

Attachment-3 Comparison of Existing Regulations in the Zoning By-law (2023)-20790) to Proposed Changes to Permit 4 Dwelling Units on a Lot

Key Regulations	Existing Zoning RL.1	Existing Zoning RL.2	Proposed Fourplex	Proposed ADU – attached	Proposed ADU – separate building
Permitted Uses	Up to 2 ADUs in the main unit or 1 ADU in the main and 1 ADU in a separate building for a total of 3 units on a lot	Up to 2 ADUs in the main unit or 1 in the main and 1 in a separate building for a total of 3 units on a lot	New: Add Fourplex to both RL.1 and RL.2 to permit a four unit building	Permit up to 3 ADUs attached to primary dwelling for a total of 4 units	Permit up to 2 separate ADUs for a total of 4 units
Minimum lot area	460m ²	275m ²	No change	No change	No change
Minimum lot frontage	15m	9m	No change	No change	No change
Minimum landscaped open space	Front yard except for driveway 0.5m between driveway and lot line 35% of total lot area	Front yard except for driveway 0.5m between driveway and lot line 35% of total lot area	No change	No change	No change
Front Yard	Min: 6m Max: 10m	Min: 6m Max: 10m	No change	No change	No change
Exterior Side Yard	Min: 4.5m Max: 10m	Min: 4.5m Max: 10m	No change	No change	No change

Key Regulations	Existing Zoning RL.1	Existing Zoning RL.2	Proposed Fourplex	Proposed ADU – attached	Proposed ADU – separate building
Min. Interior Side Yard	1.5m	1.2m on one side, 0.6m on other side	No change	No change	No change
Rear yard	7.5m or 20% of lot depth, whichever is less	7.5m or 20% of lot depth, whichever is less	No change	No change	No change
Maximum Building Height	3 storeys	3 storeys	No change	No change	New: A max. height of 6.1m (previously only permitted over a garage)
Min. Parking	1 space for the primary unit, 1 space for each ADU (spaces can be stacked)	1 space for the primary unit, 1 space for each ADU (spaces can be stacked)	3 spaces for 4 units	1 space for primary unit 0 space for 1 ADU 1 space for 2 ADUs 2 space for 3 ADUs (spaces can be stacked)	1 space for primary unit 0 space for 1 ADU 1 space for 2 ADUs 2 space for 3 ADUs (spaces can be stacked)
Max. Driveway width	Up to 6.5m wide	5.0 to 6.0m depending on lot width	No change	No change	No change