

**TOWN OF GANDER**  
**DEVELOPMENT REGULATIONS, 2019-2029**



**DEVELOPMENT REGULATION AMENDMENT No. 9, 2025**

(Housing Accessibility Fund-First Phase)

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

**AMENDMENT No. 9, 2025**

**DEVELOPMENT REGULATIONS, 2019-2029**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Gander:

- a) adopted the Amendment No. 9, 2025 to the Town of Gander Development Regulations on the 21st day of January, 2026;
- b) gave notice of the adoption of the Amendment No. 9, 2025 to the Gander Development Regulations Plan by posting the notice in the Town Hall and Stadium, and posting the notice on social media: Town of Gander website and Facebook page on February 9, 2026;
- c) set the set the 25th day of February, 2026, at the Town of Gander Town Hall for the public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Gander approves the Amendment No. 9, 2025 to the Town of Gander Development Regulations as adopted.

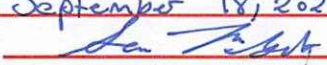
SIGNED AND SEALED this 2<sup>nd</sup> day of September, 2026.

Mayor:



Clerk:



|                                   |                                                                                            |
|-----------------------------------|--------------------------------------------------------------------------------------------|
| Development Regulations/Amendment |                                                                                            |
| <b>REGISTERED</b>                 |                                                                                            |
| Number                            | <u>1760-0033-2026</u>                                                                      |
| Date                              | <u>September 18, 2026</u>                                                                  |
| Signature                         | <u></u> |

(Council Seal)



# URBAN AND RURAL PLANNING ACT, 2000

## RESOLUTION TO ADOPT

### AMENDMENT No. 9, 2025

#### TOWN OF GANDER DEVELOPMENT REGULATIONS, 2019-2029

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Gander adopts the Amendment No. 9, 2025 to the Gander Development Regulations, 2019-2029.

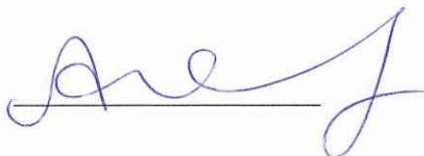
Adopted by the Town Council of Gander on the 21st day of January, 2026.

Signed and sealed this 2<sup>nd</sup> day of September, 2026.

Mayor:



Clerk:



(Council Seal)

#### CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 9, 2025 to the Town of Gander Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



MCIP: Anna Myers  
Member of Canadian Institute of Planners (MCIP)



## **TOWN OF GANDER**

### **DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2025**

#### **BACKGROUND**

The Town Council of Gander wishes to amend its Development Regulations. The proposed amendment seeks to change the text of the 2019-2029 Development Regulations.

The Town of Gander's population has steadily grown to over 11,800 in recent years as demographic shifts have occurred. Gander is a regional service hub for the more than 80,000 people situated in 130 communities that lie within a 100km radius of the Town. There has been a recent surge in demand for housing post-COVID pandemic and augmented by emerging regional economic opportunities attracting new residents to the town.

As a result, the Town of Gander is undertaking a Housing Modernization Regulatory of regulatory tools and processes, including the Town's 2019-2029 Municipal Plan and Development Regulations in order to are to modernize current housing policies, provide for a broader range of housing options in the community and support housing affordability. After undertaking a Housing Needs Assessment, funding was secured through the federal CMHC Housing Accelerator Fund (HAF) to undertake this work. In addition to updating the regulatory framework, there are specific HAF housing deliverables during the agreement period (2024-2027) including the following targets:

- Housing Supply Growth Target of 200 permitted housing units.
- The related Additional Targets: 68 other multi-residential housing units; 70 'missing middle' units; and, 70 affordable units (35% total growth target).

The proposed amendments represent Phase 1-HAF amendments that support the Town of Gander HAF initiatives. In general terms, these amendments include the following measures:

- Provide definitions for ‘multi-unit housing’ and ‘Accessory Dwelling Units-including subsidiary apartments’; and refining definitions of apartment building, double dwelling and dwelling unit for clarity; and removed definitions of Accessory Dwelling and Secondary Suite;
- Enable more flexibility for new development by reducing development standards by 10% in the Residential Medium Density (RMD), Residential High Density-1 (RHD-1) and Residential High Density-2 (RHD-2) zones, subject to National Building Code;
- Allow multi-unit housing as a permitted use in residential zones provided with a clear definition and development standards;
- Allow “Accessory Dwelling Units” as a permitted use in Residential Medium Density (RMD), Residential High Density-1 (RHD-1), Residential High Density-2 (RHD-2) and Residential Rural (RR), Rural (related to farm only) and Tourism Recreational (TR) zones and provide a clear definition and development standards;
- Remove Secondary Suite and Accessory Dwelling and provide new definition for Accessory Dwelling Unit including subsidiary apartment and Garden Suite, with development standards and conditions.
- Limit the number of Dwelling Units per lot in the RLD zone to 4 dwelling units;
- Eliminate restriction which states apartment buildings and row dwellings shall not comprise more than 50% of total dwelling units on an individual street in the RMD zone;
- Reduce minimum required parking for all dwelling units from 1.5 spaces/unit to 1 space per unit.

**Public Consultation**

A public consultation period was held between July 31, 2025 and August 12, 2025. Interested members of the public were requested to submit correspondence, or ask questions to either John Boland, Planning and Control Technician (Town of Gander), or Anika Bursey, Planner (Tract Consulting Inc.). Both virtual and physical copies of the amendments were made available.

Notices were published as follows:

- Posters were put up at Town Hall Front Counter and Town Hall Outdoor Bulletin Board (100 Elizabeth Drive)
- Social media notification was published on Town of Gander Facebook, X, LinkedIn (@townofgander) and on the Town of Gander website ([www.gandercanada.com](http://www.gandercanada.com)).

No submissions were received by the Town of Gander.

## **DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2025**

### **TEXT CHANGES TO DEVELOPMENT REGULATIONS, 2019-2029**

#### **SECTION 1.0 of Development Regulations Amendment No. 9, 2025:**

##### **In Chapter 2.0-DEFINITIONS**

##### **REMOVE:**

**ACCESSORY DWELLING** means a dwelling that is subsidiary to a main commercial use and is essential for the operation of that main use, for example, a farmhouse. An application for an accessory dwelling must clearly demonstrate that it is critical to the viability of the commercial activity.

##### **REMOVE:**

**SECONDARY SUITE** means a separate dwelling unit not exceeding 80% of the floor area of all storeys of the other dwelling units or 80 m<sup>2</sup> , whichever is the lesser.

##### **CHANGE:**

##### **FROM**

**APARTMENT BUILDING** means a residential building containing three or more dwelling units but does not include row house units.

##### **TO**

**APARTMENT BUILDING** means a building containing three or more dwelling units which have a shared entrance and hallway, but does not include a row dwelling, Townhouse, multi-unit building, or a subsidiary apartment

##### **DELET AND REPLACE**

**DOUBLE DWELLING** means a building containing two dwelling units, placed one above the other duplex), or side by side (semi-detached), but does not include a single dwelling containing a subsidiary apartment

##### **TO**

**SEMI-DETACHED DWELLING** (also referred to as a double dwelling) means a building containing two dwelling units, where each dwelling unit has a private entrance where the units are side by side and connected vertically, but does not mean a Single Detached Dwelling containing a subsidiary apartment. Both units shall front on to a publicly maintained road.

**DUPLEX** means a Building containing two Dwelling Units connected horizontally, each having an individual entrance, provided that no Dwelling Unit shall be wholly in the basement of the Building; a duplex is not a single detached dwelling with a subsidiary apartment.



**FROM**

**DWELLING UNIT** means a self-contained unit consisting of one or more habitable rooms used or designed as the living quarters for one household.

**TO:**

**DWELLING UNIT** means 1 or more habitable rooms which constitute 1 self-contained *unit* used or intended to be used for living and sleeping purposes for which is provided:

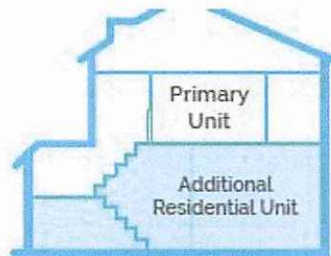
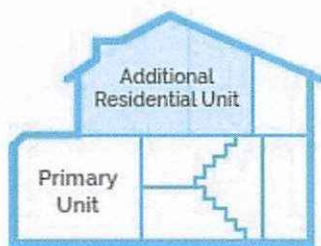
- (a) *Cooking equipment* or the facilities for the installation of *cooking equipment*; and
- (b) One or more bathrooms with a water closet, wash basin and shower or bath.

**FROM:**

**SUBSIDIARY APARTMENT** means a separate dwelling unit constructed within and subsidiary to a self contained dwelling but does not include a secondary suite.

**TO:**

**SUBSIDIARY APARTMENT** means a separate dwelling unit constructed within or attached to, and subsidiary to, a single detached dwelling or within a permitted commercial use.



### ADD THE FOLLOWING NEW DEFINITIONS:

**ACCESSORY DWELLING UNIT** means a self-contained residential dwelling unit that is located on the same lot as a primary dwelling unit. It may consist of a detached building on a lot with a primary residential dwelling or a subsidiary dwelling unit within or attached to the principal dwelling. Accessory Residential Dwellings may include Garden Suites or Subsidiary Apartments as defined in the sections below. In the Rural zone only, the Accessory Dwelling Unit may also include farm worker accommodations.

**GARDEN SUITE** means an accessory detached residential building on a residential lot that consists of one self-contained Dwelling Unit without a basement and located within the rear yard or side yard of a lot and [partially or] wholly within the rear yard setback. A Garden Suite is detached from the primary dwelling on the lot. It may be constructed onsite or transported as a modular unit to the lot but cannot include a mobile home or recreation vehicle or trailer of any sort.



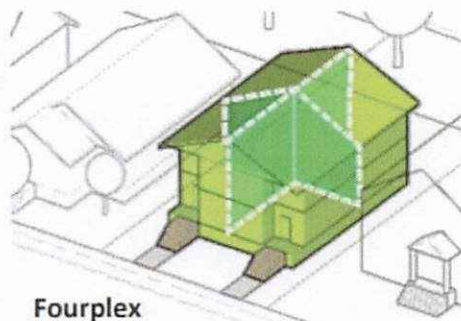
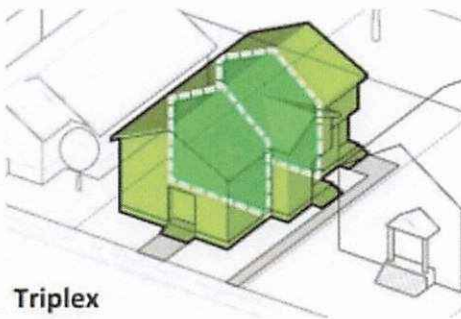
Image 1: View of garden suite on lot 10 metres wide and 36 metres deep



MULTI-UNIT HOUSING consists of a building containing 3 or more independent, self-contained dwelling units which may be divided horizontally or a combination of vertically and horizontally, but must be joined by some kind of common wall and roofing structures; each of which has an independent entrance either directly to the outdoor or through a common vestibule or corridor. No subsidiary apartments are permitted. These do not include an apartment building or row dwelling (townhouse) with subsidiary apartments.

The multi-unit housing may be configured as follows:

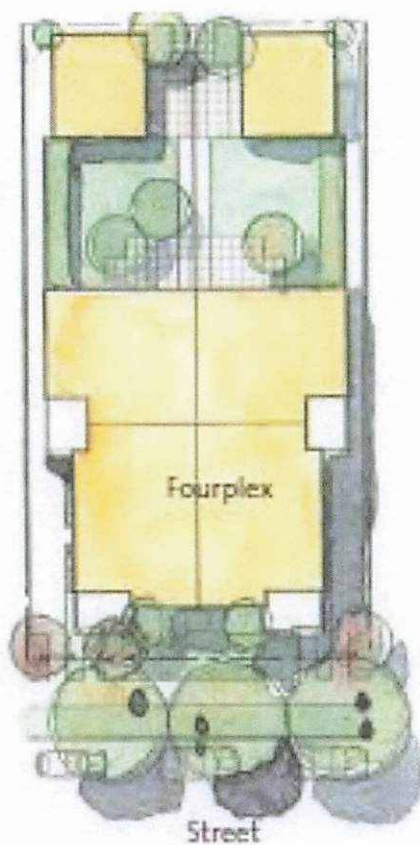
- a. Side-by-side as townhouses on one lot where the housing might not necessarily face the street and the overall building shares a common vehicle access to the site and on-site parking and may be in a Planned Unit Development;
- b. Three-unit or more-unit building where at least one Dwelling Unit may be entirely or partially above another with the entire Building being on one lot, with a separate indoor entrance, corridors and stairs or with exterior separate entrances and stairs and may be in a Planned Unit Development.



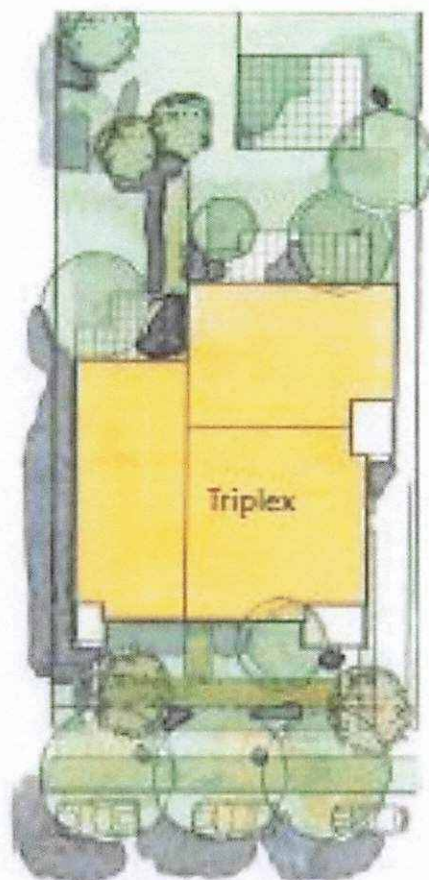
Quadplex on Corner Lot



Development may be only two dwelling units deep on a lot with each dwelling unit having a front on the street as shown in the diagrams below.

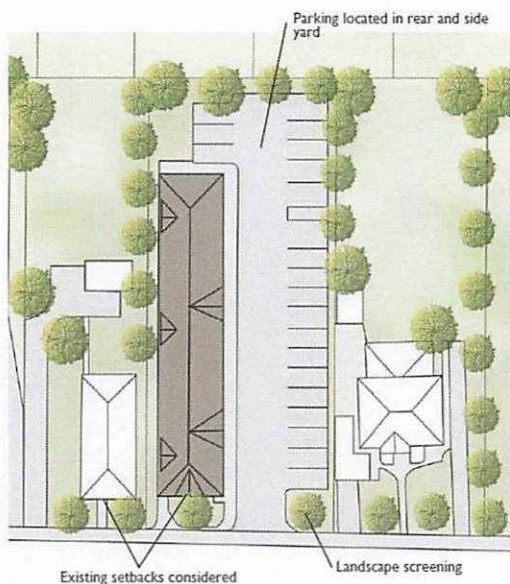


*Attached Fourplex*



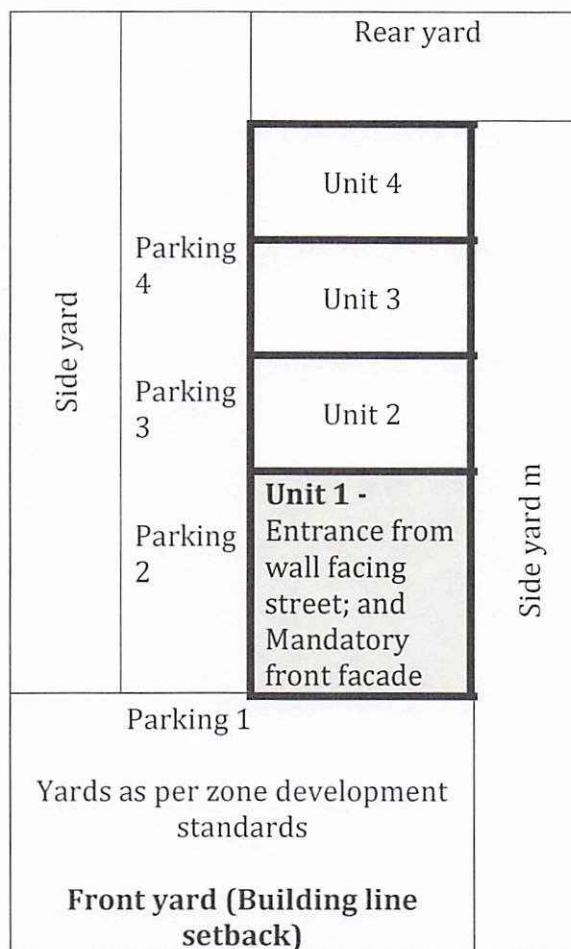
*Attached Triplex*

Infill lot configurations of multi-unit housing where end of building facing the publicly maintained road would be required to have a street façade that blends with the neighbourhood (see examples below)



Example of Multi-unit Housing Infill

Multi-unit housing sketch- not to scale



(For illustrative purposes only)

**SECTION 2,0 OF DEVELOPMENT REGULATIONS AMENDMENT NO. 9, 2025:  
Chapter 5 – SPECIFIC USE REGULATIONS**

**FROM**

**5.17 Subsidiary Apartments and Secondary Suites**

Refer to the Gander Subsidiary Apartment / Secondary Suite Regulation

**TO**

**5.17 Subsidiary Apartments**

Refer to the Gander Subsidiary Apartment / Secondary Suite Regulation

**SECTION 3,0 OF DEVELOPMENT REGULATIONS AMENDMENT NO. 9, 2025:  
Chapter 4 – GENERAL REGULATIONS**

**ADD**

**4.32 Municipal services**

Development must connect to municipal water and sewer services where available at the expense of the owner or developer as determined at the discretion of Council. Where there are no services or it is determined by Council that such a connection is uneconomic, onsite water and sewer may be considered pending compliance with the 'Private Sewage Disposal and Water Supply Standards' under the Sanitation Regulations, CNLR 803/96.

## **SECTION 4,0 OF DEVELOPMENT REGULATIONS AMENDMENT NO. 9, 2025: Chapter 9.0 – USE ZONE TABLES**

### **4.1 PROPOSED CHANGES TO THE USE ZONE TABLES**

Proposed changes to the Use Zone Tables for:

9.2-Residential Low Density RLD

9.3-Residential Medium Density RMD

9.4-Residential High Density-1 RHD-1

9.5- Residential High Density-2 RHD-2

9.6-Residential Mini-Home RMH

9.7-Residential Rural RR

1. PERMITTED USES: **ADD** 'Multi-unit housing'
2. DISCRETIONARY USES: **REMOVE**: Secondary Suite and Accessory Dwelling

Proposed changes to the Use Zone Tables for:

9.3-Residential Medium Density (RMD)

9.4-Residential High Density-1 (RHD-1)

9.5- Residential High Density-2 (RHD-2)

1. PERMITTED USES: **ADD** 'Accessory Dwelling Units (subsidiary apartments and Garden Suite)'

Proposed changes to the Use Zone Tables 9.15-Tourism Recreation TR

1. PERMITTED USES: **ADD** Apartment above a Permitted use and Subsidiary Apartments
2. DISCRETIONARY USES: **REMOVE** Accessory Dwelling

Proposed changes to the Use Zone Tables 9.7-Residential Rural (RR)

1. PERMITTED USES: **ADD** Single detached dwelling subject to condition 9.21.2; Farm Worker Accommodation subject to condition 9.21.2.
2. DISCRETIONARY USES: **REMOVE** Accessory Dwelling

## 4.2 PROPOSED CHANGES TO THE DEVELOPMENT STANDARDS AND CONDITIONS

4.2.1 The Council of Gander wishes all development standards reduced by about 10% (numbers are rounded to facilitate implementation) in the RMD, RHD-1 and RHD-2 zones, subject to code minimums. These are set out as follows:

**FROM**

| DEVELOPMENT STANDARDS - RMD                                                                                       |                    |                            |                         |                    |
|-------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------|-------------------------|--------------------|
| STANDARD                                                                                                          | Single Dwelling    | Double Dwelling (per unit) | Row Dwelling (per unit) |                    |
|                                                                                                                   |                    |                            | End Unit                | Interior Unit      |
| Minimum lot area                                                                                                  | 450 m <sup>2</sup> | 350 m <sup>2</sup>         | 315 m <sup>2</sup>      | 210 m <sup>2</sup> |
| Minimum lot frontage at building line                                                                             | 16.0 m             | 10.0 m                     | 9.0 m                   | 6.0 m              |
| Minimum street frontage                                                                                           | 9.0 m              | 7.0 m                      | 5.0 m                   | 5.0 m              |
| Minimum lot depth                                                                                                 | 40.0 m             | 35.0 m                     | 35.0 m                  | 35.0 m             |
| Minimum front yard                                                                                                | 8.0 m              | 8.0 m                      | 8.0 m                   | 8.0 m              |
| Minimum side yard (each side)                                                                                     | 1.5 m+3.0 m        | 3.0 m                      | 3.0 m                   | n/a                |
| Minimum side yard flanking street                                                                                 | 8.0 m              | 8.0 m                      | 8.0 m                   | n/a                |
| DEVELOPMENT STANDARDS                                                                                             |                    |                            |                         |                    |
| STANDARD                                                                                                          | Single Dwelling    | Double Dwelling (per unit) | Row Dwelling (per unit) |                    |
|                                                                                                                   |                    |                            | End Unit                | Interior Unit      |
| Average rear yard                                                                                                 | 12.0 m             | 12.0 m                     | 12.0 m                  | 12.0 m             |
| Minimum rear yard                                                                                                 | 10.0 m             | 10.0 m                     | 10.0 m                  | 10.0 m             |
| Minimum floor area (excl. basement)                                                                               | 80.0 m             | 80.0 m                     | 65.0 m                  | 65.0 m             |
| Maximum lot coverage (all buildings)                                                                              | 30%                |                            |                         |                    |
| Maximum height: 10.0 metres or in accordance with airport height limitations (see Appendix D), whichever is lower |                    |                            |                         |                    |

TO

| DEVELOPMENT STANDARDS - RMD                                                                                          |                    |                            |                         |                    |
|----------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------|-------------------------|--------------------|
| STANDARD                                                                                                             | Single Dwelling    | Double Dwelling (per unit) | Row Dwelling (per unit) |                    |
|                                                                                                                      |                    |                            | End Unit                | Interior Unit      |
| Minimum lot area                                                                                                     | 405 m <sup>2</sup> | 315 m <sup>2</sup>         | 283.5 m <sup>2</sup>    | 189 m <sup>2</sup> |
| Minimum lot frontage at building line                                                                                | 14.5 m             | 9.0                        | 8 m                     | 5.5 m              |
| Minimum street frontage                                                                                              | 8.1 m              | 6.3 m                      | 4.5 m                   | 4.5 m              |
| Minimum lot depth                                                                                                    | 36.0 m             | 31.5 m                     | 31.5 m                  | 31.5.m             |
| Minimum front yard                                                                                                   | 7 m                | 7 m                        | 7 m                     | 7 m                |
| Minimum side yard (each side)                                                                                        | 1.5 m+2.5m         | 2.5 m                      | 2.5 m                   | n/a                |
| Minimum side yard flanking street                                                                                    | 7 m                | 7 m                        | 7 m                     | n/a                |
| DEVELOPMENT STANDARDS                                                                                                |                    |                            |                         |                    |
| STANDARD                                                                                                             | Single Dwelling    | Double Dwelling (per unit) | Row Dwelling (per unit) |                    |
|                                                                                                                      |                    |                            | End Unit                | Interior Unit      |
| Average rear yard                                                                                                    | 11 m               | 11 m                       | 11 m                    | 11 m               |
| Minimum rear yard                                                                                                    | 9.0 m              | 9.0 m                      | 9.0 m                   | 9.0 m              |
| Minimum floor area (excl. basement)                                                                                  | 72.0 m             | 72.0 m                     | 58.5 m                  | 58.5 m             |
| Maximum lot coverage (all buildings)                                                                                 | 33%                |                            |                         |                    |
| Maximum height:<br>10.0 metres or in accordance with airport height limitations (see Appendix D), whichever is lower |                    |                            |                         |                    |

FROM

| <b>DEVELOPMENT STANDARDS - RHD-1</b>  |                                                                                                   |                                   |                                |                      |
|---------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------|----------------------|
| <b>STANDARD</b>                       | <b>Single Dwelling</b>                                                                            | <b>Double Dwelling (per unit)</b> | <b>Row Dwelling (per unit)</b> |                      |
|                                       |                                                                                                   |                                   | <b>End Unit</b>                | <b>Interior Unit</b> |
| Minimum lot area                      | 390 m <sup>2</sup>                                                                                | 350 m <sup>2</sup>                | 315 m <sup>2</sup>             | 210 m <sup>2</sup>   |
| Minimum lot frontage at building line | 12.0 m                                                                                            | 10.0 m                            | 9.0 m                          | 6.0 m                |
| Minimum street frontage               | 7.0 m                                                                                             | 7.0 m                             | 5.0 m                          | 5.0 m                |
| Minimum lot depth                     | 35.0 m                                                                                            | 35.0 m                            | 35.0 m                         | 35.0 m               |
| Minimum front yard                    | 8.0 m                                                                                             | 8.0 m                             | 8.0 m                          | 8.0 m                |
| Minimum side yard (each side)         | 1.5 m + 2.75 m                                                                                    | 2.75 m                            | 2.75 m                         | n/a                  |
| Minimum side yard flanking street     | 8.0 m                                                                                             | 8.0 m                             | 8.0 m                          | 8.0 m                |
| <b>DEVELOPMENT STANDARDS</b>          |                                                                                                   |                                   |                                |                      |
| <b>STANDARD</b>                       | <b>Single Dwelling</b>                                                                            | <b>Double Dwelling (per unit)</b> | <b>Row Dwelling (per unit)</b> |                      |
|                                       |                                                                                                   |                                   | <b>End Unit</b>                | <b>Interior Unit</b> |
| Average rear yard                     | 12.0 m                                                                                            | 12.0 m                            | 12.0 m                         | 12.0 m               |
| Minimum rear yard                     | 10.0 m                                                                                            | 10.0 m                            | 10.0 m                         | 10.0 m               |
| Minimum floor area (excl. basement)   | 80.0 m                                                                                            | 70.0 m                            | 60.0 m                         | 60.0 m               |
| Maximum lot coverage (all buildings)  | 33.0%                                                                                             | 33.0%                             | 33.0%                          | 33.0%                |
| Maximum height                        | 10.0 metres or in accordance with airport height limitations (see Appendix D), whichever is lower |                                   |                                |                      |

TO

| <b>DEVELOPMENT STANDARDS – RHD-1</b>  |                                                                                                   |                                   |                                |                      |
|---------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------|----------------------|
| <b>STANDARD</b>                       | <b>Single Dwelling</b>                                                                            | <b>Double Dwelling (per unit)</b> | <b>Row Dwelling (per unit)</b> |                      |
|                                       |                                                                                                   |                                   | <b>End Unit</b>                | <b>Interior Unit</b> |
| Minimum lot area                      | 351 m <sup>2</sup>                                                                                | 315 m <sup>2</sup>                | 283.5 m <sup>2</sup>           | 189 m <sup>2</sup>   |
| Minimum lot frontage at building line | 11 m                                                                                              | 9.0 m                             | 8 m                            | 5.5 m                |
| Minimum street frontage               | 6 m                                                                                               | 6 m                               | 4.5 m                          | 4.5 m                |
| Minimum lot depth                     | 31.5 m                                                                                            | 31.5 m                            | 31.5 m                         | 31.5 m               |
| Minimum front yard                    | 7 m                                                                                               | 7 m                               | 7 m                            | 7 m                  |
| Minimum side yard (each side)         | 1.5 m + 2.5 m                                                                                     | 2.5 m                             | 2.5 m                          | n/a                  |
| Minimum side yard flanking street     | 7 m                                                                                               | 7 m                               | 7 m                            | 7 m                  |
| <b>DEVELOPMENT STANDARDS</b>          |                                                                                                   |                                   |                                |                      |
| <b>STANDARD</b>                       | <b>Single Dwelling</b>                                                                            | <b>Double Dwelling (per unit)</b> | <b>Row Dwelling (per unit)</b> |                      |
|                                       |                                                                                                   |                                   | <b>End Unit</b>                | <b>Interior Unit</b> |
| Average rear yard                     | 11 m                                                                                              | 11 m                              | 11 m                           | 11 m                 |
| Minimum rear yard                     | 9.0 m                                                                                             | 9.0 m                             | 9.0 m                          | 9.0 m                |
| Minimum floor area (excl. basement)   | 72 m                                                                                              | 63 m                              | 54 m                           | 54 m                 |
| Maximum lot coverage (all buildings)  | 36%                                                                                               | 36%                               | 36%                            | 36%                  |
| Maximum height                        | 10.0 metres or in accordance with airport height limitations (see Appendix D), whichever is lower |                                   |                                |                      |

FROM

| <b>DEVELOPMENT STANDARDS – RHD-2</b>  |                                                                                                   |                                   |                                |                      |
|---------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------|----------------------|
| <b>STANDARD</b>                       | <b>Single Dwelling</b>                                                                            | <b>Double Dwelling (per unit)</b> | <b>Row Dwelling (per unit)</b> |                      |
|                                       |                                                                                                   |                                   | <b>End Unit</b>                | <b>Interior Unit</b> |
| Minimum lot area                      | 390 m <sup>2</sup>                                                                                | 350 m <sup>2</sup>                | 315 m <sup>2</sup>             | 210 m <sup>2</sup>   |
| Minimum lot frontage at building line | 12.0 m                                                                                            | 10.0 m                            | 9.0 m                          | 6.0 m                |
| Minimum street frontage               | 7.0 m                                                                                             | 7.0 m                             | 5.0 m                          | 5.0 m                |
| Minimum lot depth                     | 35.0 m                                                                                            | 35.0 m                            | 35.0 m                         | 35.0 m               |
| Minimum front yard                    | 8.0 m                                                                                             | 8.0 m                             | 8.0 m                          | 8.0 m                |
| Minimum side yard (each side)         | 1.5 m + 3 m                                                                                       | 3.0 m                             | 3.0 m                          | n/a                  |
| Minimum side yard flanking street     | 8.0 m                                                                                             | 8.0 m                             | 8.0 m                          | 8.0 m                |
| <b>DEVELOPMENT STANDARDS</b>          |                                                                                                   |                                   |                                |                      |
| <b>STANDARD</b>                       | <b>Single Dwelling</b>                                                                            | <b>Double Dwelling (per unit)</b> | <b>Row Dwelling (per unit)</b> |                      |
|                                       |                                                                                                   |                                   | <b>End Unit</b>                | <b>Interior Unit</b> |
| Average rear yard                     | 12.0 m                                                                                            | 12.0 m                            | 12.0 m                         | 12.0 m               |
| Minimum rear yard                     | 10.0 m                                                                                            | 10.0 m                            | 10.0 m                         | 10.0 m               |
| Minimum floor area (excl. basement)   | 70.0 m                                                                                            | 70.0 m                            | 60.0 m                         | 60.0 m               |
| Maximum lot coverage (all buildings)  | 33.0%                                                                                             | 33.0%                             | 33.0%                          | 33.0%                |
| Maximum height                        | 10.0 metres or in accordance with airport height limitations (see Appendix D), whichever is lower |                                   |                                |                      |

TO

| <b>DEVELOPMENT STANDARDS – RHD-2</b>  |                                                                                                   |                                   |                                |                      |
|---------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------|----------------------|
| <b>STANDARD</b>                       | <b>Single Dwelling</b>                                                                            | <b>Double Dwelling (per unit)</b> | <b>Row Dwelling (per unit)</b> |                      |
|                                       |                                                                                                   |                                   | <b>End Unit</b>                | <b>Interior Unit</b> |
| Minimum lot area                      | 351 m <sup>2</sup>                                                                                | 315 m <sup>2</sup>                | 283.5 m <sup>2</sup>           | 189 m <sup>2</sup>   |
| Minimum lot frontage at building line | 11 m                                                                                              | 9.0 m                             | 8 m                            | 5.5 m                |
| Minimum street frontage               | 6.3 m                                                                                             | 6.3 m                             | 4.5 m                          | 4.5 m                |
| Minimum lot depth                     | 31.5 m                                                                                            | 31.5 m                            | 31.5 m                         | 31.5 m               |
| Minimum front yard                    | 7 m                                                                                               | 7 m                               | 7 m                            | 7 m                  |
| Minimum side yard (each side)         | 1.35 m + 2.75 m                                                                                   | 2.75 m                            | 2.75 m                         | n/a                  |
| Minimum side yard flanking street     | 7 m                                                                                               | 7 m                               | 7 m                            | 7 m                  |
| <b>DEVELOPMENT STANDARDS</b>          |                                                                                                   |                                   |                                |                      |
| <b>STANDARD</b>                       | <b>Single Dwelling</b>                                                                            | <b>Double Dwelling (per unit)</b> | <b>Row Dwelling (per unit)</b> |                      |
|                                       |                                                                                                   |                                   | <b>End Unit</b>                | <b>Interior Unit</b> |
| Average rear yard                     | 11 m                                                                                              | 11 m                              | 11 m                           | 11 m                 |
| Minimum rear yard                     | 9.0 m                                                                                             | 9.0 m                             | 9.0 m                          | 9.0 m                |
| Minimum floor area (excl. basement)   | 63 m                                                                                              | 63 m                              | 54 m                           | 54 m                 |
| Maximum lot coverage (all buildings)  | 36 %                                                                                              | 36 %                              | 36 %                           | 36 %                 |
| Maximum height                        | 10.0 metres or in accordance with airport height limitations (see Appendix D), whichever is lower |                                   |                                |                      |

## 4.2.2 NEW DEVELOPMENT STANDARDS

### ADD MULTI-UNIT HOUSING STANDARDS TO THE FOLLOWING ZONES:

9.2-Residential Low Density RLD

9.3-Residential Medium Density RMD

9.4-Residential High Density-1 RHD-1

9.5- Residential High Density-2 RHD-2

9.6-Residential Mini-Home RMH

9.7-Residential Rural RR

1. DEVELOPMENT STANDARDS: **ADD** the following standards:

| DEVELOPMENT STANDARDS FOR MULTI UNIT HOUSING |                                                                                                                   |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Minimum lot area                             | 75 m <sup>2</sup> per unit                                                                                        |
| Minimum lot frontage at building line        | 14 m                                                                                                              |
| Minimum street frontage                      | 5 m                                                                                                               |
| Minimum lot depth                            | 30 m                                                                                                              |
| Minimum front yard                           | 8 m                                                                                                               |
| Minimum side yard (each side)                | 3 m                                                                                                               |
| Minimum side yard flanking street            | 8 m                                                                                                               |
| Average rear yard                            | 10 m                                                                                                              |
| Minimum rear yard                            | 8 m                                                                                                               |
| Maximum lot coverage (all buildings)         | 40%                                                                                                               |
| Maximum height                               | 3 storeys (about 10 metres) or in accordance with airport height limitations (see Appendix D), whichever is lower |

**ADD GARDEN SUITE AND SUBSIDIARY APARTMENT DEVELOPMENT STANDARDS  
AND CONDITONS TO THE FOLLOWING ZONES:**

9.3-Residential Medium Density (RMD)

9.4-Residential High Density-1 (RHD-1)

9.5- Residential High Density-2 (RHD-2)

| <b>GARDEN SUITE DEVELOPMENT STANDARDS</b>                          |                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MINIMUM</b>                                                     |                                                                                                                                                                                                                                                |
| Side Yard & Rear Yard                                              | 1.2 m                                                                                                                                                                                                                                          |
| Distance from another building                                     | 2.4 m                                                                                                                                                                                                                                          |
| 'Front Yard' -distance between principal dwelling and garden suite | 6.0 m                                                                                                                                                                                                                                          |
| <b>MAXIMUM</b>                                                     |                                                                                                                                                                                                                                                |
| Height                                                             | Not higher than the principal residence onsite; up to 2 storeys                                                                                                                                                                                |
| Size - Ground Coverage                                             | <ul style="list-style-type: none"> <li>• ADU only 60% of total coverage of the principal dwelling;</li> <li>• Cannot occupy more than 30% of the total area of the backyard, including all other accessory buildings and structures</li> </ul> |

**Garden Suite Conditions**

- 1) The Garden Suite will be detached and clearly secondary to the primary residential use on the lot, and shall have a ground area coverage less than the ground area coverage of the primary residential use.
- 2) The applicant is responsible to submit a surveyors location plan prior to the issuance of a permit for a Garden Suite.
- 3) A Garden Suite shall be placed on a cement pad or footing (no basement) or similar footing, as approved by a Professional Engineer, unless otherwise approved by Council.
- 4) A Garden Suite shall be connected to municipal water and/or sewer services. A Garden Suite shall have an accessible, hard surfaced, barrier-free exterior pathway from the primary door of the accessory dwelling unit to the parking space designated for the accessory dwelling unit.
- 5) A Garden Suite shall remain under the ownership of the owner of the primary dwelling and shall not be subdivided from the property containing the primary dwelling and sold or sold as a separate condominium unit.
- 6) A Garden Suite may be constructed on site or be transported as a modular unit to the lot but shall not include a mobile home or a Recreational Vehicle.

- 7) Garden Suites not be constructed on lots which have shared driveways/private roads with other lots or on lots which have a backlot-style configuration.
- 8) A Garden Suite will be permitted only in the rear yard or side yard of the main dwelling except as otherwise authorized by Council.

#### **Subsidiary Apartment Conditions**

- 1) The subsidiary apartment will be clearly secondary to the single detached dwelling or Two Unit Dwelling or a permitted commercial use.
- 2) Subsidiary apartment(s) will be completely self-contained dwelling unit with facilities for cooking, sleeping and bathing.
- 3) Only one subsidiary apartment may be constructed within the basement of or attached to the main floor of a single detached dwelling or a single commercial building.
- 4) The total floor area of a subsidiary apartment must be a minimum of 40 m<sup>2</sup> and will be limited in floor area size to not more than 40% of the total floor area of all storeys of the dwelling unit, excluding the garage floor area and common spaces serving both dwelling units.
- 5) The number of subsidiary apartments for a single commercial building will be at the discretion of Council.

#### **ADD SUBSIDIARY APARTMENT CONDITONS TO THE TOURISM RECREATION (TC) ZONE:**

##### **Subsidiary Apartment Conditions**

- 1) The subsidiary apartment will be clearly secondary to the permitted commercial use.
- 2) Subsidiary apartment(s) will be completely self-contained dwelling unit with facilities for cooking, sleeping and bathing.
- 3) Only one subsidiary apartment may be constructed within the basement of or attached to the main floor of a single commercial building.
- 4) The total floor area of a subsidiary apartment must be a minimum of 40 m<sup>2</sup>.
- 5) The number of subsidiary apartments for a single commercial building will be at the discretion of Council.

### **4.3 CHANGES TO CONDITIONS IN ZONES IN CHAPTER 9**

#### **In 9.2 Residential Low Density-1 ADD**

##### **9.2.4: Residential Density**

Total combination of dwelling units will be restricted to a maximum of 4 units per lot.

#### **In 9.2 Residential Low Density-1 CHANGE:**

##### **FROM**

##### **9.2.2 Subsidiary Apartments and Secondary Suites**

Subsidiary apartments and secondary suites may be permitted between Civic Nos. 1 and 30 Memorial Drive and between Civic Nos. 84 and 152 Memorial Drive, but not in any other area of the RLD zone.

##### **TO**

##### **9.2.2 Subsidiary Apartments**

Subsidiary apartments may be permitted between Civic Nos. 1 and 30 Memorial Drive and between Civic Nos. 84 and 152 Memorial Drive, but not in any other area of the RLD zone.

#### **In 9.3 Residential Medium Density zone CHANGE:**

##### **FROM:**

##### **9.3.2 Residential Density**

1. Apartment buildings and row dwellings shall not comprise more than 50% of total dwelling units on an individual street in the RMD zone, the remainder being single and/or double units.
2. Row dwellings will be restricted to a maximum of six dwelling units per building.
3. No two row dwellings will be erected immediately adjacent to each other.

##### **TO:**

##### **9.3.2 Residential Density**

1. Row dwellings will be restricted to a maximum of six dwelling units per building.

**In 9.15 Tourism Recreation (TR) Zone:****CHANGE:****FROM****9.15.7 Accessory Dwelling**

1. An accessory dwelling will be considered for approval only in the case of a main commercial use that Council deems to be economically important and where the applicant provides convincing evidence that full-time habitation of the property is fundamental to the feasible operation of the commercial operation.
2. The accessory dwelling will be subject to such other terms and conditions as deemed appropriate by Council.

**TO:****9.15.7 Residential uses in the Tourism Recreation zone**

3. An Apartment above a Permitted use and Subsidiary Apartments will be considered for approval only in the case of a main commercial use that Council deems to be economically important and where the applicant provides convincing evidence that full-time habitation of the property is fundamental to the feasible operation of the commercial operation.
4. The Apartment above a Permitted use and Subsidiary Apartments will be subject to such other terms and conditions as deemed appropriate by Council.

**In 9.21 Rural (RU) Zone:****CHANGE:****FROM****9.21.2 Accessory Dwelling**

1. An accessory dwelling will be considered for approval only in the case of a commercial farm or other main commercial use that Council deems to be economically important and where the applicant provides convincing evidence that full-time habitation of the property is fundamental to the feasible operation of the farm or commercial operation.
2. The accessory dwelling will be subject to such other terms and conditions as deemed appropriate by Council.

**TO:****9.21.2 Residential uses in the Rural zone**

1. A single detached dwelling and farm worker accommodations will be considered for approval only in the case of a commercial farm or other main commercial use that Council deems to be economically important and where the applicant provides convincing evidence that full-time habitation of the property is fundamental to the feasible operation of the farm or commercial operation.
2. The single detached dwelling and farm worker accommodations will be subject to such other terms and conditions as deemed appropriate by Council

## SECTION 5,0 of Development Regulations Amendment No. 9, 2025: PARKING

### APPENDIX B: OFF-STREET LOADING AND PARKING REQUIREMENTS

The following changes are proposed for residential parking standards:

#### FROM

| OFF-STREET PARKING SPACE REQUIREMENTS |                                                                              |
|---------------------------------------|------------------------------------------------------------------------------|
| CLASS                                 | MINIMUM SPACES                                                               |
| <b>RESIDENTIAL</b>                    |                                                                              |
| Apartment building                    | 1.5 / dwelling unit                                                          |
| Cluster Development                   | At Council's Discretion                                                      |
| Double dwelling                       | 2.0 / dwelling unit                                                          |
| Lodging house                         | As required for the dwelling plus 1.0 / guest room                           |
| Mini/Mobile Home                      | 2.0 / dwelling unit                                                          |
| Row dwelling                          | 2.0 / dwelling unit                                                          |
| Short term rental                     | 2.0 / dwelling unit or 1/100m <sup>2</sup> of floor area, whichever greater. |
| Single dwelling                       | 2.0 / dwelling unit plus 1.0 / subsidiary apartment                          |

#### TO

| OFF-STREET PARKING SPACE REQUIREMENTS |                                                                              |
|---------------------------------------|------------------------------------------------------------------------------|
| CLASS                                 | MINIMUM SPACES                                                               |
| <b>RESIDENTIAL</b>                    |                                                                              |
| Apartment building                    | 1.0 / dwelling unit                                                          |
| Cluster Development                   | At Council's Discretion                                                      |
| Duplex                                | 1.0 / dwelling unit and 1.0/subsidiary apartment and 1.0/garden suite        |
| Garden Suite                          | 1.0 / dwelling unit                                                          |
| Lodging house                         | As required for the dwelling plus 1.0 / guest room                           |
| Mini/Mobile Home                      | 1.0 / dwelling unit                                                          |
| Multi-unit housing                    | 1.0 / dwelling unit                                                          |
| Row dwelling                          | 1.0 / dwelling unit                                                          |
| Semi-Detached                         | 1.0 / dwelling unit and 1.0/subsidiary apartment and 1.0/garden suite        |
| Short term rental                     | 1.0 / dwelling unit or 1/100m <sup>2</sup> of floor area, whichever greater. |
| Single dwelling                       | 1.0 / dwelling unit plus 1.0 / subsidiary apartment and 1 per garden suite   |

**Section 6: APPENDIX A: CLASSIFICATION OF USES OF LAND AND BUILDINGS – GROUP: RESIDENTIAL**

**THE CHANGES CONSIST OF UPDATES FOR CONSISTENCY WITH CHANGES PREVIOUSLY OUTLINED IN THE AMENDMENTS FOR THE RESIDENTIAL GROUP ONLY.**

**FROM**

**APPENDIX A: CLASSIFICATION OF USES OF LAND AND BUILDINGS**

This Classification is intended to assist in the interpretation of types of uses within the use classes listed in the Use Zone Tables in Part 9.0 of these Regulations. Examples included in the following tables are not exhaustive. They are used to illustrate typical types of developments within a use class.

| GROUP            | CLASS                             | EXAMPLES                                                                              |
|------------------|-----------------------------------|---------------------------------------------------------------------------------------|
| RESIDENTIAL USES | Accessory Building                | Sheds, garages, greenhouses, root cellars, personal livestock shelters, decks gazebos |
|                  | Accessory Dwelling                | Farmhouses, farm worker accommodations                                                |
|                  | Apartment Building                | Apartment buildings                                                                   |
|                  | Apartment Over Permitted Use      | Apartment dwellings over retail stores, offices, and other commercial uses            |
|                  | Bed and Breakfast                 | Bed and breakfast                                                                     |
|                  | Collective Residential            | School and college residences, nurse and hospital residences, worker residences       |
|                  | Cluster Development (DRA#5, 2023) | See Definition                                                                        |
|                  | Double Dwelling                   | Semi-detached dwellings, duplex dwellings                                             |
|                  | Home based business               | Home based businesses                                                                 |
|                  | Lodging House                     | Lodging houses, boarding houses                                                       |
|                  | Manse                             | Manses                                                                                |
|                  | Mini-home                         | Mini-homes                                                                            |
|                  | Mobile home                       | Mobile homes                                                                          |
|                  | Recreational Dwelling             | Cabins, cottages, hunting and fishing cabins                                          |
|                  | Residential Care Home             | Personal care homes, nursing homes, group homes, long-term care facilities            |
|                  | Retirement Home                   | Seniors apartment buildings and townhouses, retirement cottages                       |
|                  | Row Dwelling                      | Row houses, townhouses                                                                |
|                  | Short term rental                 | Short-term rental, visitor rental dwellings, tourist homes, airbnbs                   |
|                  | Single Dwelling                   | Single detached dwellings                                                             |
|                  | Subsidiary Apartment              | Basement apartments, in-law suites                                                    |
|                  | Tiny House                        | Tiny houses                                                                           |

TO:

APPENDIX A: CLASSIFICATION OF USES OF LAND AND BUILDINGS

This Classification is intended to assist in the interpretation of types of uses within the use classes listed in the Use Zone Tables in Part 9.0 of these Regulations. Examples included in the following tables are not exhaustive. They are used to illustrate typical types of developments within a use class.

| GROUP            | CLASS                             | EXAMPLES                                                                              |
|------------------|-----------------------------------|---------------------------------------------------------------------------------------|
| RESIDENTIAL USES | Accessory Building                | Sheds, garages, greenhouses, root cellars, personal livestock shelters, decks gazebos |
|                  | Accessory Dwelling Unit           | Subsidiary apartment, Garden suites (farm worker accommodations in Rural zone only)   |
|                  | Apartment Building                | Apartment Building                                                                    |
|                  | Apartment Over Permitted Use      | Apartment dwellings over retail stores, offices, and other commercial uses            |
|                  | Bed and Breakfast                 | Bed and Breakfast                                                                     |
|                  | Collective Residential            | School and college residences, nurse and hospital residences, worker residences       |
|                  | Cluster Development (DRA#5, 2023) | See Definition                                                                        |
|                  | Duplex                            | Duplex                                                                                |
|                  | Garden Suite                      |                                                                                       |
|                  | Home based business               | Home based business                                                                   |
|                  | Lodging House                     | Lodging houses, boarding houses                                                       |
|                  | Manse                             | Manse                                                                                 |
|                  | Mini-home                         | Mini-home                                                                             |
|                  | Mobile home                       | Mobile home                                                                           |
|                  | Multi Unit housing                | Multi unit housing                                                                    |
|                  | Recreational Dwelling             | Cabins, cottages, hunting and fishing cabins                                          |
|                  | Residential Care Home             | Personal care homes, nursing homes, group homes, long-term care facilities            |
|                  | Retirement Home                   | Seniors apartment buildings and townhouses, retirement cottages                       |
|                  | Row Dwelling                      | Row houses, townhouses                                                                |
|                  | Semi-detached dwellings           | Semi-detached dwellings                                                               |
|                  | Short term rental                 | Short-term rental, visitor rental dwellings, tourist homes, Airbnb's                  |
|                  | Single Dwelling                   | Single detached dwellings                                                             |
|                  | Subsidiary Apartment              | Subsidiary Apartment                                                                  |
|                  | Tiny House                        | Tiny House                                                                            |