt Act, as amended, any
	amended, any undertaking of a post-secondary institution for the	undertaking of a post-secondary institution for the objects of the institution
	objects of the institution is not subject to the Planning Act.	is not subject to the Planning Act. Accordingly, on any lands outside of the
	Accordingly, on any lands outside of the Greenbelt Area, zoning	Greenbelt Area, zoning shall have no effect on an undertaking that has
	shall have no effect on an undertaking that has satisfied the	satisfied the requirement that it is for the objects of the institution, in
	requirement that it is for the objects of the institution, in	accordance with the Planning Act, in which case, zoning is provided for
	accordance with the Planning Act, in which case, zoning is	information purposes only.
	provided for information purposes only.	

Section 5 – Parking

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted striketh	rough text = text to be deleted bolded text = text to be	pe added
Minimum Required Parking Rate Schedule	Multiple Dwelling; Multiple Dwelling Townhouse; Dwelling Unit, Mixed Use, where the total number of such units is	Multiple Dwelling; Multiple Dwelling Townhouse; Dwelling Unit, Mixed Use, where the total number of such units is 5 or
Section 5.7.1 a) i)	a) In PRA 1, no parking spaces are required for residents, and, i) within a Downtown Zone, where there are more than 12 dwelling units, 2 visitor parking spaces, plus 0:05 visitor parking spaces are required per unit; or, ii) within any other Zone, 2 visitor parking spaces, plus	a) In PRA 1, no parking spaces are required for residents, and, i) within a Downtown Zone, where there are more than 12 dwelling units, 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit; or, ii) within any other Zone, 2 visitor parking spaces, plus 0.05 visitor
	0.05 visitor parking spaces are required per unit.b) In PRA 2, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit.c) In PRA 3, and,	parking spaces are required per unit. b) In PRA 2, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit. c) In PRA 3, and,
	 i) within a C5, C5a or TOC Zone, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit, or, ii) within any other Zone, 0.85 spaces per unit for residents, plus 0.25 visitor parking spaces per unit. d) In all other areas, 1 space per unit for residents, plus 0.3 visitor 	 i) within a C5, C5a or TOC Zone, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit, or, ii) within any other Zone, 0.85 spaces per unit for residents, plus 0.25 visitor parking spaces per unit. d) In all other areas, 1 space per unit for residents, plus 0.3 visitor parking spaces per unit.
	parking spaces per unit.	
Minimum Accessible Parking Rate Schedule	Dwelling Unit, Mixed Use; Multiple Dwelling;	Dwelling Unit, Mixed Use; Multiple Dwelling;

Section	5 –	Parking
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ion 5.7.3 c) ii) i)	y highlighted strike		text = text to be added
A Filhal and Billolli		Multiple Dwelling Townhouse	Multiple Dwelling Townhouse
Wolf Filhal and Bindli	tion 5.7.3 c) ii) i)		
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Section 6 - Downtown Zones 6.1 – Downtown Central Business District (D1) Zone 6.2 - Downtown Mixed Use - Pedestrian Focus (D2) Zone 6.3 - Downtown Mixed Use (D3) Zone 6.5 - Downtown Residential (D5) Zone **Proposed Change Proposed Revised Zone Regulation** Section Grev highlighted strikethrough text = text to be deleted **bolded text** = text to be added 6.1 - Downtown Central Business District (D1) Zone Permitted Uses Day Nursery Day Nursery **Duplex Dwelling** Dwelling Unit, Mixed Use Section 6.1.1 Dwelling Unit(s), Mixed Use Educational Establishment [Note: Unmodified **Educational Establishment Exhibition Facility** portions of permitted **Exhibition Facility** use list have been [...] omitted for clarity.] **Duplex Dwelling** Restricted Uses A Duplex Dwelling shall only be permitted as a result of the Section 6.1.1.1.4 conversion of an existing Single Detached Dwelling. 6.2 - Downtown Mixed Use - Pedestrian Focus (D2) Zone Permitted Uses Day Nursery Day Nursery Dwelling Unit(s), Mixed Use Dwelling Unit, Mixed Use Section 6.2.1 Educational Establishment Educational Establishment [Note: Unmodified Financial Establishment Financial Establishment portions of permitted Hotel Hotel use list have been Laboratory Laboratory Lodging House Lodging House omitted for clarity.] Medical Clinic Medical Clinic Microbrewery Microbrewerv **Multiple Dwelling** Office Office [...]

- 6.1 Downtown Central Business District (D1) Zone 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone
 6.5 Downtown Residential (D5) Zone

6.5 – Downtown Re	sidential (D5) Zone	
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	cethrough text = text to be deleted bolded text = text to be	pe added
Restricted Uses	i) In addition to Section 6.2.1, the following uses shall only be permitted in accordance with Section 6.2.3 and the following	i) In addition to Section 6.2.1, the following uses shall only be permitted in accordance with Section 6.2.3 and the following additional restrictions:
Section 6.2.1.1	additional restrictions:	1. Day Nursery
	1. Day Nursery	Dwelling Unit, Mixed Use
	Dwelling Unit (s) , Mixed Use Multiple Dwelling	Place of Worship
	Place of Worship	A. Shall not be permitted within the ground floor, except for access, accessory office and utility areas.
	Shall not be permitted within the ground floor, except for access, accessory office and utility areas.	,,,,,,
6.3 – Downtown Mix		
Permitted Uses	[] Day Nursery	[] Day Nursery
Section 6.3.1	Dwelling Unit (s) , Mixed Use Educational Establishment	Dwelling Unit, Mixed Use Educational Establishment
[Note: Unmodified	Emergency Shelter	Emergency Shelter
portions of permitted	Financial Establishment	Financial Establishment
use list have been omitted for clarity.]	[]	[]
Home Business Regulations	k) Home Business Regulations	
Section 6.3.3 k)	In accordance with the requirements of Section 4.21 of this By law.	
Accessory Buildings	I) Accessory Buildings	
Section 6.3.3 I)	In accordance with the requirements of Section 4.8.1 of this By-law.	

- 6.1 Downtown Central Business District (D1) Zone 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone 6.3 Downtown Mixed Use (D3) Zone

6.3 – Downtown Mixed Use (D3) Zone			
6.5 – Downtown Residential (D5) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted strik	cethrough text = text to be deleted bolded text = text to be	ne added	
, , ,			
Sections 6.3.3 m) and	n) are to be renumbered Sections 6.3.3 k) and l) respectively.		
6.5 – Downtown Re	sidential (D5) Zone	+ (
Permitted Uses	Artist Studio	Artist Studio	
	Community Garden	Community Garden	
Section 6.5.1	Commercial School	Commercial School	
	Day Nursery	Day Nursery	
[Note: Unmodified	Duplex Dwelling	Duplex Dwelling	
portions of permitted	Dwelling Unit, Mixed Use	Dwelling Unit, Mixed Use	
use list have been	Educational Establishment	Educational Establishment	
omitted for clarity.]	Emergency Shelter	Emergency Shelter	
	Fourplex Dwelling	Fourplex Dwelling	
	Lodging House	Lodging House	
	Long Term Care Facility	Long Term Care Facility	
	Multiple Dwelling	Multiple Dwelling	
	Multiple Dwelling Townhouse	Multiple Dwelling Townhouse	
	Office	Office	
	Personal Service	Personal Service	
	Place of Worship	Place of Worship	
	Repair Service	Repair Service	
	Residential Care Facility	Residential Care Facility	
	Restaurant	Restaurant	
	Retail	Retail	
	Retirement Home	Retirement Home	
	Semi-Detached Dwelling	Semi-Detached Dwelling	
	Single Detached Dwelling	Single Detached Dwelling	
	Social Services Establishment	Social Services Establishment	

- 6.1 Downtown Central Business District (D1) Zone 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone 6.5 Downtown Residential (D5) Zone

6.5 – Downtown Residential (D5) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted strik	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
	Street Townhouse Dwelling	Street Townhouse Dwelling	
	Tradesperson Shop	Tradesperson Shop	
	Triplex Dwelling	Triplex Dwelling	
Single Detached	SINGLE DETACHED DWELLING, AND DUPLEX DWELLING,	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX	
Dwelling and Duplex	TRIPLEX DWELLING AND FOURPLEX DWELLING	DWELLING AND FOURPLEX DWELLING REGULATIONS	
Dwelling Regulations	REGULATIONS	•	
0.00			
Section 6.5.3.1	C.C. A. MULL TIPL E. DIMELLING TOWNLOUGE PEOUL ATIONS	O C O A MULL TIPLE PARELLING TOWALLOUGE PEOUL ATIONS	
Multiple Dwelling	6.5.3.4 MULTIPLE DWELLING TOWNHOUSE REGULATIONS	6.5.3.4 MULTIPLE DWELLING TOWNHOUSE REGULATIONS	
Townhouse	a) Minimum Let Area	a) Minimum Lat Area	
Regulations	a) Minimum Lot Area	a) Minimum Lot Area	
Section 6.5.3.4	300.0 square metres;	300.0 square metres;	
[New]	ossic square meases,	ooo.o oqualo monoo,	
[····]	b) Minimum Lot Width	b) Minimum Lot Width	
[Note: The existing		,	
Section 6.5.3.4 is to	12.0 metres;	12.0 metres;	
be renumbered to	X		
6.5.3.5 per below]	c) Minimum Unit Width	c) Minimum Unit Width	
	5.5 metres;	5.5 metres;	
	d) Maximum Front Yard	d) Maximum Front Vard	
	d) Maximum Front Yard	d) Maximum Front Yard	
	3.0 metres;	3.0 metres;	
	0.0 1110.1100,	0.0 111011005,	
	e) Minimum Side Yard	e) Minimum Side Yard	
	1 /		

- 6.1 Downtown Central Business District (D1) Zone 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone

6.3 – Downtown Mixed Use (D3) Zone		
6.5 – Downtown Residential (D5) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stri	kethrough text = text to be deleted bolded text = text to be	pe added
	1.2 metres;	1.2 metres;
	f) Flankage Yard	f) Flankage Yard
	i) Minimum 3.0 metres; and,	i) Minimum 3.0 metres; and,
	ii) Maximum 4.5 metres;	ii) Maximum 4.5 metres;
	g) Minimum Rear Yard	g) Minimum Rear Yard
	7.5 metres	7.5 metres
	h) Minimum Separation Distance	h) Minimum Separation Distance
	i) Between two exterior walls which contain no windows to a habitable room, a minimum of 3.0 metres; and	i) Between two exterior walls which contain no windows to a habitable room, a minimum of 3.0 metres; and
	ii) Between two exterior walls at least one of which contain windows to a habitable room, a minimum of 12.0 metres;	ii) Between two exterior walls at least one of which contain windows to a habitable room, a minimum of 12.0 metres;
	i) Building Height	i) Building Height
	•	i) Minimum 7.5 metres; and,
	 i) Minimum 7.5 metres; and, ii) Maximum Building Height shall be in accordance with Figure 1 of Schedule "F" – Special Figures; 	ii) Maximum Building Height shall be in accordance with Figure 1 of Schedule "F" – Special Figures;

- 6.1 Downtown Central Business District (D1) Zone 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone

6.5 – Downtown Mixed Ose (D5) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stril	kethrough text = text to be deleted bolded text = text to be	
	j) Minimum Amenity Area On a lot containing more than 10 dwelling units, the	j) Minimum Amenity Area On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements shall be provided:
	following Minimum Amenity Area requirements shall be provided:	i) An area of 4.0 square metres for each dwelling unit; and,
	i) An area of 4.0 square metres for each dwelling unit; and,	ii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air;
	 ii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air; 	k) Minimum Landscaped Area Not less than 10% of the lot area shall be landscaped area;
	k) Minimum Landscaped Area	I) Location of Parking
	Not less than 10% of the lot area shall be landscaped area; I) Location of Parking	Notwithstanding Section 5.3.1 a), parking spaces and associated drive aisles, excluding driveways extending directly from the street, shall not be located between any building façade and any lot line abutting a street;
	Notwithstanding Section 5.3.1 a), parking spaces and associated drive aisles, excluding driveways extending	m) Location of Pedestrian Entrances
	directly from the street, shall not be located between any building façade and any lot line abutting a street;	Any dwelling unit adjacent to a yard abutting a street must have a minimum of one pedestrian entrance which is:
	m) Location of Pedestrian Entrances	i) located in a façade facing a street; and,

- 6.1 Downtown Central Business District (D1) Zone 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone

6.3 – Downtown Mixed Use (D3) Zone				
	6.5 – Downtown Residential (D5) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation		
Grey highlighted strik	tethrough text = text to be deleted bolded text = text to be	pe added		
	Any dwelling unit adjacent to a yard abutting a street must have a minimum of one pedestrian entrance which is:	ii) directly accessible from the public sidewalk; n) Vehicular Accesses		
	i) located in a façade facing a street; and,	i) A maximum of two access driveways are permitted from each street abutting the lot; and,		
	ii) directly accessible from the public sidewalk; n) Vehicular Accesses	ii) Garage entrances must not be located in any façade facing a street;		
	i) A maximum of two access driveways are permitted from each street abutting the lot; and,	o) Visual Barrier		
	ii) Garage entrances must not be located in any façade facing a street;	A visual barrier shall be required along any side or rear lot line abutting a Downtown D1 or D2 Zone in accordance with the requirements of Section 4.19 of this By-law.		
	o) Visual Barrier A visual barrier shall be required along any side or rear			
	lot line abutting a Downtown D1 or D2 Zone in accordance with the requirements of Section 4.19 of this By-law.			
		SING HOUSE, LONG TERM CARE FACILITY, MULTIPLE DWELLING, PLACE		
•	·	CES ESTABLISHMENT REGULATIONS is to be renumbered to Section 6.5.3.5		
	7 – COMMUNITY GARDEN REGULATIONS is to be renumbered to Sec	Ction 6.5.3.6		
Additional Dwelling Unit Regulations	ADDITIONAL DWELLING UNIT REGULATIONS			
Onit Negulations	In accordance with the requirements of Section 4.33. of this By-law.			

- 6.1 Downtown Central Business District (D1) Zone
- 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone
- 6.5 Downtown Residential (D5) Zone

0.5 - Downtown Residential (D5) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted strik	ethrough text = text to be deleted bolded text = text to	be added	
Section 6.5.3.8			

Section 7.6 – Conservation/Hazard Land Rural (P6) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	cethrough text = text to be deleted bolded text = text to be	pe added
Single Detached	New Buildings and Structures Including Additional Dwelling Units	New Buildings and Structures Including Additional Dwelling Units
Dwelling Regulations		
 New Buildings and 	i) Shall not be permitted on a vacant lot	i) Shall not be permitted on a vacant lot
Structures		
	ii) Shall be in accordance with the requirements of Sections	ii) Shall be in accordance with the requirements of Sections 12.1.3.3,
Section 7.6.2.3 a)	12.1.3.3, and 4.8, and 4.33 .	4.8, and 4.33.
Single Detached	Expansions to Existing Buildings and Structures Including	Expansions to Existing Buildings and Structures Including Additional
Dwelling Regulations	Additional Dwelling Units	Dwelling Units
 Expansions to 		
Existing Buildings	Shall be in accordance with Sections 12.1.3.3 (c), (d), (e), and (f),	Shall be in accordance with Sections 12.1.3.3 (c), (d), (e), and (f), 4.8 and
and Structures	and 4.8 and 4.33.	4.33.
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
Section 7.6.2.3 b)		

8.1 – Neighbourhood Institutional (I1) Zone 8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
<u> </u>	d Institutional (I1) Zone	
Permitted Uses	Community Garden	Community Garden
	Day Nursery	Day Nursery
Section 8.1.1	Duplex Dwelling	Duplex Dwelling
	Educational Establishment	Educational Establishment
	Emergency Shelter	Emergency Shelter
	Fourplex Dwelling	Fourplex Dwelling
	Museum	Museum
	Place of Worship	Place of Worship
	Residential Care Facility	Residential Care Facility
	Retirement Home	Retirement Home
	Semi-Detached Dwelling	Semi-Detached Dwelling
	Single Detached Dwelling	Single Detached Dwelling
	Street Townhouse Dwelling	Street Townhouse Dwelling
	Triplex Dwelling	Triplex Dwelling
	Urban Farm	Urban Farm
	Urban Farmers Market	Urban Farmers Market
	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX
SINGLE DETACHED	DWELLING AND DAY NURSERY REGULATIONS	DWELLING AND DAY NURSERY REGULATIONS
DWELLING,	X Y	
DUPLEX DWELLING	a) Minimum Lot Area	a) Minimum Lot Area
AND DAY NURSERY		5,
REGULATIONS	i) 330.0 360.0 square metres;	360.0 square metres;
	,,	
Section 8.1.3.3	ii) Notwithstanding i) above, 360.0 square metres shall be	b) Minimum Lot Width
	required for a corner lot.	,
		12.0 metres
	b) Minimum Lot Width	
		c) Minimum Front Yard
	<u> </u>	9/

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stril	kethrough text = text to be deleted bolded text = text to be	pe added
	i) 12.0 metres	i) 4.0 metres; and,
	c) Minimum Front Yard	ii) Netwithstanding Section 8.1.3.3 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the
	i) 4.5 4.0 metres; and,	following:
	ii) 5.8 metres for an attached garage. Notwithstanding Section 8.1.3.3 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following:	Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;
	1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot	 Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;
	line or flankage lot line of the two adjacent dwellings;	3. In no cases shall the setback from the front lot line be less than 0.5 metres.
	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback	d) Minimum Side Yard
	from the front lot line of the one adjacent dwelling;	1.2 metres
	3. In no cases shall the setback from the front lot line be less than 0.5 metres.	e) Minimum Flankage Yard
	d) Minimum Side Yard	3.0 metres
		f) Minimum Rear Yard

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Chang	le	Proposed Revised Zone Regulation
Grey highlighted strik	ethrough text = text to be deleted	bolded text = text to be	
	1.2 metres		7.5 metres
	e) Minimum Flankage Yard		g) Maximum Building Height
	3.0 metres		10.5 metres
	f) Minimum Rear Yard		
	7.5 metres	0	h) Minimum Landscaped Area
	g) Maximum Building Height		i) 30%
	10.5 metres	2,0	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.
	h) Minimum Landscaped Area	(D)	
	i) 30%		
	ii) Within the landscaped area, the Section 4.35 of this By-law shall ap	requirements of oply.	
	h) Parking		
	In accordance with the requirements of law.	of Section 5 of this By-	
	i) Accessory Building		
	In accordance with the requirements of	of Section 4.8 of this By-	

8.1 – Neighbourhood Institutional (I1) Zone 8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	cethrough text = text to be deleted bolded text = text to be	pe added
	j) Home Business	
	In accordance with the requirements of Section 4.21 of this By law.	
SEMI-DETACHED DWELLING	SEMI-DETACHED DWELLING REGULATIONS a) Minimum Lot Area	SEMI-DETACHED DWELLING REGULATIONS
REGULATIONS		a) Minimum Lot Area
Section 8.1.3.4	i) 210.0-270.0 square metres for each semi-detached dwelling unit.	270.0 square metres for each semi-detached dwelling unit.
	ii) Notwithstanding i) above, 240.0 square metres shall be required for a corner lot.	b) Minimum Lot Width for Unit
	b) Minimum Lot Width for Unit	9.0 metres for each dwelling unit in each semi-detached dwelling.
		c) Minimum Front Yard
	i) 7.5 9.0 metres for each dwelling unit in each semi-detached dwelling.	i) 4.0 metres; and,
	ii) Notwithstanding i) above, 9.3 metres shall be required for a corner unit.	ii) Notwithstanding Section 8.1.3.4 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may
	c) Minimum Front Yard	be erected closer to the front line in accordance with the following:
	i) 4.5 4.0 metre s ; and,	Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two
	ii) 5.8 metres for an attached garage. i) 4.0 metre; and,	adjacent dwellings;

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stri	kethrough text = text to be deleted bolded text = text to b	ne added
	Notwithstanding Section 8.1.3.4 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front line in accordance with the following:	Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;
	1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;	In no cases shall the setback from the front lot line be less than 0.5 metres. d) Minimum Side Yard
	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	1.2 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted. e) Minimum Flankage Yard
	3. In no cases shall the setback from the front lot line be less than 0.5 metres.	3.0 metres
	d) Minimum Side Yard	f) Minimum Rear Yard
	1.2 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a	7.5 metres
	minimum 0 metre side yard shall be permitted.	g) Maximum Building Height
	e) Minimum Flankage Yard	10.5 metres
	3.0 metres	h) Minimum Landscaped Area
	f) Minimum Rear Yard	i) 30%

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Castion	Drawaged Change	Drow and Davised Zone Description
Section	Proposed Change	Proposed Revised Zone Regulation
Grey nignlighted stri	kethrough text = text to be deleted bolded te	xt = text to be added
	7.5 metres	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.
	g) Maximum Building Height	
	10.5 metres	
	h) Minimum Landscaped Area	
	i) 30%	
	ii) Within the landscaped area, the requirement Section 4.35 of this By-law shall apply.	of
	h) Parking	
	In accordance with the requirements of Section 5 (f this By-
	i) Accessory Building	
	In accordance with the requirements of Section 4.4	of this By
Existing Section 8.1.3.	5 – URBAN FARM REGULATIONS is to be renumbered to	Section 8.1.3.7
	6 – COMMUNITY GARDEN REGULATIONS is to be renun	
Existing Section 8.1.3.	7 – URBAN FARMERS MARKET REGULATIONS is to be	enumbered to Section 8.1.3.9
STREET	STREET TOWNHOUSE DWELLING REGULATIONS	STREET TOWNHOUSE DWELLING REGULATIONS
TOWNHOUSE		
REGULATIONS	a) Minimum Lot Area for each Dwelling Unit	a) Minimum Lot Area for each Dwelling Unit

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted stril	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
[New]	180.0 square metres for each dwelling unit;	180.0 square metres for each dwelling unit;	
Section 8.1.3.5 [Note: The existing	b) Minimum Unit Width for each Dwelling Unit	b) Minimum Unit Width for each Dwelling Unit	
Section 8.1.3.5 is to be renumbered to	6.0 metres;	6.0 metres;	
8.1.3.7 per above]	c) Minimum Setback from the Front Lot Line 4.0 metres;	c) Minimum Setback from the Front Lot Line 4.0 metres;	
	d) Minimum Setback from a Side Lot Line	d) Minimum Setback from a Side Lot Line	
	1.2 metres except for the side yard related to the common wall of the street townhouse dwelling unit, in which case a minimum 0 metre side yard shall be permitted;	1.2 metres except for the side yard related to the common wall of the street townhouse dwelling unit, in which case a minimum 0 metre side yard shall be permitted;	
	e) Minimum Setback from a Flankage Lot Line	e) Minimum Setback from a Flankage Lot Line	
	3.0 metres;	3.0 metres;	
	f) Minimum Setback from the Rear Lot Line	f) Minimum Setback from the Rear Lot Line	
	7.5 metres;	7.5 metres;	
	g) Maximum Building Height	g) Maximum Building Height	
	10.5 metres;	10.5 metres;	
	h) Landscaped Area	h) Landscaped Area	

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
	In accordance with the requirements of Section 4.35 a) and b) of this By-law.	In accordance with the requirements of Section 4.35 a) and b) of this By-law.
FOURPLEX	FOURPLEX DWELLING REGULATIONS	FOURPLEX DWELLING REGULATIONS
DWELLING REGULATIONS [New]	a) Minimum Lot Area	a) Minimum Lot Area
	360.0 square metres;	360.0 square metres;
Section 8.1.3.6 [Note: The existing	b) Minimum Lot Width	b) Minimum Lot Width
Section 8.1.3.6 is to	12.0 metres;	12.0 metres;
be renumbered to 8.1.3.8 per above]	c) Minimum Setback from the Front Lot Line i) 4.0 metres;	c) Minimum Setback from the Front Lot Line i) 4.0 metres;
	 ii) Notwithstanding Section 8.1.3.6 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this Bylaw, a building may be erected closer to the front lot line in accordance with the following: 1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings; 	 ii) Notwithstanding Section 8.1.3.6 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following: 1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	ethrough text = text to be deleted bolded text = text to be	pe added
	2. Where one adjacent lot has a front lot line on the	2. Where one adjacent lot has a front lot line on the same
	same street, within 10 percent of the setback from	street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;
	the front lot line of the one adjacent dwelling;	of the one adjacent dwelling,
	3. In no cases shall the setback from the front lot	3. In no cases shall the setback from the front lot line be less
	line be less than 0.5 metres.	than 0.5 metres.
	d) Minimum Cathaal, from a Cida Lat Lina	d) Minimum Cathook from a Cida Lat Lina
	d) Minimum Setback from a Side Lot Line	d) Minimum Setback from a Side Lot Line
	1.2 metres, and a minimum aggregate of 3.5 metres;	1.2 metres, and a minimum aggregate of 3.5 metres;
	e) Minimum Setback from a Flankage Lot Line	e) Minimum Setback from a Flankage Lot Line
	3.0 metres;	3.0 metres;
	f) Minimum Setback from the Rear Lot Line	f) Minimum Setback from the Rear Lot Line
	7.5 metres;	7.5 metres;
	g) Maximum Building Height	g) Maximum Building Height
	10.5 metres;	10.5 metres;
	To.3 metres,	10.0 metres,
	h) Maximum Lot Coverage	h) Maximum Lot Coverage
	400/.	400/.
	40%;	40%;
	i) Minimum Landscaped Area	i) Minimum Landscaped Area
		·

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted str	ikethrough text = text to be deleted bolded text = text to	be added
	i) 30%	i) 30%
	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.
	j) Visual Barrier	j) Visual Barrier
	i) A visual barrier shall be required along side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this by-law.	i) A visual barrier shall be required along side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this by-law.
	ii) Notwithstanding Section 8.1.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).	ii) Notwithstanding Section 8.1.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).
	k) Amenity Area	k) Amenity Area
	Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.	Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.
	I) Waste Storage	I) Waste Storage
	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.
ADDITIONAL DWELLING UNIT	ADDITIONAL DWELLING UNIT REGULATIONS	
REGULATIONS	In accordance with the requirements of Section 4.33 of this By-law	

8.1 – Neighbourhood Institutional (I1) Zone 8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stri	kethrough text = text to be deleted bolded text = tex	t to be added
Section 8.1.3.8		
8.2 – Community I	nstitutional (I2) Zone	
Permitted Uses	Community Garden	Community Garden
	Day Nursery	Day Nursery
Section 8.2.1	Duplex Dwelling	Duplex Dwelling
	Educational Establishment	Educational Establishment
	Emergency Shelter	Emergency Shelter
	Fourplex Dwelling	Fourplex Dwelling
	Museum	Museum
	Recreation	Recreation
	Place of Worship	Place of Worship
	Residential Care Facility	Residential Care Facility
	Retirement Home	Retirement Home
	Semi-Detached Dwelling	Semi-Detached Dwelling
	Single Detached Dwelling	Single Detached Dwelling
	Social Services Establishment	Social Services Establishment
	Street Townhouse Dwelling	Street Townhouse Dwelling
	Triplex Dwelling	Triplex Dwelling
	Urban Farm	Urban Farm
	Urban Farmers Market	Urban Farmers Market
SINGLE DETACHED	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLE	
DWELLING,	DWELLING AND DAY NURSERY REGULATIONS	DWELLING AND DAY NURSERY REGULATIONS
DUPLEX DWELLING		
AND DAY NURSERY	a) Minimum Lot Area	a) Minimum Lot Area
REGULATIONS	i) 330.0 360.0 square metres;	360.0 square metres;
Section 8.2.3.3	ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.	b) Minimum Lot Width
		12.0 metres;

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	ethrough text = text to be deleted bolded text = text to be	pe added
	b) Minimum Lot Width	c) Minimum Front Yard
)) -12.0 metres;	
	ii) Notwithstanding i) above, 15.0 metres shall be required for a	i) 4.0 metres; and,
	corner lot.	ii) Notwithstanding Section 8.2.3.3 c) i), for lots identified on Figure
		36 of Schedule "F" – Special Figures of this By-law, a building may
	c) Minimum Front Yard	be erected closer to the front line in accordance with the following:
	i) 4.5 4.0 metres; and,	Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average
	ii) 5.8 metres for an attached garage. Notwithstanding	setback from the front lot line or flankage lot line of the two
	Section 8.2.3.3 c) i), for lots identified on Figure 36 of	adjacent dwellings;
	Schedule "F" – Special Figures of this By-law, a building	
	may be erected closer to the front line in accordance with	2. Where one adjacent lot has a front lot line on the same
	the following:	street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;
	Where two adjacent lots have a front lot line or	of the one adjacent dwelling,
	flankage lot line on the same street, within 10	In no cases shall the setback from the front lot line be
	percent of the average setback from the front lot	less than 0.5 metres.
	line or flankage lot line of the two adjacent	
	dwellings;	d) Minimum Side Yard
	2. Where one adjacent lot has a front lot line on	1.2 metres
	the same street, within 10 percent of the setback	
	from the front lot line of the one adjacent dwelling;	e) Minimum Flankage Yard
	3. In no cases shall the setback from the front lot line be less than 0.5 metres.	3.0 metres

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted str	ikethrough text = text to be deleted bolded text = text to	
	d) Minimum Side Yard	f) Minimum Rear Yard 7.5 metres
	1.2 metres	g) Maximum Building Height
	e) Minimum Flankage Yard	10.5 metres
	3.0 metres	h) Minimum Landscaped Area
	f) Minimum Rear Yard	i) 30%
	7.5 metres	
	g) Maximum Building Height 10.5 metres	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.
	10.5 metres	
	h) Minimum Landscaped Area	
	i) 30%	
	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.	
	h) Parking	
	In accordance with the requirements of Section 5 of this By-law.	

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted str	ikethrough text = text to be deleted bolded text = text to be	pe added
	i) Accessory Building In accordance with the requirements of Section 4.8 of this Bylaw. j) Home Business In accordance with the requirements of Section 4.21 of this Bylaw.	Sillo
SEMI-DETACHED DWELLING REGULATIONS	SEMI-DETACHED DWELLING REGULATIONS a) Minimum Lot Area for Unit	SEMI-DETACHED DWELLING REGULATIONS a) Minimum Lot Area for Unit
Section 8.2.3.4	i) 210.0 270.0 square metres for each semi-detached dwelling unit.	270.0 square metres for each semi-detached dwelling unit. b) Minimum Lot Width for Unit
	ii) Notwithstanding i) above, 240.0 square metres shall be required for a corner lot.	9.0 metres for each dwelling unit in a semi-detached dwelling.
	b) Minimum Lot Width for Unit	c) Minimum Front Yard
	i) 7.5 9.0 metres for each dwelling unit in a semi-detached dwelling.	i) 4.0 metres; and,
	ii) Notwithstanding i) above, 9.3 metres shall be required for a corner unit.	ii) Notwithstanding Section 8.2.3.4 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front line in accordance with the following:
	c) Minimum Front Yard	Where two adjacent lots have a front lot line or flankage

8.1 – Neighbourhood Institutional (I1) Zone 8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stri	ikethrough text = text to be deleted bolded text = text to be	
	i) 4.5 4.0 metres; and,	lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;
	ii) 5.8 metres for an attached garage. Notwithstanding Section 8.2.3.4 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front line in accordance with the following:	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;
	Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;	3. In no cases shall the setback from the front lot line be less than 0.5 metres. d) Minimum Side Yard
	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	1.2 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted.
	3. In no cases shall the setback from the front lot line be less than 0.5 metres.	e) Minimum Flankage Yard
	d) Minimum Side Yard	3.0 metres f) Minimum Rear Yard
	1.2 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted.	7.5 metres
	e) Minimum Flankage Yard	g) Maximum Building Height
	3.0 metres	10.5 metres

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted str	rikethrough text = text to be deleted bolded text = text to	
	f) Minimum Rear Yard	h) Minimum Landscaped Area i) 30%
	7.5 metres	ii) Within the landscaped area, the requirements of Section 4.35 of
	g) Maximum Building Height	this By-law shall apply.
	10.5 metres	
	h) Minimum Landscaped Area	
	i) 30%	
	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.	
	h) Parking	
	In accordance with the requirements of Section 5 of this By-law.	
	i) Accessory Building	
	In accordance with the requirements of Section 4.8 of this Bylaw.	
	j) Home Business	
	In accordance with the requirements of Section 4.21 of this By	

8.1 – Neighbourhood Institutional (I1) Zone 8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stri	kethrough text = text to be deleted bolded text = text to be	be added
	law.	
STREET TOWNHOUSE	STREET TOWNHOUSE DWELLING REGULATIONS	STREET TOWNHOUSE DWELLING REGULATIONS
DWELLING REGULATIONS	a) Minimum Lot Area for Unit	a) Minimum Lot Area for Unit
Section 8.2.3.5	i) 165.0 180.0 square metres for each dwelling unit.	180.0 square metres for each dwelling unit.
	ii) Notwithstanding i) above, 195.0 square metres shall be required for a corner lot.	b) Minimum Unit Width
	b) Minimum Unit Width	6.0 metres
	6.0 metres	c) Minimum Front Yard
	c) Minimum Front Yard	4.0 metres; and,
	i) 4.5 4.0 metre s ; and,	d) Minimum Side Yard
	ii) 5.8 metres for an attached garage.	1.2 metres except for the side yard related to the common wall of the street townhouse dwelling unit, in which case a minimum 0 metre side yard shall be permitted.
	d) Minimum Side Yard	e) Minimum Flankage Yard
	1.2 metres except for the side yard related to the common wall of the street townhouse dwelling unit, in which case a	3.0 metres
	minimum 0 metre side yard shall be permitted.	f) Minimum Rear Yard
	e) Minimum Flankage Yard	7.5 metres

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted stri	kethrough text = text to be deleted	bolded text = text to be added	
	3.0 metres		
	f) Minimum Rear Yard	g) Maximum Building Height 10.5 metres	
	7.5 metres	h) Landscaped Area	
	g) Maximum Building Height	In accordance with the requirements of Section 4.35 a) and	d b) of this
	10.5 metres	By-law.	,
	h) Landscaped Area		
	In accordance with the requirement and b) of this By-law.	of Section 4.35 a)	
	h) Parking		
	In accordance with the requirements of law.	Section 5 of this By	
	i) Accessory Building In accordance with the requirements of law.	Section 4.8 of this By-	
	j) Home Business		
	In accordance with the requirements of law.	Section 4.21 of this By	

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strike	ethrough text = text to be deleted bolded text = text to be	pe added
	-	
	5 – URBAN FARM REGULATIONS is to be renumbered to Section 8.2.3.	
	' – COMMUNITY GARDEN REGULATIONS is to be renumbered to Sect	
	B – URBAN FARMERS MARKET REGULATIONS is to be renumbered to	
FOURPLEX	FOURPLEX DWELLING REGULATIONS	FOURPLEX DWELLING REGULATIONS
DWELLING	\	
REGULATIONS	a) Minimum Lot Area	a) Minimum Lot Area
[New]	2000	0000
0	360.0 square metres;	360.0 square metres;
Section 8.2.3.6	b) Minimum Lot Width	b) Minimum Lot Width
[Note: The existing	b) Millimum Lot Width	b) Millimum Lot Width
Section 8.2.3.6 is to	12.0 metres;	12.0 metres;
be renumbered to	12.0 metres,	12.0 monos,
8.2.3.7 per above]	c) Minimum Setback from the Front Lot Line	c) Minimum Setback from the Front Lot Line
0.=.0 po. 00	i) 4.0 metres;	,
		i) 4.0 metres;
	ii) Notwithstanding Section 8.2.3.6 c) i), for lots identified	· ·
	on Figure 36 of Schedule "F" – Special Figures of this By-	ii) Notwithstanding Section 8.2.3.6 c) i), for lots identified on Figure
	law, a building may be erected closer to the front lot line	36 of Schedule "F" – Special Figures of this By-law, a building may
	in accordance with the following:	be erected closer to the front lot line in accordance with the
		following:
	1. Where two adjacent lots have a front lot line or	
	flankage lot line on the same street, within 10	1. Where two adjacent lots have a front lot line or flankage lot
	percent of the average setback from the front lot	line on the same street, within 10 percent of the average
	line or flankage lot line of the two adjacent dwellings;	setback from the front lot line or flankage lot line of the two adjacent dwellings;
	uwenings,	aujacent uwenings,
	2. Where one adjacent lot has a front lot line on the	Where one adjacent lot has a front lot line on the same

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted str	ikethrough text = text to be deleted bolded text = text to b	
	same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;
	3. In no cases shall the setback from the front lot line be less than 0.5 metres.	3. In no cases shall the setback from the front lot line be less than 0.5 metres.
	d) Minimum Setback from a Side Lot Line	d) Minimum Setback from a Side Lot Line
	1.2 metres, and a minimum aggregate of 3.5 metres;	1.2 metres, and a minimum aggregate of 3.5 metres;
	e) Minimum Setback from a Flankage Lot Line	e) Minimum Setback from a Flankage Lot Line
	3.0 metres;	3.0 metres;
	f) Minimum Setback from the Rear Lot Line	f) Minimum Setback from the Rear Lot Line
	7.5 metres;	7.5 metres;
	g) Maximum Building Height	g) Maximum Building Height
	10.5 metres;	10.5 metres;
	h) Maximum Lot Coverage	h) Maximum Lot Coverage
	40%;	40%;
	i) Minimum Landscaped Area	i) Minimum Landscaped Area
	i) 30%	i) 30%

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
	· · · · · · · · · · · · · · · · · · ·	
Grey nignlighted strik	kethrough text = text to be deleted bolded text = text to be	de added
	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.
	j) Visual Barrier	j) Visual Barrier
	i) A visual barrier shall be required along side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this by-law.	i) A visual barrier shall be required along side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this by-law.
	ii) Notwithstanding Section 8.2.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).	ii) Notwithstanding Section 8.2.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).
	k) Amenity Area	k) Amenity Area
	Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.	Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.
	I) Waste Storage	I) Waste Storage
	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.
ADDITIONAL DWELLING UNIT	ADDITIONAL DWELLING UNIT REGULATIONS	
REGULATIONS Section 8.2.3.9	In accordance with the requirements of Section 4.33 of this By-law.	
0000011 0.2.0.0		

Section 10 – Comme	ercial and Mixed Use Zones	
10.1 – Residential C	haracter Commercial (C1) Zone	
	gh Density (C4) Zone	
	edium Density (C5) Zone	
10.7 – Arterial Comm		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strike	ethrough text = text to be deleted bolded text = text to be	pe added
10.1 - Residential C	haracter Commercial (C1) Zone	
Permitted Uses	Artist Studio	Artist Studio
	Day Nursery	Day Nursery
Section 10.1.1	Duplex Dwelling	Duplex Dwelling
	Dwelling Unit(s), Mixed Use	Dwelling Unit, Mixed Use
[Note: Unmodified	Emergency Shelter	Emergency Shelter
portions of permitted	[]	
use list have been	Retail	Retail
omitted for clarity.]	Single Detached Dwelling	Single Detached Dwelling
	Triplex Dwelling	Triplex Dwelling
Restricted Uses	i) Dwelling Unit, Mixed Use: Maximum of 4 permitted on a lot.	i) Dwelling Unit, Mixed Use: Maximum of 4 permitted on a lot.
Section 10.1.1.1 i)		
[New]		
Continuo 10 1 1 1 1 1 0	3. and 4. are to be renumbered Sections 10.1.1.1 ii), iii), iv) and v) resp	a ativa by
SINGLE DETACHED	SINGLE DETACHED DWELLING, AND DUPLEX DWELLING AND	SINGLE DETACHED DWELLING, DUPLEX DWELLING AND TRIPLEX
DWELLING AND	TRIPLEX DWELLING REGULATIONS	DWELLING REGULATIONS
DUPLEX	TRIFEEX DWELLING REGULATIONS	DWELLING REGULATIONS
REGULATIONS		
NEGOLATIONS		
Section 10.1.4		
10.4 – Mixed Use Hig	gh Density (C4) Zone	
Permitted Uses	[]	[]
	Craftsperson Shop	Craftsperson Shop
Section 10.4.1	Day Nursery	Day Nursery
	Dwelling Unit (s) , Mixed Use	Dwelling Unit, Mixed Use

Section 10 - Commercial and Mixed Use Zones

- 10.1 Residential Character Commercial (C1) Zone 10.4 Mixed Use High Density (C4) Zone
- 10.5 Mixed Use Medium Density (C5) Zone
- 10.7 Arterial Commercial (C7) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	ethrough text = text to be deleted bolded text = text	kt to be added
[Note: Unmodified	Emergency Shelter	Emergency Shelter
portions of permitted	Financial Establishment	Financial Establishment
use list have been	[]	[]
omitted for clarity.]		
10.5 – Mixed Use Me	edium Density (C5) Zone	
Permitted Uses	[]	W
	Craftsperson Shop	Craftsperson Shop
Section 10.5.1	Day Nursery	Day Nursery
	Dwelling Unit(s), Mixed Use	Dwelling Unit, Mixed Use
[Note: Unmodified	Educational Establishment	Educational Establishment
portions of permitted	Emergency Shelter	Emergency Shelter
use list have been	Financial Establishment	Financial Establishment
omitted for clarity.]	[]	[]
10.7 – Arterial Com	mercial (C7) Zone	
Prohibited Uses	Notwithstanding Section 10.7.1, the following uses are prohibite	Notwithstanding Section 10.7.1, the following uses are prohibited even as
	even as an accessory use:	an accessory use:
Section 10.7.2		
	Dwelling Unit(s)	Dwelling Unit
	Performing Arts Theatre	Performing Arts Theatre
	Cinema	Cinema

Section 11 – Transit Oriented Corridor Zones

11.1 – Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone

Section	Proposed Chan	nge	Proposed Revised Zone Regulation	
Grey highlighted s	trikethrough text = text to be deleted	bolded text = text to b	e added • • • • • • • • • • • • • • • • • •	
11.1 - Transit Ori	ented Corridor Mixed Use Medium Dens	sity (TOC1) Zone		
Permitted Uses	[]		[]	
	Craftsperson Shop		Craftsperson Shop	
Section 11.1.1	Day Nursery		Day Nursery	
	Dwelling Unit(s), Mixed Use		Dwelling Unit, Mixed Use	
[Note: Unmodified	Educational Establishment		Educational Establishment	
portions of	Emergency Shelter		Emergency Shelter	
permitted use list	Financial Establishment		Financial Establishment	
have been omitted	[]		[]	
for clarity.1				