

TOWN OF GRAND FALLS-WINDSOR



DEVELOPMENT REGULATION AMENDMENT No. 14, 2024

(Accessory dwelling units)

AUGUST, 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE No. 14, 2024

**AMENDMENT TO THE TOWN OF GRAND FALLS-WINDSOR
DEVELOPMENT REGULATIONS, 2022-2032**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- a) adopted the Amendment No. 14, 2024 to the Town of Grand Falls-Windsor Development Regulations on February 17, 2026.
- b) gave notice of the adoption of the Amendment No. 14, 2024 to the Grand Falls-Windsor Development Regulations by posting the notice in the Joe Byrne Stadium and Town Hall on February 25, 2026, and posting the notice on social media: Town of Grand Falls Windsor website, and Facebook page on February 23, 2026.
- c) set 25th day of March 2026 for the public hearing for the Commissioner to consider objections and submissions.

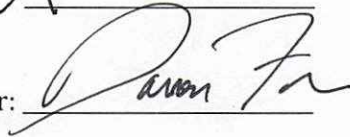
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 14, 2024 to the Town of Grand Falls-Windsor Development Regulations as adopted (or as amended as follows).

SIGNED AND SEALED this 30 day of April, 2026.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
REGISTERED	
Number	<u>1960-0046-2026</u>
Date	<u>September 11, 2026</u>
Signature	<u>[Signature]</u>

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 14, 2024

TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor adopts the Amendment No. 14, 2024 to the Grand Falls-Windsor Development Regulations, 2022-2032.

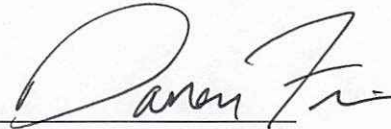
Adopted by the Town Council of Grand Falls-Windsor on February 17, 2026.

Signed and sealed this 30 day of April, 2026.

Mayor:



Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 14, 2024 to the Town of Grand Falls 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 GRAND FALLS-WINDSOR
DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2024**

BACKGROUND

The Town Council of Grand Falls-Windsor wishes to amend its Development Regulations. The proposed amendment seeks to change the 2022-2032 Development Regulations Land Use Zoning Map.

The purpose of this Development Regulations Amendment No. 14, 2024 is to enable the Town of Grand Falls-Windsor to meet the requirements of the Housing Accelerator Fund to meet the wide-range of housing needs of the community. The objective of this fund include the development of new housing in the community and create flexibility in the development regulations that apply to residential uses. The Town wishes provide housing and to respect the character and aesthetics of the town that makes the Town of Grand Falls-Windsor an attractive community to live in.

The Housing Accelerator Fund requirements include allowing accessory residential dwelling units on lots with a principal single family dwelling unit or Townhome. The amendments allow three Accessory Residential Dwelling Units on a lot with a principal residence as permitted uses; these could include a combination of a subsidiary residential apartments or gardens suites. The Accessory Residential Dwelling Units are required to meet the development standards of the zone in which it occurs including front yard, side yard and rear yard and off-street parking requirements as well as other standards. The residential lot coverage standard will be increased from 40% to 50% for lots with a Garden Suite; and the standard regarding lot coverage for impervious surfaces will be at the discretion of Council. In order to help streamline the application process, the Town has clarified development standards for apartments, townhouse developments and cluster development in the Residential High Density Multi-Unit Residential zones.

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was published in the NL Wire on September 25, 2024 and the notice appeared on the Town website, Facebook page and Twitter on September 20, 2024.

No submissions were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2024.

TEXT CHANGES TO DEVELOPMENT REGULATIONS, 2022-2032:

2.0 Definitions

FROM

Cluster Residential Development means a planning approach to Land wherein either lots or Multi-Unit Residential Dwelling Units are arranged and sited on a portion of the development property in a manner to preserve areas of environmental sensitivity or wildlife habitat, and as indicated by the illustrative sketch that follows.

TO

Cluster Development means two or more Buildings, each of which is comprised of any of the following: (1) Multi-building Cluster Development for Townhouse, Plex Housing, Apartment Building, or any combination thereof, on one lot, as a condominium or common ownership. A Cluster development may include: Adult Care Facility, Congregate Care Apartment and Personal Care Home.

(2) Single Family dwellings configures as a Conservation Cluster Subdivision on one lot for:

- Single Family Dwelling Cluster Development where a minimum of 50% of the gross area of the subdivision is designated as open space and the Single Family Dwellings may be situated on RS-1 standard size lots;
- higher density housing where a minimum of 35% of the gross area of the subdivision is designated as open space and cluster development standards apply.

The Open Space is protected by a restrictive covenant on the land as well as the appropriate zoning, which could include parks, recreation (passive only), trails, rural uses, environmental protection.

FROM

Duplex means a residential Building limited to two attached Dwelling Units, that are either horizontally connected and share a common party wall at least 4.5 metres in length, or are vertically connected with one unit above the other, and with each Dwelling Unit having a separate outside entrance; excludes a self-contained Single Family Residential Dwelling Unit containing a Subsidiary Apartment.

TO

Duplex means a Building containing two Dwelling Units, consisting of units constructed one above the other, each having an individual entrance, provided that no Dwelling Unit shall be wholly in the basement of the Building, as a condominium or common ownership;

or a duplex could be two dwelling units side-by-side under one roof and under one ownership; a duplex is not a single detached dwelling with a subsidiary apartment.

FROM

Dwelling Unit means a self-contained residential unit consisting of one or more habitable rooms of complimentary use, occupied or intended to be occupied as the residential living quarters by one person or one Family, and providing for only one cooking facility or Kitchen.

TO

Dwelling Unit means a self-contained unit consisting of one or more habitable rooms used or designed as an independent and separate housekeeping establishment or living quarters for one household, including kitchen and sitting, sleeping and sanitary facilities.

FROM

Residential, Two Unit means a Residential Use of two attached Dwelling Units on a Lot, each with separate entrances, and often referred to as Duplex residential units, but not including a Single Family Residential use with a Subsidiary Apartment.

TO

Semi-Detached Dwelling (also referred to as a double dwelling) means a building containing two dwelling units only, where each dwelling unit has a private entrance (as compared to apartment buildings with a common entrance), where the units are side by side, where each unit is on its own lot and the building and land of each unit can be owned in fee simple, or otherwise leased individually; both units shall front on to a publicly maintained road. A semi-detached unit does not mean a Single Detached Dwelling containing a subsidiary apartment.

DELETE

~~**Residential, Multi-Unit** means a Use of Land for higher Density residential Development of three or more residential units on one Lot, and includes Apartments, Townhouses, Cluster Developments, Adult Care Facility, Congregate Care Apartment, and bare land strata land developments; excludes subsidiary apartments, except associated with a Single Family Residential use. (See revised Cluster Development)~~

~~**Row-housing** refers to the dated Use of attached residential Dwelling Units with very limited front façade building design attention and lacking in individual unit identity, and as a housing form are intended to be replaced with the more highly designed Townhouse Residential Use form of housing for future higher Density Residential Uses within the Town of Grand Falls-Windsor.~~

NEW DEFINITIONS:

Garden Suite

A 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. A Garden Suite must meet the requirements of Section 15.2.

Unobstructed Walkway

An unobstructed walkway means a path of travel providing access to the principal entrance of an additional dwelling unit (attached) or additional dwelling unit (detached), and shall be unencumbered by obstructions including but not limited to: stairs, decks and porches (except those which form part of the path of travel to the principal entrance); parking spaces; driveways; chimney breasts; window wells; balconies; secure outdoor areas associated with pools; mechanical, heating, ventilation, air-conditioning equipment and utility meters; or amenity structures such as playgrounds, garden trellises, and pergolas. An unobstructed walkway may be shared between more than one Dwelling Unit on a lot.

Accessory Residential Dwelling

An Accessory Residential Dwelling means an accessory Dwelling Unit which may consist of a detached building on a lot with a primary residential dwelling; or a subsidiary apartment within or attached to the principal dwelling. The accessory Residential Dwelling unit shall be constructed according to National Building Code standards including Fire and Life Safety, as well as meet the development standards and other applicable regulations set out in the Development Regulations. Accessory Residential Dwellings may include, but not limited to Garden Suites or Subsidiary Apartments as defined in the Development Regulations.

6.0 Basic Provisions

FROM

6.2 Principal Buildings per Lot

Except as permitted in Commercial, Industrial, RM, CDA and PU zones, and otherwise permitted in the Development Regulations, not more than one principal building may be sited on one lot.

TO

6.2 Buildings and Dwelling Units per Lot

6.2.1 Principal Buildings per Lot

- 1) In residential zones, there shall be no more than one principal building per lot. In non-residential zones, more than one building may be erected on a single lot as specified in the Development Regulations, provided, that development standards, and any other requirements shall be met for each building as though it were a principal building on an individual lot.
- 2) Notwithstanding 6.2.1 (1), Cluster Developments in any zone may have more than one principal building per lot.

6.2.2 Accessory Buildings per Lot

- 1) Unless otherwise specified in the zone in which the lot is located, more than one accessory building is permitted on a lot which has at least one principal building, subject to:
 - a. Requirements of Section 7.5;
 - b. In residential zones, the building footprint total of all accessory buildings including accessory residential dwelling shall not exceed total lot coverage.

6.2.3 Dwelling Units per Lot

- 1) Unless otherwise specified in the zone in which the lot is located, the maximum dwelling units per lot is set out as follows:
 - a. In the RR-1, RS, RT and RM zones where there are single family dwellings, these residential lots may have up to a maximum of four dwelling units per lot which may consist of:
 - i. only one principal residential building per lot with a combination of:
 - a. subsidiary apartments in or attached to a single family dwelling or semi-detached dwelling subject to Section 15;
 - b. Garden suite, subject to Section 15;
 - ii. Conversion to plex housing as a discretionary use;

- b. All dwelling units must comply with relevant National Building Code, Fire and Life Safety Codes, and specific development standards of the zone in which the lot is situated;
- c. Must meet parking requirements;

11.0 OFF-STREET PARKING REQUIREMENTS

FROM

11.4 REQUIRED PARKING SPACES

Use	Minimum Number of Required Parking Spaces
All uses other than uses listed below	2 spaces per Dwelling Unit
Apartment	1.5 spaces per Dwelling Unit, <i>plus</i> 0.2 spaces per Dwelling Unit for visitor parking
Adult Care Facility	1 space per two beds for employee parking, <i>plus</i> 1 space per 4 beds capacity for visitor parking, <i>plus</i> 2 spaces for drop-off area
Bed and Breakfast	1 space per every 2 guest rooms used
Boarding Use	1 space per every room used
Personal Care Facility	0.75 spaces per bed
Home Based Business	1 space per every non-resident employee
Mobile Home Park	2 spaces per Dwelling Unit, <i>plus</i> 0.2 spaces per Dwelling Unit for visitor parking
Residential Care	1 space for every 3 beds
Subsidiary Residential Apartment	1 space
Townhouse Residential	2 spaces per Dwelling Unit, <i>plus</i> 0.2 spaces per Dwelling Unit for visitor parking
Single Family House- in RS and RM zones	2 spaces per Dwelling Unit

TO

11.4 REQUIRED PARKING SPACES

Use	Minimum Number of Required Parking Spaces
All uses other than uses listed below	2 spaces per Dwelling Unit
Apartment	1.5 spaces per Dwelling Unit, <i>plus</i> 0.2 spaces per Dwelling Unit for visitor parking
Adult Care Facility	1 space per two beds for employee parking, <i>plus</i> 1 space per 4 beds capacity for visitor parking, <i>plus</i> 2 spaces for drop-off area
Bed and Breakfast	1 space per every 2 guest rooms used
Boarding Use	1 space per every room used
Personal Care Facility	0.75 spaces per bed
Home Based Business	1 space per every non-resident employee
Mobile Home Park	2 spaces per Dwelling Unit, <i>plus</i> 0.2 spaces per Dwelling Unit for visitor parking
Residential Care	1 space for every 3 beds
Subsidiary Residential Apartment, and Garden Suite	1 space
Townhouse Residential	2 spaces per Dwelling Unit, <i>plus</i> 0.2 spaces per Dwelling Unit for visitor parking
Single Family House-RS& RM zones	2 spaces per Dwelling Unit

FROM

15.0 Subsidiary Apartments

15.1 Purpose

Subsidiary Apartments are to provide affordable residential rental dwelling units as an accessory use within a Single Family Residential home in accordance with the following provisions:

- Shall be limited to a maximum of two Subsidiary Apartments per Single Family Dwelling;
- Shall be contained within the same building as the Single Family Residential use;
- Shall retain the façade appearance as a Single Family Dwelling, and is subject to the Authority approval;
- Shall have a separate entrance and access to the outside;
- Subsidiary Apartment use shall be provided with a minimum of 20.0 m² of private outdoor space, and,
- Shall have a minimum floor area size of 40 m² for a one-bedroom apartment, with 10 m² for each additional bedroom, except for the RS-1 zone where the minimum size must be 32.5 m².
- Shall be less than 50 percent of the floor area of the primary residential use.

TO

15.0 Subsidiary Apartments and Garden Suites

15.1 SUBSIDIARY APARTMENTS

15.1.1 Purpose and development conditions

Subsidiary Apartments are to provide affordable residential rental dwelling units as an accessory use within or attached to a Single Family Residential home in accordance with the following provisions:

- Shall be limited to a maximum of two Subsidiary Apartments per Single Family Dwelling;
- Shall be contained within or attached to the same building as the Single Family Residential use;
- Shall have a façade appearance as a Single Family Dwelling which is complementary to the Principal residential dwelling in terms of architecture, materials and design, subject to the Authority approval;
- Shall have a separate entrance and access to the outside;
- Shall have an unobstructed walkway from the parking area to the outside entrance

- Shall have a minimum floor area size of 40 m² for a one-bedroom apartment, with 10 m² for each additional bedroom, except for the RS-1 zone where the minimum size must be 32.5 m².
- The floor area for subsidiary apartments shall be no greater than the main Dwelling Unit.

NEW

15.2 GARDEN SUITES

15.2.1 Development standards

The following development standards that shall apply to Garden Suites on a residential lot:

Garden Suite Development Standards	
Standards	
Max. Ground Coverage	No larger than the principal building
Max. Height	Normally no higher than the principal building; but may be 2 storeys at the discretion of Council
Min. Front Yard	4.5 m (distance from principal building) excluding conversion of an existing accessory building which will be at the discretion of the Authority; all subject to National Building Code
Min. Side Yard & Rear Yard	1.2 m
Min. Distance from Another Building*	2.4 m
* excludes accessory buildings and structures not requiring a permit (i.e. small greenhouses, dog house)	

15.2.2 Conditions that apply to garden suites

- 1) The Garden Suite will be clearly secondary to the single-family dwelling and shall have a ground area coverage less than the ground area coverage of the single detached-dwelling as per Section 15.2.1.
- 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 frost wall and footing (no basement) or similar footing unless otherwise approved by Council.
- 4) A Garden Suite shall be connected to municipal water and/or sewer services. Where municipal services are not available, the accessory dwelling unit may be serviced through an existing on-site water & sewage system if capacity is approved by the Department of Digital Government and Service NL and the Town, or may require installation of its own on-site system, as required and with approval of the Department of Digital Government and Service NL and the Town. These on-site services would only be considered in Residential zones where municipal services are not available.

- 5) A Garden Suite shall have an unobstructed access, preferably a 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.
- 6) 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.
- 7) 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.
- 8) A Garden Suite may not be constructed on lots which have shared driveways/private roads with other lots or on lots which have a backlot-style configuration.
- 9) A Garden Suite will be permitted only in the rear yard or side yard of the main dwelling except as otherwise authorized by Council.
- 10) The cumulative lot coverage of garden suite(s) shall be less than the principal use.

15.2.2 Compliance

Garden Suites and any other accessory building which is converted into a Garden suite shall comply with all requirements of the National Building Code.

15.2.3 Servicing

Within RR-1, Garden Suites require approval from the applicable Authority for septic effluent disposal. In all other residential zones, the Garden Suite will be fully serviced by municipal water and sewer upon approval of capacity by the Town.

15.2.4 Parking

Garden Suites shall provide for a minimum of one parking space on the lot where it is so used, except for the Rural Zone, be paved or finished with a durable and dust-free surface.

15.2.5 Prohibited Uses

- 1) Garden Suites shall not be permitted where there is an existing Boarding or Bed and Breakfast Use;
- 2) A Garden Suite shall not be used as a Short Term Residential Rental;
- 3) A Garden Suites are part on one lot, that is, they cannot be subdivided from the principal building; they shall not be strata-titled;

19.0 RURAL RESIDENTIAL ZONE (RR-1)

FROM

19.3 Uses of Land

Permitted Uses

- Single Family Residential (limited to one residential building per lot)
- Residential Care (subject to Regulation 19.4 (1) Conditions of Use)
- Home Business- beauty parlours only

Accessory Uses

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)
- Boarding
- Dog Kennel (which is not a Commercial Kennel) (subject to Regulation 19.4 (2) Conditions of Use)
- Enclosed Storage
- Greenhouse (subject to Regulation 19.4 (3) Conditions of Use)
- Home Based Businesses-except for Bed & Breakfast and Childcare which are Discretionary uses)
- Produce Sales
- Subsidiary Residential Apartment
- Suburban Ancillary Uses (subject to Regulation 19.4 (4) Conditions of Use)
- Unenclosed Storage

Discretionary Uses

- Commercial Kennel (subject to Regulation 19.4 (5) Conditions of Use)
- Home Based Business Bed and Breakfast and Childcare
- Keeping of Animals
- Mineral exploration
- Short-Term Rental (subject to Regulation 14.12)
- Sawmill, Domestic (subject to Regulation 19.4.(6) Conditions of Use)

TO

19.3 Uses of Land

Permitted Uses

- Single-Family Residential (limited to one principal residential building per lot but allows for three Accessory Residential Dwelling units including Gardens suites and Subsidiary Residential Apartments)
- Residential Care (subject to Regulation 19.4 (1) Conditions of Use)
- Home Business- beauty parlours only

- Accessory Residential Dwelling Units including Subsidiary Residential Apartments, and Gardens suites (Subject to Regulation 15)

Accessory Uses

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)
- Boarding
- Dog Kennel (which is not a Commercial Kennel) (subject to Regulation 19.4 (2) Conditions of Use)
- Enclosed Storage
- Greenhouse (subject to Regulation 19.4 (3) Conditions of Use)
- Home Based Businesses-except for Bed & Breakfast and Childcare which are Discretionary uses)
- Produce Sales
- Suburban Ancillary Uses (subject to Regulation 19.4 (4) Conditions of Use)
- Unenclosed Storage

Discretionary Uses

- Commercial Kennel (subject to Regulation 19.4 (5) Conditions of Use)
- Home Based Business Bed and Breakfast and Childcare
- Keeping of Animals
- Mineral exploration
- Short-Term Rental (subject to Regulation 14.12)
- Sawmill, Domestic (subject to Regulation 19.4.(6) Conditions of Use)

FROM

19.6 Lot Coverage

All buildings and structures shall together cover not more than 50% of the lot area.

TO

All buildings and structures shall together cover not more than 50% of the lot area only where the residential lot contains a Garden Suite; without a Garden Suite the maximum lot coverage is 40%.

Buildings per residential lot shall be limited to one principal single detached dwelling and 3 accessory dwellings which may consist of a combination of subsidiary apartments, gardens suites.

FROM

19.14 Impervious Surfaces

- All RR-1 zoned residential lots shall have no more than 50% of their lot area covered with impervious surfaces of building rooftops, paved driveways, patio areas and other hard surfaces.

TO

19.14 Impervious Surfaces

Impervious areas such as road and parking pavement, building surfaces, and walkways/driveways may significantly increase stormwater runoff volumes which may potentially contribute to flooding, streambank erosion or facilitate the wash-off and transport of pollutants like oil, grease and sediment into downstream rivers, lakes and wetlands.

Council shall consider to potential downstream effects of any proposed increase in impervious surfaces and may attach conditions to a permit for mitigation or prevention, or restrict the increase of impervious surface and recommend alternative non-impervious alternatives.

21.0 SINGLE UNIT COMPACT RESIDENTIAL ZONE (RS-1)

FROM

21.3 Uses of Land

Permitted Uses

- Single Family Residential

Accessory Uses

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)
- Enclosed Storage
- Home Based Business (subject to Regulation 21.4(1) Conditions of Use)
- Boarding (subject to Regulation 21.4(2) Conditions of Use)
- Garage
- Off Street Parking
- Unenclosed Storage
- Urban Ancillary Uses
- Subsidiary Apartment (subject to the provisions of Regulation 15.0, Subsidiary Apartments)

TO

21.3 Uses of Land

Permitted Uses

- Single Family Residential

- Accessory Residential Dwelling units including Subsidiary Residential Apartments, Gardens suites (Subject to Regulation 15)

Accessory Uses

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)
- Enclosed Storage
- Home Based Business (subject to Regulation 21.4(1) Conditions of Use)
- Boarding (subject to Regulation 21.4(2) Conditions of Use)
- Garage
- Off Street Parking
- Unenclosed Storage
- Urban Ancillary Uses

FROM

21.6 Number of Residential Buildings

Buildings for a Single Family Residential use shall be limited to one per lot.

TO

Buildings per Single Family residential lot shall be limited to one principal single detached dwelling and three Accessory Residential Dwelling Units which may consist of a combination of subsidiary apartments or gardens suites.

FROM

21.11 Impervious Surfaces

- All RS-1 zoned residential lots shall have no more than 50% of their lot area covered with impervious surfaces of building rooftops, paved driveways, patio areas and other hard surfaces.
- Site and building design for RS-1 zoned lots shall provide, where feasible, for permeable surface treatments so as to promote greater groundwater absorption and less site drainage runoff.

TO

21.11 Impervious Surfaces

Impervious areas such as road and parking pavement, building surfaces, and walkways/driveways may significantly increase stormwater runoff volumes which may potentially contribute to flooding, streambank erosion or facilitate the wash-off and transport of pollutants like oil, grease and sediment into downstream rivers, lakes and wetlands.

Council shall consider to potential downstream effects of any proposed increase in impervious surfaces and may attach conditions to a permit for mitigation or prevention, or

restrict the increase of impervious surface and recommend alternative non-impervious alternatives.

22.0 SINGLE UNIT SMALL LOT RESIDENTIAL ZONE (RS-2)

FROM

22.3 Uses of Land

Permitted Uses

- Single Family Residential (subject to Regulation 22.4 (4) Conditions of Use)

Accessory Uses

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)
- Boarding (subject to the provisions of Regulation 22.4 (2) Conditions of Use)
- Enclosed Storage
- Home Based Business except those listed as a Discretionary use (subject to the Discretionary Uses of Regulation 22.4.1)
- Garage
- Off Street Parking
- Subsidiary Apartment (subject to the provisions of Regulation 15.0, Subsidiary Apartments)
- Unenclosed Storage
- Urban Ancillary Uses

TO

22.3 Uses of Land

Permitted Uses

- Single Family Residential (subject to Regulation 22.4 (4) Conditions of Use)
- Accessory Residential Dwelling units including Subsidiary Residential Apartments, Gardens suites (Subject to Regulation 15)

Accessory Uses

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)
- Boarding (subject to the provisions of Regulation 22.4 (2) Conditions of Use)
- Enclosed Storage
- Home Based Business except those listed as a Discretionary use (subject to the Discretionary Uses of Regulation 22.4.1)
- Garage
- Off Street Parking
- Unenclosed Storage
- Urban Ancillary Uses

FROM

22.6 Number of Residential Buildings

Buildings for a Single Family Residential use shall be limited to one per lot.

TO

22.6 Number of Residential Buildings

Buildings per Single Family residential lot shall be limited to one principal single detached dwelling and three Accessory Residential Dwelling units which may consist of a combination of subsidiary apartments or gardens suites.

FROM

22.10 Impervious Surfaces

- All RS-2 zoned residential lots shall have no more than 50% of their lot area covered with impervious surfaces of building rooftops, paved driveways, patio areas and other hard surfaces.
- Site and building design for RS-2 zoned lots shall provide, where feasible, for permeable surface treatments so as to promote greater groundwater absorption and less site drainage runoff.

TO

22.10 Impervious Surfaces

Impervious areas such as road and parking pavement, building surfaces, and walkways/driveways may significantly increase stormwater runoff volumes which may potentially contribute to flooding, streambank erosion or facilitate the wash-off and transport of pollutants like oil, grease and sediment into downstream rivers, lakes and wetlands.

Council shall consider to potential downstream effects of any proposed increase in impervious surfaces and may attach conditions to a permit for mitigation or prevention, or restrict the increase of impervious surface and recommend alternative non-impervious alternatives.

23.0 SINGLE UNIT URBAN RESIDENTIAL ZONE (RS-3)

FROM

23.3 Uses of Land

Permitted Uses

- Single Family Residential

Accessory Uses

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)

- Boarding (subject to the provisions of Regulation 23.4 (2) Conditions of Use)
- Enclosed Storage
- Home Based Business except for those listed under Discretionary uses below (subject to the Discretionary Uses limitations)
- Garage
- Off Street Parking
- Subsidiary Apartment (subject to the provisions of Regulation 15.0, Subsidiary Apartments)
- Unenclosed Storage
- Urban Ancillary Uses

TO

23.3 Uses of Land

Permitted Uses

- Single Family Residential
- Accessory Residential Dwelling Units including Subsidiary Residential Apartments, and Gardens suites (Subject to Regulation 15)

Accessory Uses

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)
- Boarding (subject to the provisions of Regulation 23.4 (2) Conditions of Use)
- Enclosed Storage
- Home Based Business except for those listed under Discretionary uses below (subject to the Discretionary Uses limitations)
- Garage
- Off Street Parking
- Unenclosed Storage
- Urban Ancillary Uses

FROM

23.6 Number of Residential Buildings

Buildings for a Single Family Residential use shall be limited to one per lot.

TO

23.6 Number of Residential Buildings

Buildings per Single Family residential lot shall be limited to one principal single detached dwelling and three Accessory Residential Dwelling units which may consist of a combination of subsidiary apartments, gardens suites.

FROM

23.10 Impervious Surfaces

- All RS-3 lots shall have no more than 50% of their lot area covered with impervious surfaces (building rooftops, paved driveways, patio areas or other hard surfaces).
- Site and building design for RS-3 lots shall provide, where feasible, for permeable surface treatments to promote greater groundwater absorption and less site drainage runoff.

TO

23.10 Impervious Surfaces

Impervious areas such as road and parking pavement, building surfaces, and walkways/driveways may significantly increase stormwater runoff volumes which may potentially contribute to flooding, streambank erosion or facilitate the wash-off and transport of pollutants like oil, grease and sediment into downstream rivers, lakes and wetlands.

Council shall consider to potential downstream effects of any proposed increase in impervious surfaces and may attach conditions to a permit for mitigation or prevention, or restrict the increase of impervious surface and recommend alternative non-impervious alternatives.

24.0 SINGLE UNIT MIXED LOT RESIDENTIAL ZONE (RS-4)

FROM

24.3 Uses of Land

Permitted Uses

- Single Family Residential
- Accessory Residential Dwelling Units including Subsidiary Residential Apartments and Gardens suites (Subject to Regulation 15)

Accessory Uses

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)
- Boarding (subject to the provisions of Regulation 24.4 (2) Conditions of Use)
- Enclosed Storage
- Home Based Business except those listed as Discretionary Uses
- Garage
- Off Street Parking
- Subsidiary Apartment (subject to the provisions of Regulation 15.0, Subsidiary Apartments)
- Unenclosed Storage
- Urban Ancillary Uses

TO

24.3 Uses of Land

Permitted Uses

- Single Family Residential
- Accessory Residential Dwelling units including Subsidiary Residential Apartments, Garden suites (Subject to Regulation 15)

Accessory Uses

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)
- Boarding (subject to the provisions of Regulation 24.4 (2) Conditions of Use)
- Enclosed Storage
- Home Based Business except those listed as Discretionary Uses
- Garage
- Off Street Parking
- Subsidiary Apartment (subject to the provisions of Regulation 15.0, Subsidiary Apartments)
- Unenclosed Storage
- Urban Ancillary Uses

FROM

24.6 Number of Residential Buildings

Buildings for a Single Family Residential use shall be limited to one per lot.

TO

24.6 Number of Residential Buildings

Buildings per Single Family residential lot shall be limited to one principal single detached dwelling and three Accessory Residential Dwelling units which may consist of a combination of subsidiary apartments or gardens suites.

FROM

24.10 Impervious Surfaces

- All RS-4 zoned residential lots shall have no more than 50% of their lot area covered with impervious surfaces of building rooftops, paved driveways, patio areas and other hard surfaces.
- Site and building design for RS-4 zoned lots shall provide, where feasible, for permeable surface treatments so as to promote greater groundwater absorption and less site drainage runoff.

TO

24.10 Impervious Surfaces

Impervious areas such as road and parking pavement, building surfaces, and walkways/driveways may significantly increase stormwater runoff volumes which may potentially contribute to flooding, streambank erosion or facilitate the wash-off and transport of pollutants like oil, grease and sediment into downstream rivers, lakes and wetlands.

Council shall consider to potential downstream effects of any proposed increase in impervious surfaces and may attach conditions to a permit for mitigation or prevention, or restrict the increase of impervious surface and recommend alternative non-impervious alternatives.

25.0 TWO UNIT URBAN RESIDENTIAL ZONE (RT)

FROM

25.3 Uses of Land

Permitted Uses

- Two Unit Residential

Accessory Uses

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)
- Enclosed Storage
- Home Based Businesses except those listed as Discretionary or Prohibited (subject to listed limitations of Regulation 25.4 (1) Conditions of Use)
- Garage
- Off Street Parking Use
- Unenclosed Storage
- Urban Ancillary Uses

Discretionary Use

- Only the following Home-Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons
- Short Term Rental

Prohibited Uses

- Boarding Use
- Only the following Home-Based Business for Bed and Breakfast and for Child Care Centres are prohibited
- Residential Care
- Subsidiary Residential Apartment

TO

25.3 Uses of Land

Permitted Uses

- Two Unit Residential
- Accessory Residential Dwelling units including Subsidiary Residential Apartments or Gardens suites (Subject to Regulation 15)

Accessory Uses

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)
- Enclosed Storage
- Home Based Businesses except those listed as Discretionary or Prohibited (subject to listed limitations of Regulation 25.4 (1) Conditions of Use)
- Garage

- Off Street Parking Use
- Unenclosed Storage
- Urban Ancillary Uses

Discretionary Use

- Only the following Home-Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons
- Short Term Rental

Prohibited Uses

- Boarding Use
- Only the following Home-Based Business for Bed and Breakfast and for Child Care Centres are prohibited
- Residential Care

FROM

25.4 Conditions of Use

1. A Home-Based Business use for beauty salons, hair stylists, barbers, massage services and tanning salons shall be a discretionary use;
2. Applicants for rezoning for a RT zone shall submit a site plan of the proposed development as part of the Development Permit application for rezoning review and consideration by the Authority;
3. No more than two duplex residential buildings may be sited on adjacent lots, except as part of a RM zoned development;
4. Rental tenancy duplex and/or two unit buildings shall only be strata titled upon approval from the Authority, and upon the Authority's consideration of the local rental vacancy rate as established by the Canada Mortgage and Housing Corporation;
5. There shall be only one residential building per lot in the RT zone; and,
6. Development for new dwellings on RT lots shall be considered for review through the Development Design Guidelines of Part 4 of the Development Regulations.

TO

25.4 Conditions of Use

7. A Home-Based Business use for beauty salons, hair stylists, barbers, massage services and tanning salons shall be a discretionary use;
8. Applicants for rezoning for a RT zone shall submit a site plan of the proposed development as part of the Development Permit application for rezoning review and consideration by the Authority;
9. No more than two duplex residential buildings may be sited on adjacent lots, except as part of a RM zoned development;

10. Rental tenancy duplex and/or two unit buildings shall only be strata titled upon approval from the Authority, and upon the Authority's consideration of the local rental vacancy rate as established by the Canada Mortgage and Housing Corporation;
11. Dwelling units per lot:
- Semi-detached buildings in RT lot which are subdivided shall be limited to one principal dwellings and three Accessory Residential Dwelling units per principal dwelling which may consist of a combination of subsidiary apartments or gardens suites.
 - Semi-detached buildings in RT lot which are not subdivided shall be limited to two principal dwellings and two accessory dwellings which may consist of a combination of subsidiary apartments or gardens suites.
12. Development for new dwellings on RT lots shall be considered for review through the Development Design Guidelines of Part 4 of the Development Regulations.

FROM

25.11 Impervious Surfaces

- All RT zoned residential lots shall have no more than 50% of their lot area covered with impervious surfaces of building rooftops, paved driveways, patio areas and other hard surfaces.
- Site and building design for RT zoned lots shall provide, where feasible, for permeable surface treatments so as to promote greater groundwater absorption and less site drainage runoff.

TO

25.11 Impervious Surfaces

Impervious areas such as road and parking pavement, building surfaces, and walkways/driveways may significantly increase stormwater runoff volumes which may potentially contribute to flooding, streambank erosion or facilitate the wash-off and transport of pollutants like oil, grease and sediment into downstream rivers, lakes and wetlands.

Council shall consider to potential downstream effects of any proposed increase in impervious surfaces and may attach conditions to a permit for mitigation or prevention, or restrict the increase of impervious surface and recommend alternative non-impervious alternatives.

26.0 RESIDENTIAL RM-1 (RM-1) LOW AND MEDIUM DENSITY MULTI-UNIT RESIDENTIAL ZONE

FROM

26.2 Uses of Land

Permitted Uses

- Multi Unit Residential
- Single Family Residential (subject to provisions of Regulation 26.3 (4)(5) Conditions of Use)
- Townhouse Residential Use
- Two Unit Residential (Duplex) (subject to the provisions of Regulation 26.3 (4)(5) Conditions of Use)

Accessory Uses

- Accessory Building (subject to Regulation 26.5)
- Enclosed Storage
- Garage
- Home Based Business (subject to provisions of Regulation 26.3 (3) Conditions of Use)
- Indoor Amenity Area
- Outdoor Amenity Area
- Off Street Parking Use
- Urban Ancillary Uses – Multi

Discretionary Uses

- Short-Term Rental (subject to Regulation 14.12)

Prohibited Uses

- Row Dwelling Residential
- Subsidiary Apartment

TO

26.2 Uses of Land

Permitted Uses

- Single Family Residential (subject to provisions of Regulations 26.3 (4)(5) Conditions of Use)
- Townhouse Residential Use
- Two Unit Residential (Duplex) (subject to the provisions of Regulation 26.3 (4)(5) Conditions of Use)
- Apartment
- Townhouse

- Adult Care Facility
- Congregate Care Home
- Plex Housing
- Accessory Residential Dwelling units including Subsidiary Residential Apartments, and Gardens suites in Single Family Dwellings only (Subject to Regulation 15)

Accessory Uses

- Accessory Building (subject to Regulation 26.5)
- Enclosed Storage
- Garage
- Home Based Business (subject to provisions of Regulation 26.3 (3) Conditions of Use)
- Indoor Amenity Area
- Outdoor Amenity Area
- Off Street Parking Use
- Urban Ancillary Uses – Multi

Discretionary Uses

- Short-Term Rental (subject to Regulation 14.12)

Prohibited Uses

- Row Dwelling Residential
- Subsidiary Apartment in an Apartment building

FROM

26.4 RM-1 Zone and Principal Building(s) Development Standards Requirements

Multi-unit Residential (RM-1 zone)	
Development Standard	Minimum Zone Requirement
Minimum Lot Frontage	25 m
Minimum Setback from Front Lot Line	6 m
Minimum Setback from Rear Lot Line	7.5 m
Minimum Setback from Interior Side Lot Line	As per National Building Code
Minimum Setback from Exterior Side Lot Line	7.5 m
Maximum Height of Building	11 m
Minimum setback from any undevelopable area of the site	15 m

Single Family Residential and Two Unit Residential dwellings shall be sited in accordance with the applicable zone and Development Standards of Regulations as set out below:

Development Standard	Single Family Residential				Residential Two Unit
	RS-1 Compact	RS-2 Small	RS-3 Urban	RS-4 Mixed ¹	RT
MINIMUM					
Lot area (m ²)	465	550	770	550 & 770	790
Lot frontage (m)	16	18	18	18	22
Lot depth (m)	25	30	30	30	33
Setback – Front (m) (staggered setback)	5 and 5.5	6 and 5.5	6 and 7	6 and 7	6
Setback-Rear (m)	7	7.5	7.5	7.5	7.5
Setback-Interior side (m) (refer to 7.1.5)	1.25 and 3	1.5 and 3	1.5 and 3	1.5 and 3	2.25
Setback-Exterior Side (m)	3.75	3.75	3.75	3.75	3.75
Building Footprint (m ²)	84	93	110	110	70
Outdoor amenity space (m ²)	n/a	n/a	n/a	n/a	30
Setback from undevelopable area of site	n/a	n/a	n/a	n/a	n/a
MAXIMUM					
Height (m)	11	11	11	11	10
Lot coverage (%)	40%	40%	40%	40%	40%
Building footprint	n/a	n/a	n/a	n/a	120

¹ A Maximum of 30% of the total lots may be 550 m² and a minimum of 70% of the total lots shall be 770 m²

TO

26.4 RM-1 Zone and Principal Building(s) Development Standards Requirements

The following development standards apply to the uses in this zone

Development Standards For Apartment	
Minimum Lot Area	750 m ²
Minimum Lot Frontage	20 m
Minimum Building Line	7 m
Maximum Building Height	At discretion of Council
Minimum Side Yard	2* m
Minimum Rear Yard	6 m
Minimum Landscaping	35%
Maximum Lot Coverage	50%

* With additional height, require 1 metre for every 4 metres of additional building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres

Development Standards For Townhouse	
Minimum Lot Area	180 m ²
Minimum Lot Frontage	6 m
Minimum Building Line	1.5 m
Maximum Building Height	At the discretion of Council
Minimum Side Yard	0** m
Minimum Rear Yard	6 m
Minimum Landscaping	35%
Maximum Lot Coverage	50%****

**0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres

*** With additional height, require 1 metre for every 4 metres of additional building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres

****This requirement only applies to lots which have a Garden Suite; without Garden Suite the lot coverage is 40%

Development Standards For Adult Care Facility and Congregate Care Home	
Minimum Lot Area	750 m ²
Minimum Lot Frontage	20 m
Minimum Building Line	7 m
Maximum Building Height	At the discretion of Council
Minimum Side Yard	2** m
Minimum Rear Yard	6 m
Minimum Landscaping	35%
Maximum Lot Coverage	50%

** With additional height, require 1 metre for every 4 metres of additional building Height.

Single Family Residential dwellings shall be sited in accordance with the applicable zone and Development Standards of Regulations as set out below:

DEVELOPMENT STANDARD	SINGLE FAMILY RESIDENTIAL			
	RS-1 Compact	RS-2 Small	RS-3 Urban	RS-4 Mixed²
Lot area (m ²)	465	550	770	550 & 770
Lot frontage (m)	16	18	18	18
Lot depth (m)	25	30	30	30
Setback – Front (m) (staggered setback)	5 and 5.5	6 and 5.5	6 and 7	6 and 7
Setback-Rear (m)	7	7.5	7.5	7.5
Setback-Interior side (m) (refer to 7.1.5)	1.25 and 3	1.5 and 3	1.5 and 3	1.5 and 3
Setback-Exterior Side (m)	3.75	3.75	3.75	3.75
Building Footprint (m ²)	84	93	110	110
Height (m)	11	11	11	11
Lot coverage (%)	50%*	50%*	50%*	50%*
Building footprint	n/a	n/a	n/a	n/a

*This requirement only applies to lots which have a Garden Suite; without Garden Suite the maximum lot coverage is 40%

ADD NEW STANDARDS FOR CLUSTER DEVELOPMENT UNDER 26.4

Conditions for Cluster Development

- 1) A Cluster Development shall contain no more than one (1) Driveway, but may require a secondary access as determined by the Town for Fire and Emergency services.
- 2) Must meet parking requirements of the Town as required under Section 11; however configuration will be at the discretion of the Authority.
- 3) A Cluster Development with 20 or more Dwelling Units shall, in addition to minimum landscape requirements, include a minimum of 6 metres square per Dwelling Unit of useable green space for the benefit of the Cluster Development. Green space area is to be contained entirely within the Lot boundaries, continuous on the Lot, covered with soft landscaping and subject to the said area being acceptable to the Town.

² A Maximum of 30% of the total lots may be 550 m² and a minimum of 70% of the total lots shall be 770 m²

Development standards for Cluster Development -Apartment Buildings, Plex Housing, excluding Townhouses or Single Family Houses (single detached dwelling)	
a) Lot Area -Min. m ² per Dwelling Unit	Council Discretion
b) Lot Frontage -Min	20 m
c) Building Line -Min	6 m
d) Building Height-max	15 m
e) Side Yard -Min *	*** m
f) Rear Yard -Min	6 m
g) Lot Coverage	At discretion of Council
h) Landscaping	35%

*** Two, each equal to 1 metre for every 4 metres of Building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres

Development Standards for Townhouse Cluster	
(a) Lot Area -Min. m ² per Dwelling Unit	180 m ²
(b) Lot Frontage -Min (m)	20 m
(c) Building Line -Min (m)	6 m
(d) Min Distance Between Townhouse Clusters (m)	1.2 m
(e) Side Yard -Min (m) *	6 m
(f) Rear Yard -Min (m)	6 m
(g) Building Height-max (m)	10 m
(h) Landscaping -Min (%)	35%

*Corner lots-flanking street treated like Building Line

Development Standards For Tiny Home Subdivision or Cluster	
Minimum Lot Area	246 m ²
Minimum Lot Frontage	20 m
Minimum Building Line	6 m
Maximum Building Height	8 m
Minimum Side Yard	3 m
Minimum Rear Yard	3 m
Minimum Landscaping	70%
Walkway width	1 m

FROM

26.10 Off Street Parking

1. Off street parking and provision for bicycle parking shall be in accordance with the provisions of Regulation 11.0 of these Development Regulations;
2. Off street parking for RM uses shall be designed in conformance with Regulation 44.0 Multi-Unit Residential Design Guidelines of the Development Regulations;

3. A minimum of 75 % of the required parking spaces for the site development shall be completely enclosed within a garage attached to each dwelling unit, within detached garage associated with each dwelling unit or within a fully enclosed parking structure;
4. Parking within the required building setback areas is not permitted; and,
5. Visitor parking areas shall be bounded by a landscape screen of not less than 1 m in height.

TO

26.10 Off Street Parking

1. Off street parking and provision for bicycle parking shall be in accordance with the provisions of Regulation 11.0 of these Development Regulations;
2. **Council may require** that Off street parking for RM uses is designed in conformance with Regulation 44.0 Multi-Unit Residential Design Guidelines of the Development Regulations;

27.0 RESIDENTIAL RM-2 (RM-2) HIGH DENSITY MULTI-UNIT RESIDENTIAL ZONE

FROM

27.2 Uses of Land

Permitted Uses

- Apartment Residential
- Adult Care Facility
- Multi Unit Residential
- Single Family Residential
- Personal Care Home
- Two Unit Residential

Accessory Uses

- Accessory Building (subject to Regulation 27.5) (subject to Regulation 7.5 Accessory Buildings and Structures)
- Enclosed Storage
- Garage
- Only the following Home-Based Businesses: business and professional offices, and artisan and other home crafts (subject to the provisions of Regulation 27.3, Conditions of Use)
- Indoor Amenity Area
- Outdoor Amenity Area
- Off Street Parking

- Urban Ancillary Uses – Multi

Discretionary Uses

- Short-Term Rental (subject to Regulation 14.12)

Prohibited Uses

- Row Dwelling Residential and Subsidiary Apartments

TO

27.2 Uses of Land

Permitted Uses

- Apartment Residential
- Adult Care Facility
- Single Family Residential
- Personal Care Home
- Two Unit Residential
- Townhouse
- Congregate Care Home
- Plex Housing
- Accessory Residential Dwelling units including Subsidiary Residential Apartments and Gardens suites in Single Family Dwellings only (Subject to Regulation 15)

Accessory Uses

- Accessory Building (subject to Regulation 27.5) (subject to Regulation 7.5 Accessory Buildings and Structures)
- Enclosed Storage
- Garage
- Only the following Home-Based Businesses: business and professional offices, and artisan and other home crafts (subject to the provisions of Regulation 27.3, Conditions of Use)
- Indoor Amenity Area
- Outdoor Amenity Area
- Off Street Parking
- Urban Ancillary Uses – Multi

Discretionary Uses

- Short-Term Rental (subject to Regulation 14.12)

Prohibited Uses

- Row Dwelling Residential
- Subsidiary Apartments in Apartment building

FROM**27.4 RM-2 Development Standards Requirements**

Multi-Unit Residential	
Development Standard	Minimum Zone Requirement
Minimum Lot Frontage	30 m
Minimum Setback from All Lot Lines	9 m
Maximum Height of Building	15 m
Minimum Setback from any Undevelopable Area of the site	15 m
Minimum Setback from Interior Side Lot Line for a Three or Four-Unity type Residential Dwelling on a lot	As per National Building Code
Minimum Setback from Exterior Side Lot Line for a Three or Four-Unity type Residential Dwelling on a lot	7.5 m

Single Family Residential and Two Unit Residential dwellings shall be sited in accordance with Development Standards as set out below:

Residential Infill in RM-2 zone					
Development Standard	Single Family Residential				Residential Two Unit
	RS-1 Compact	RS-2 Small	RS-3 Urban	RS-4 Mixed³	RT
MINIMUM					
Lot area (m ²)	465	550	770	550 & 770	790
Lot frontage (m)	16	18	18	18	22
Lot depth (m)	25	30	30	30	33
Setback – Front (m) (staggered setback)	5 and 5.5	6 and 5.5	6 and 7	6 and 7	6
Setback-Rear (m)	7	7.5	7.5	7.5	7.5
Setback-Interior side (m) (refer to 7.1.5)	1.25 and 3	1.5 and 3	1.5 and 3	1.5 and 3	2.25
Setback-Exterior Side (m)	3.75	3.75	3.75	3.75	3.75
Building Footprint (m ²)	84	93	110	110	70
Outdoor amenity space (m ²)	n/a	n/a	n/a	n/a	30
Setback from undevelopable area of site	n/a	n/a	n/a	n/a	n/a
MAXIMUM					
Height (m)	11	11	11	11	10
Lot coverage (%)	40%	40%	40%	40%	40%
Building footprint	n/a	n/a	n/a	n/a	120

New development shall be considered for review through the Development Design Guidelines of Part 4 of the Development Regulations.

³ A Maximum of 30% of the total lots may be 550 m² and a minimum of 70% of the total lots shall be 770 m²

TO

27.4 RM-2 Development Standards Requirements

The following development standards apply to the uses in this zone

Development Standards For Apartment	
Minimum Lot Area	650 m ²
Minimum Lot Frontage	20 m
Minimum Building Line	6 m
Maximum Building Height	At the discretion of Council
Minimum Side Yard	2* m
Minimum Rear Yard	6 m
Minimum Landscaping	40%

* With additional height, require 1 metre for every 4 metres of additional building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres

Development Standards For Townhouse	
Minimum Lot Area	140 m ²
Minimum Lot Frontage	5.5 m
Minimum Building Line	1.5 m
Maximum Building Height	At the discretion of Council
Minimum Side Yard	0***m
Minimum Rear Yard	6 m
Minimum Landscaping	40%

**0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres

*** With additional height, require 1 metre for every 4 metres of additional building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres

Development Standards For Adult Care Facility and Congregate Care Home	
Minimum Lot Area	650 m ²
Minimum Lot Frontage	20 m
Minimum Building Line	6 m
Maximum Building Height	At the discretion of Council
Minimum Side Yard	** m
Minimum Rear Yard	6 m
Minimum Landscaping	30 %

** With additional height, require 1 metre for every 4 metres of additional building Height.

Single Family Residential and Two Unit Residential dwellings shall be sited in accordance with Development Standards as set out below:

DEVELOPMENT STANDARD	SINGLE FAMILY RESIDENTIAL			
	RS-1 Compact	RS-2 Small	RS-3 Urban	RS-4 Mixed
Lot area (m ²)	465	550	770	550 & 770
Lot frontage (m)	16	18	18	18
Lot depth (m)	25	30	30	30
Setback – Front (m) (staggered setback)	5 and 5.5	6 and 5.5	6 and 7	6 and 7
Setback-Rear (m)	7	7.5	7.5	7.5
Setback-Interior side (m) (refer to 7.1.5)	1.25 and 3	1.5 and 3	1.5 and 3	1.5 and 3
Setback-Exterior Side (m)	3.75	3.75	3.75	3.75
Building Footprint (m ²)	84	93	110	110
Outdoor amenity space (m ²)	n/a	n/a	n/a	n/a
Height (m)	11	11	11	11
Lot coverage (%)	50%*	50%*	50%*	50%*

New development shall be considered for review through the Development Design Guidelines of Part 4 of the Development Regulations.

* This requirement only applies to lots which have a Garden Suite; without Garden Suite the lot coverage is 40%

ADD NEW STANDARDS FOR CLUSTER DEVELOPMENT UNDER 26.4

Conditions for Cluster Development

1. A Cluster Development shall contain no more than one access, but may require a secondary access as determined by the Town for Fire and Emergency services.
2. Must meet parking requirements of the Town as required under Section 11; however configuration will be at the discretion of the Authority.
3. A Cluster Development with 20 or more Dwelling Units shall, in addition to minimum landscape requirements, include a minimum of 6 metres square per Dwelling Unit of useable green space for the benefit of the Cluster Development. Green space area is to be contained entirely within the Lot boundaries, continuous on the Lot, covered with soft landscaping and subject to the said area being acceptable to the Town.

Development standards for Cluster Development -Apartment Buildings, Plex Housing, excluding Townhouses or Single Family Houses (single detached dwelling)	
Minimum Lot Area - m ² per Dwelling Unit	Council Discretion
Minimum Lot Frontage	20 m
Minimum Building Line	6 m
Maximum Building Height	24 m
Minimum Side Yard *	2*** m
Minimum Rear Yard	6 m
Maximum Lot Coverage	50%

*** Two, each equal to 1 metre for every 4 metres of Building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres

Development Standards for Townhouse Cluster	
Minimum Lot Area - m ² per Dwelling Unit	140 m ²
Minimum Lot Frontage	20 m
Minimum Building Line	6 m
Minimum Distance Between Townhouse Clusters	1.2 m
Minimum Side Yard *	6 m
Minimum Rear Yard	6 m
Maximum Building Height	10 m
Minimum Landscaping	30%

*Corner lots-flanking street treated like Building Line

Development Standards For Tiny Home Subdivision or Cluster	
Minimum Lot Area	246 m ²
Minimum Lot Frontage	20 m
Minimum Building Line	6 m
Maximum Building Height	8 m
Minimum Side Yard	3 m
Minimum Rear Yard	3 m
Minimum Landscaping	50%
Minimum Walkway width	1 m

FROM

27.10 Off Street Parking

1. Off street parking and provision for bicycle parking shall be in accordance with the provisions of Regulation 11.0 of these Development Regulations;
2. Off street parking for RM uses shall be designed in conformance with Regulation 44.0 Multi-Unit Residential Design Guidelines of the Development Regulations;
3. A minimum of 75 % of the required parking spaces for the site development shall be completely enclosed within a garage attached to each dwelling unit, within detached garage associated with each dwelling unit or within a fully enclosed parking structure;
4. Parking within the required building setback areas is not permitted; and,
5. Visitor parking areas shall be bounded by a landscape screen of not less than 1 m in height.

TO

27.10 Off Street Parking

1. Off street parking and provision for bicycle parking shall be in accordance with the provisions of Regulation 11.0 of these Development Regulations;
2. Council may require that off street parking for RM uses is designed in conformance with Regulation 44.0 Multi-Unit Residential Design Guidelines of the Development Regulations;

33.0 Industrial Special Zone (IS)

FROM

33.4 IS Zone and Principal Building(s) Development Standards Requirements

Development Standard	Minimum Zone Requirement
Minimum Lot Area Size	0.2 ha
Minimum Lot Frontage	30 m
Minimum Lot Coverage of Principal Buildings	60 m
Maximum Lot Coverage	70 % of Lot Area
Minimum Lot Depth	60 m
Minimum Setback from Any Lot Line	
<i>Adjoining a Residential Use</i>	60 m
<i>Adjoining a Commercial Use</i>	30 m
Minimum Lot Line Setback from other uses	
<i>Minimum Setback from Front Lot Line</i>	12 m
<i>Minimum Setback from Rear Lot Line</i>	12 m
<i>Minimum Setback from Side Lot Lines</i>	12 m
Maximum Height of Building	15 m

TO

33.4 IS Zone and Principal Building(s) Development Standards Requirements

Development Standard	Minimum Zone Requirement
Minimum Lot Area Size	0.2 ha
Minimum Lot Frontage	30 m
Minimum Lot Coverage of Principal Buildings	60 m
Maximum Lot Coverage	70 % of Lot Area
Minimum Lot Depth	60 m
Minimum Setback from Any Lot Line	
<i>Adjoining a Residential Use</i>	60 m
<i>Adjoining a Commercial Use</i>	30 m
Minimum Lot Line Setback from other uses	
<i>Minimum Setback from Front Lot Line</i>	12 m
<i>Minimum Setback from Rear Lot Line</i>	12 m
<i>Minimum Setback from Side Lot Lines</i>	12 m
Maximum Height of Building	15 m

In addition to the minimum requirements, the following provisions apply:

- More than one Principal Building shall be permitted on a commercial development site

34.0 Industrial Heavy Zone (IH)

FROM

34.4 IH Zone and Principal Building(s) Development Standards Requirements

Development Standard	Minimum Zone Requirement
Minimum Lot Area Size	8.1 ha
Minimum Setback from any non-developable area of the site (Environmental Sensitive Area, Hazard Lands)	60 m

- All other building setback, building height and siting criterion shall be determined by the Authority on a case specific basis and upon review consideration of a site development proposal submission.

TO

34.4 IH Zone and Principal Building(s) Development Standards Requirements

Development Standard	Minimum Zone Requirement
Minimum Lot Area Size	8.1 ha
Minimum Setback from any non-developable area of the site (Environmental Sensitive Area, Hazard Lands)	60 m

- All other building setback, building height and siting criterion shall be determined by the Authority on a case specific basis and upon review consideration of a site development proposal submission.
- More than one Principal Building shall be permitted on a commercial development site

37.0 Public Use Zone (PU)

FROM

37.4 PU Zone and Principal Building(s) Development Standards Requirements

Development Standard	Minimum Zone Requirement
Minimum Lot Area Size <i>Urban Development Area site</i> <i>Site located outside of Urban Area</i>	929.0 m ² 0.6 ha
Minimum Lot Frontage	25 m
Minimum Setback from Any Lot Line <i>Adjoining a Residential Use</i> <i>Adjoining a Commercial Use</i>	7.5 m 6 m
Minimum Lot Line Setback from other uses <i>Minimum Setback from Front Lot Line</i> <i>Minimum Setback from Rear Lot Line</i> <i>Minimum Setback from Side Lot Lines</i>	6 m 6 m 6 m
Minimum Setback from any non-developable area of the site (Watercourse, Wetland)	15 m
Maximum Height of Principal Building	30 m
Maximum Height of Accessory Building	6m

TO

37.4 PU Zone and Principal Building(s) Development Standards Requirements

Development Standard	Minimum Zone Requirement
Minimum Lot Area Size <i>Urban Development Area site</i> <i>Site located outside of Urban Area</i>	929.0 m ² 0.6 ha
Minimum Lot Frontage	25 m
Minimum Setback from Any Lot Line <i>Adjoining a Residential Use</i> <i>Adjoining a Commercial Use</i>	7.5 m 6 m
Minimum Lot Line Setback from other uses <i>Minimum Setback from Front Lot Line</i> <i>Minimum Setback from Rear Lot Line</i> <i>Minimum Setback from Side Lot Lines</i>	6 m 6 m 6 m
Minimum Setback from any non-developable area of the site (Watercourse, Wetland)	15 m
Maximum Height of Principal Building	30 m
Maximum Height of Accessory Building	6m

In addition to the outlined siting requirements, the following provisions also apply:

- More than one Principal Building shall be permitted on a public use site;
- Additional building setback and site layout requirements may be deemed required through the Development Design review process for drive-through business buildings to provide sufficient on-site drive aisle movement, accommodation for vehicles, and to avoid spillover traffic to adjacent roadways.
- Interior lot line setbacks of 3m shall be reduced to 0.0m where buildings on adjacent lots are built with an adjacent wall at 0.0m lot line; and,
- Where an interior side line of a PU zoned lot adjoins a residential use property, the interior lot line setback shall be increased to 6m.