

Attachment-2 Draft Regulations to Permit Four (4) Dwelling Units in Low Density Residential Zones

Proposed amendments to Zoning By-law (2023)-20790 to permit up to 4 dwelling units on a lot. All changes (additions and removals) are listed under **Amendment**,

The regulations below only include those with amendments, please see full zoning bylaw for additional regulations and full context.

Part B: Definitions (Existing 2023 Zoning Bylaw)

Additional residential dwelling unit means a **dwelling unit** that is self-contained, subordinate to and located within the same **building** or on the same **lot** of a primary **dwelling unit**. An **additional dwelling** unit does not permit a **lodging house type 1**.

Semi-detached dwelling means a **building** that is divided vertically into 2 separate **dwelling units**.

Single detached dwelling means a free-standing, separate, detached **building** consisting of 1 **dwelling unit** and may include an **additional residential-dwelling unit**, but does not include a **lodging house type 1**.

Townhouse, on-street means a **townhouse** where each **dwelling unit** is located on a separate **lot** and has legal frontage on a **street, public** and includes a **rear-access on-street townhouse** located on either a **street, private** or **street, public**.

Triplex means a **building** consisting of 3 **dwelling units** functioning independently, which are horizontally and/or vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal entry vestibule and which share common facilities such as **common amenity area**, parking and **driveways**;

Amendment

Part B: Definitions

Additional dwelling unit means a **dwelling unit** that is self-contained, subordinate to and located within the same **building** or on the same **lot** of a primary **dwelling unit**. An **additional dwelling** unit does not permit a **lodging house type 1**.

Duplex dwelling means a **building** that is **used** for the purpose of two principal **dwelling units** functioning independently and configured in such a manner that the **dwelling units** are divided horizontally from one another, each of which has an independent entrance either directly to the outside or through a common vestibule, and may include an attached **additional dwelling unit**.

Fourplex means a **building** consisting of 4 **dwelling units** on a **lot** functioning independently, which are horizontally and/or vertically attached, which are entered from an independent entrance directly from the outdoors, and/or secured elevator access directly into unit(s), and/or from an internal entry vestibule and which share common facilities such as parking and **driveways**.

Semi-detached dwelling means a **building** that is divided vertically into 2 separate **dwelling units** and may include **additional dwelling units**.

Single detached dwelling means a free-standing, separate, detached **building** consisting of 1 **dwelling unit** and may include **additional dwelling units**, but does not include a **lodging house type 1**.

Townhouse, on-street means a **townhouse** where each **dwelling unit** is located on a separate **lot** and has legal frontage on a **street, public** and includes a **rear-access on-street townhouse** located on either a **street, private** or **street, public**; and may include **additional dwelling units**.

Triplex means a **building** consisting of 3 **dwelling units** functioning independently, which are horizontally and/or vertically attached, which are entered from an independent entrance directly from the outdoors, and/or secured elevator access directly into unit(s), and/or from an internal entry vestibule and which share common facilities such as **common amenity area**, parking and **driveways**;

Part C: General Provisions (Existing 2023 Zoning Bylaw)

4.4 Number of buildings per lot

No more than one **building** shall be located on a **lot** in a residential RL.1 or RL.2 **zone**, with the exception of an **accessory building or structure or an additional residential dwelling unit**, and as specifically permitted in this **by-law**.

4.12 Residential intensification

4.12.1 Additional residential dwelling Unit

An **additional residential dwelling unit** is subject to the following provisions:

- e) A maximum of two **additional residential dwelling units** are permitted on a **lot**, one within the same **building** as the primary **dwelling unit** and one located in a separate **building** on the same **lot** or two **additional residential dwelling units** within the **primary dwelling unit**.
- f) The **additional residential dwelling unit** shall not contain more than two bedrooms.
- g) **Additional residential dwelling unit** within a primary **dwelling unit**:

- i. The **additional residential dwelling unit(s)** shall each not exceed 45% of the **residential floor area** of the **building**. For the purposes of Section 4.12, **residential floor area** includes **basements** with floor to ceiling heights of at least 1.95 metres but does not include stairs, landings, cold rooms, **garages**, carports and mechanical rooms.
 - a) Despite Section 4.12.1 (b) and 4.12.1(c) (i), if the **additional residential dwelling unit** is located within the **basement**, the **additional residential dwelling unit** may occupy the entirety of the **basement** and may contain 3 bedrooms.
- ii. Interior access is required between floor levels and between the **additional residential dwelling unit(s)** and the primary **dwelling unit**.

Amendment

Part C: General Provisions

4.4 Number of **buildings** per **lot**

No more than one **building** shall be located on a **lot** in a residential RL.1 or RL.2 **zone**, with the exception of an **accessory building or structure** or **additional dwelling units**, and as specifically permitted in this **by-law**.

4.12 Residential intensification

4.12.1 Additional dwelling Unit (ADU)

An **additional dwelling unit** is subject to the following provisions:

- a) For **single detached dwellings**, a total of four **dwelling units** is permitted on a **lot**. This includes the primary **dwelling unit** together with:
 - i. Up to three **additional dwelling units** located within the same **building** as the primary **dwelling unit**, or
 - ii. Up to two **additional dwelling units** located within the same **building** as the primary **dwelling unit** and one **additional dwelling unit** in a separate **building** on the same **lot**, or
 - iii. One **additional dwelling unit** located in the same **building** as the primary **dwelling unit** and up to two **additional dwelling units** in a separate **building** on the same **lot**.
- b) **Additional dwelling units** are permitted with **semi-detached, duplex, townhouse, on-street**, or **townhouse, rear access on-street** dwellings to a maximum of 3 **dwelling units** on a **lot**
- c) For the purpose of Section 4.12, a primary **dwelling unit** means the largest **dwelling unit** on the **lot** where one or more **additional dwelling unit(s)** exist.

- d) For the purposes of Section 4.12, **residential floor area** includes **basements** with floor to ceiling heights of at least 1.95 metres but does not include stairs, landings, cold rooms, **garages**, **carports** and mechanical rooms
- e) A 1.2 metre wide unobstructed pedestrian access shall be provided to the entrance of the **additional dwelling unit**, unless access to the **additional dwelling unit** is provided directly from a **street** or **lane**. A gate may be constructed within the pedestrian access, but no encroachments are permitted within the 1.2 metre width, including exterior stairs, window wells, air conditioners, etc.
- f) **Additional dwelling unit** within a primary **dwelling unit**:
 - i. The **additional dwelling unit(s)** shall have a **residential floor area** that is less than the primary **dwelling unit**.
 - ii. Despite Table 4.1 Row 7, exterior stairs to **storeys** above the **first storey** are prohibited in the **front yard**, **exterior side yard** and in the required **interior side yard**

Existing 2023 Zoning By-Law

- d) **Additional residential dwelling unit** within separate **building(s)** on the same **lot** (Existing 2023 Zoning Bylaw) :
 - i. The **additional residential-dwelling unit** For the purposes of Section 4.12, **residential floor area** includes **basements** with floor to ceiling heights of at least 1.95 metres but does not include stairs, landings, cold rooms, **garages**, carports and mechanical rooms.
 - ii. The **Additional residential dwelling unit(s)** shall not occupy more than 30% of the **yard**, including all **accessory buildings or structures**, and shall be in accordance with Section 4.12.1(e) (i), whichever is less.
 - iii. The maximum **building height** is 5 metres, but shall not exceed the overall height of the primary **dwelling unit**, measured between the average **finished grade** to the top of such **building**.
 - A. Despite 4.12.1 (d) (iii), when an **additional residential dwelling unit** is located above a detached **garage** containing a **vehicle parking space** in accordance with Table 5.1 and Section 5.11.3 (d), the maximum total **building height** is 6.1 metres and shall not exceed the **building height** of the primary **dwelling unit**.
 - iv. A minimum 1.2 metre **interior side yard setback** is required for the primary **dwelling unit** in the **yard** closest to the unobstructed pedestrian access, unless access to the **additional residential dwelling unit** is provided directly from a **street** or **lane**.
 - v. An **additional residential dwelling unit** in a separate **building** on a lot may occupy a **yard** other than a **front yard** or required **exterior side yard**.

- A. Despite 4.12.1(e)(vi), an **additional residential dwelling unit** in a separate **building** on a **lot** may occupy the **front yard** of a **through lot** directly abutting a **lane**.
- vi. An **additional residential dwelling unit** in a separate **building** on a **lot** shall have a minimum **interior side yard** and **rear yard** setback consistent with the **interior side yard** setback for the primary **dwelling unit** in the applicable zone to a minimum of 1.2 metres.
 - A. Despite 4.12.1 (d) (vii), **additional residential dwelling unit** shall have a minimum 3 metre **interior side yard** and **rear yard setback** where a second **storey** window adjacent to the **lot line**.
- vii. A minimum distance of 3 metres shall be provided between the primary **detached dwelling** and ~~an~~ **additional residential dwelling unit(s)** in a separate **building**, and between 2 **additional dwelling units** in separate **buildings**, on the same **lot**.

Amendment

- d) **Additional dwelling unit(s)** within separate **building(s)** on the same **lot**:
 - i. Each **additional dwelling unit** shall not exceed 80 square metres of **residential floor area**.
 - ii. Two **additional dwelling units** are permitted in one **building** with a maximum **floorplate** of 90 square meters.
 - iii. **Additional dwelling unit(s)** shall not occupy more than 30% of the **yard**, including all **accessory buildings or structures**, and shall be in accordance with Section 4.12.1(e) (i) and 4.12.1 (e)(ii), whichever is less.
 - iv. The maximum **building height** is 6.1 metres.
 - v. A minimum 1.2 metre **interior side yard setback** is required for the primary **dwelling unit** in the **yard** closest to the unobstructed pedestrian access, unless access to the **additional dwelling unit** is provided directly from a **street** or **lane**.
 - vi. An **additional dwelling unit** in a separate **building** on a **lot** may occupy a **yard** other than a **front yard** or required **exterior side yard**.
 - A. Despite 4.12.1(g)(vi), an **additional dwelling unit** in a separate **building** on a **lot** may occupy the **front yard** of a **through lot** directly abutting a **lane**.
 - vii. An **additional dwelling unit** in a separate **building** on a **lot** shall have a minimum **interior side yard** and **rear yard setback** consistent with the required minimum **interior side yard setback** for the primary **dwelling unit** in the applicable **zone** to a minimum of 1.2 metres.

- A. Despite 4.12.1 (e) (vii), the second **storey** of an **additional dwelling unit** shall have a minimum 3 metre **interior side yard** and **rear yard setback** where a second **storey** window faces a **lot line**.
 - B. Any second **storey** balcony, entrance, or exterior stair to the second **storey**, must be **setback** a minimum of 3 metres from a **lot line**.
 - C. Rooftop amenity area above the second **storey** is not permitted.
- viii. A minimum distance of 3 metres shall be provided between the primary **building** and **additional dwelling unit(s)** in a separate **building**.

4.15 Home Occupations (Existing 2023 Zoning Bylaw)

4.15.1(b) A **home occupation** shall not obstruct or occupy the legal off-street **parking space** for a **dwelling unit** and shall not occupy any portion of an attached **garage** or **carport**. **Home occupations** are permitted in **accessory buildings and structures** and detached **additional residential dwelling units**.

4.23 (b) A **lot** containing a **lodging house type 1** shall not contain an **additional residential dwelling unit** within the primary **dwelling unit** or in a separate **building** on the same **lot**.

5. Parking

5.2.1. Residential uses

For every **single detached dwelling, semi-detached dwelling, on-street townhouse, rear access on-street townhouse, duplex dwelling, and multi-unit buildings** with 3 **dwelling units** or less, the following provisions apply:

Amendment

4.15 Home Occupations

4.15.1(b) A **home occupation** shall not obstruct or occupy the legal off-street **parking space** for a **dwelling unit** and shall not occupy any portion of an attached **garage** or **carport**. **Home occupations** are permitted in **accessory buildings and structures** and detached **additional dwelling units**.

4.23 (b) A **lot** containing a **lodging house type 1** shall not contain an **additional dwelling unit** within the primary **dwelling unit** or in a separate **building** on the same **lot**.

5. Parking

5.2.1 Residential uses

For every **single detached dwelling, semi-detached dwelling, on-street townhouse, rear access on-street townhouse, duplex dwelling, triplex and fourplex**, the following provisions apply:

Table 1 : Table 5.2 Minimum parking space dimensions (Existing 2023 Zoning Bylaw)

Row	Parking space type or location for specified uses	Dimensions – minimum required
1.	Residential interior parking space (within a garage or carport)(RL.1, RL.2, RL.3, RM.5)	3 metre width x 6 metre length ⁽¹⁾
2.	Residential exterior parking space (RL.1, RL.2, RL.3, RM.5)	2.5 metre width x 5.5 metre length
3.	Apartment building (over 3 units), mixed-use building, stacked townhouse, stacked back- to-back townhouse and non-residential uses (interior or exterior parking spaces)	2.75 metre width x 5.5 metre length (excluding any obstructions)
4.	Interior or exterior parallel parking space	2.6 metre width x 6.5 metre length
5.	Interior or exterior stacked (tandem) parking space	Interior or exterior parking space dimensions, with length multiplied by 2

Additional regulations for Table 5.2

1. An attached **garage** for **single detached dwellings, semi-detached dwellings and townhouses, on-street, townhouse, rear access on street**, shall have a minimum floor area of 20 square metres.

Amendment

Table 2 : **Amendment** - Table 5.2 -parking space dimensions

Row	Parking space type or location for specified uses	Dimensions – minimum required
1.	Residential interior parking space (within a garage or carport)(RL.1, RL.2, RL.3, RM.5)	3 metre width x 6 metre length ⁽¹⁾
2.	Residential exterior parking space (RL.1, RL.2, RL.3, RM.5)	2.5 metre width x 5.5 metre length ⁽²⁾
3.	Apartment building (over 3 units), mixed-use building, stacked townhouse, stacked back- to-back townhouse, triplex, fourplex , and non-residential uses (interior or exterior parking spaces)	2.75 metre width x 5.5 metre length (excluding any obstructions)
4.	Interior or exterior parallel parking space	2.6 metre width x 6.5 metre length

5.	Interior or exterior stacked (tandem) parking space	Interior or exterior parking space dimensions, with length multiplied by 2
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Additional regulations for Table 5.2

1. An attached **garage for single detached dwellings, semi-detached dwellings and townhouses, on-street, townhouse, rear access on street**, shall have a minimum floor area of 20 square metres.

Table 3 : Table 5.3 Required parking rates in all zones except downtown zones (Existing 2023 Zoning Bylaw)

		Lots identified with parking adjustment (PA)		Lots without parking adjustment (PA)
		Minimum required	Maximum permitted	Minimum required
	Residential Uses			
1.	Additional residential dwelling unit (ADU) ⁽²⁾⁽⁵⁾	1 space per dwelling unit	Not applicable	1 space per dwelling unit
20.	Triplex ⁽⁶⁾⁽⁷⁾	1 space per dwelling unit	Not applicable	1 space per dwelling unit

Additional regulations for Table 5.3

2. The required off-street **parking spaces** for **additional residential dwelling units** may be stacked behind the required off-street **parking space** of the primary **dwelling unit** in the **driveway, residential**.
5. If no legal off-street **parking space** can be provided for the primary **dwelling unit**, as of the effective date of this **by-law**, no **parking spaces** are required for the **additional residential dwelling units**.
6. **Apartment buildings, mixed-use buildings, and triplexes** with less than 20 dwelling units are not required to provide visitor parking spaces
7. In multi-unit **buildings** with 3 **dwelling units** or less, if no legal off-street **parking space** can be provided for the existing **dwelling unit**, as of the **effective date** of this by-law, no **parking spaces** are required.

Amendment

Table 4: **Amendment** - Table 5.3 Required parking rates in all zones except downtown zones

		Lots identified with parking adjustment (PA)		Lots without parking adjustment (PA)
		Minimum required	Maximum permitted	Minimum required

	Residential Uses			
1.	Additional dwelling unit (ADU) ⁽²⁾⁽⁵⁾	1 ADU = No space required 2 ADUs = 1 space 3 ADUs = 2 spaces	Not applicable	1 ADU = No space required 2 ADUs = 1 space 3 ADUs = 2 spaces
6.	Fourplex ⁽⁶⁾⁽⁷⁾	3 spaces	Not applicable	3 spaces
20.	Triplex ⁽⁶⁾⁽⁷⁾	2 spaces		2 spaces

Additional regulations for Table 5.3

2. The required off-street **parking spaces** for **additional dwelling units** may be stacked behind the required off-street **parking space** of the primary **dwelling unit** in the **driveway, residential**.
5. If no legal off-street **parking space** can be provided for the primary **dwelling unit**, as of the effective date of this **by-law**, no **parking spaces** are required for the **additional dwelling units**.
6. **Apartment buildings, mixed-use buildings, triplexes, and fourplexes** with less than 20 dwelling units are not required to provide visitor **parking spaces**
7. In multi-unit **buildings** with 3 **dwelling units** or less, if no legal off-street **parking space** can be provided for the existing **dwelling unit**, as of the **effective date** of this by-law, no **parking spaces** are required.

Table 5: Table 5.4 – Required parking rates in downtown zones (Existing 2023 Zoning Bylaw)

Row	Use	Minimum required
1.	Apartment building, duplex, single detached, semi-detached, townhouse- on- street, townhouse- rear access on-street	0 per dwelling unit
2.	Live-work unit, mixed-use building	0 per dwelling unit (non-residential parking still required)
3.	Home occupation, lodging house type 1, additional residential dwelling unit, group home, long term care facility, hospice	0 per dwelling unit

Amendment

Table 6: **Amendment** - Table 5.4 – Required parking rates in downtown zones

Row	Use	Minimum required
1.	Apartment building, duplex, single	0 per dwelling unit

	detached, semi-detached, townhouse- on- street, townhouse- rear access on-street, triplex, fourplex	
2.	Live-work unit, mixed-use building	0 per dwelling unit (non-residential parking still required)
3.	Home occupation, lodging house type 1, additional dwelling unit, group home, long term care facility, hospice	0 per dwelling unit

5.7(a) Accessible parking rates (Existing 2023 Bylaw)

- iii. Despite Section 5.7 (a) (i), **single detached dwellings, semi-detached dwellings, duplex dwellings, townhouse, on-street, townhouse, rear access on-street** with 3 **dwelling units** or less and **additional residential dwelling units** shall not require **accessible parking spaces**.

5.9 Electric vehicle parking requirements

(a) A minimum of 20% of the total required **parking spaces for multi-unit buildings** with 3 or more **dwelling units** and **mixed use buildings** on **lots** identified with a (PA) suffix shall be provided as **electric vehicle parking spaces**

Amendment

5.7(a) Accessible parking rates

- iii. Despite Section 5.7 (a) (i), **single detached dwellings, semi-detached dwellings, duplex dwellings, townhouse, on-street, townhouse, rear access on-street, triplex, and additional dwelling units** shall not require **accessible parking spaces**.
- iv. Despite Section 5.7 (a) (i), an **accessible parking space** is required for **fourplexes** and multi-unit **buildings** with four or more **dwelling units** if an accessible **building** or accessible **dwelling unit** is required by the Ontario Building Code.

5.9 Electric vehicle parking requirements

- A. minimum of 20% of the total required **parking spaces** for multi-unit **buildings** with 3 or more **dwelling units** and **mixed-use buildings** on **lots** identified with a (PA) suffix shall be provided as **electric vehicle parking spaces**.
- i. Despite 5.9(a) **Lots** with **additional dwelling units** will not be required to provide **electric vehicle parking spaces**

Table 7: Table 5.10 – Maximum residential driveway width (Existing 2023 Zoning Bylaw)

Row	Zone	Driveway, residential width - maximum permitted
1.	RL.1	Single detached/duplex dwelling, multi-unit building (up to 3 units) - 6.5 metres

		Semi-detached dwelling - 60% of the lot frontage or 5 metres, whichever is less.
2.	RL.2	Single detached dwelling - 50% of the lot frontage or 5 metres, whichever is greater ⁽¹⁾ Duplex dwelling , multi-unit building (up to 3 units) - 5 metres ⁽¹⁾ Semi-detached dwelling - 60% of the lot frontage or 5 metres, whichever is less.
3.	RL.3, RL.4, RM.5, RM.6, D.1, D.2	Single detached, semi-detached, and duplex dwelling - 50% of lot frontage or 5 metres, whichever is less. Townhouses - 65% of lot frontage or 5 metres, whichever is less.

Amendment

Table 8: **Amendment** - Table 5.10 – Maximum residential driveway width

Row	Zone	Driveway, residential width - maximum permitted
1.	RL.1	Single detached/duplex dwelling , (up to 4 units) - 6.5 metres Semi-detached dwelling - 60% of the lot frontage or 5 metres, whichever is less.
2.	RL.2	Single detached dwelling - 50% of the lot frontage or 5 metres, whichever is greater ⁽¹⁾ Duplex dwelling , multi-unit building (up to 4 units) - 5 metres ⁽¹⁾ Semi-detached dwelling - 60% of the lot frontage or 5 metres, whichever is less.
3.	RL.3, RL.4, RM.5, RM.6, D.1, D.2	Single detached, semi-detached, and duplex dwelling - 50% of lot frontage or 5 metres, whichever is less. Townhouses - 65% of lot frontage or 5 metres, whichever is less.

Part D: Land Use Zones (Existing 2023 Zoning Bylaw)

Table 9: Table 6.1 - Permitted uses in residential zones

Permitted uses	RL.1	RL.2	RL.3	RL.4	RM.5	RM.6	RH.7
Residential uses							
Additional residential dwelling unit	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	--	P ⁽¹⁾	--	--
Apartment building	P ⁽⁸⁾	P ⁽⁸⁾	--	P	P	P	P
Bed and breakfast	P	--	--	--	--	--	--
Convenience store	--	--	--	--	--	--	P ^{(2) (3)}
Day care centre	P	--	--	--	--	--	P ^{(2) (3)}
Day care, private home	P	P	--	--	--	--	--

Duplex dwelling	P	P	--	--	--	--	--
Group home	P ^{(4) (6)}	P ^{(4) (6)}	--	--	--	--	--
Home occupation	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾
Hospice	P ⁽⁶⁾	P ⁽⁶⁾	--	--	--	--	--
Lodging house type 1	P ⁽⁷⁾	P ⁽⁷⁾	--	--	--	--	--
Long term care facility	--	--	--	P	P	P	P
Retirement residential facility	--	--	--	P	P	P	P
Semi-detached dwelling	P	P	--	--	--	--	--
Single detached dwelling	P	P	--	--	--	--	--
Supportive housing	P	P	P	P	P	P	P
Townhouse, back-to-back	--	--	--	--	P	P	--
Townhouse, cluster	--	--	--	P	--	P	--
Townhouse, on-street	P ⁽⁹⁾	P ⁽⁹⁾	P	--	P	--	--
Townhouse, rear access on-street	P ⁽⁹⁾	P ⁽⁹⁾	P	--	P	--	--
Townhouse, stacked	--	--	--	P	--	P	--
Townhouse, stacked back-to-back	--	--	--	--	--	P	--
Triplex	P ⁽⁸⁾	P ⁽⁸⁾	--	--	--	--	--

Additional regulations for Table 6.1:

1. **Additional residential dwelling units** are permitted within and on the same **lot** as a **single detached dwelling, semi-detached dwelling, and townhouse, on-street** and in accordance with Section 4.12.1.
2. Permitted within an **apartment building**, not within a **dwelling unit**.
3. Maximum 400 square metres in floor area, not within a **dwelling unit**.
4. In accordance with Section 4.24.
5. In accordance with Section 4.15.
6. Only use permitted in a **building**.
7. In accordance with Section 4.23.
8. Maximum of 3 **dwelling units** and 1 **additional dwelling unit**, in accordance with Section 6.3.1 and Section 4.12.
9. Maximum of 3 **dwelling units** and in accordance with Section 6.3.3 and 6.3.4.

Amendment

Table 10: **Amendment** - Table 6.1 - Permitted uses in residential zones

Permitted uses	RL.1	RL.2	RL.3	RL.4	RM.5	RM.6	RH.7
Residential uses							
Additional dwelling unit	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	--	P ⁽¹⁾	--	--

Apartment building	P ⁽⁸⁾	P ⁽⁸⁾	--	P	P	P	P
Bed and breakfast	P	--	--	--	--	--	--
Convenience store	--	--	--	--	--	--	P ^{(2) (3)}
Day care centre	P	--	--	--	--	--	P ^{(2) (3)}
Day care, private home	P	P	--	--	--	--	--
Duplex dwelling	P ⁽¹⁾	P ⁽¹⁾	--	--	--	--	--
Fourplex	P ^{(8) (10)}	P ^{(8) (10)}					
Group home	P ^{(4) (6)}	P ^{(4) (6)}	--	--	--	--	--
Home occupation	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾
Hospice	P ⁽⁶⁾	P ⁽⁶⁾	--	--	--	--	--
Lodging house type 1	P ⁽⁷⁾	P ⁽⁷⁾	--	--	--	--	--
Long term care facility	--	--	--	P	P	P	P
Retirement residential facility	--	--	--	P	P	P	P
Semi-detached dwelling	P	P	--	--	--	--	--
Single detached dwelling	P	P	--	--	--	--	--
Supportive housing	P	P	P	P	P	P	P
Townhouse, back-to-back	--	--	--	--	P	P	--
Townhouse, cluster	--	--	--	P	--	P	--
Townhouse, on-street	P ⁽⁹⁾	P ⁽⁹⁾	P	--	P	--	--
Townhouse, rear access on-street	P ⁽⁹⁾	P ⁽⁹⁾	P	--	P	--	--
Townhouse, stacked	--	--	--	P	--	P	--
Townhouse, stacked back-to-back	--	--	--	--	--	P	--
Triplex	P ⁽⁸⁾	P ⁽⁸⁾	--	--	--	--	--

Additional regulations for Table 6.1:

1. **Additional dwelling units** are permitted within and on the same **lot** as a **single detached dwelling, semi-detached dwelling, duplex, and townhouse, on-street** and in accordance with Section 4.12.1. Where additional dwelling units are proposed, they are subject to confirmation of adequate and available servicing capacity as per section 4.10.
2. Permitted within an **apartment building**, not within a **dwelling unit**.
3. Maximum 400 square metres in floor area, not within a **dwelling unit**.
4. In accordance with Section 4.24.
5. In accordance with Section 4.15.
6. Only **use** permitted in a **building**.
7. In accordance with Section 4.23.
8. Residential use is subject to confirmation of adequate and available servicing capacity as per Section 4.10.
9. Maximum of 3 **dwelling units** and in accordance with Section 6.3.3 and 6.3.4.

Table 11: 6.3.1 Single detached dwellings/multi-unit buildings up to 3 units (Existing 2023 Zoning Bylaw)

Table 6.2: RL.1 and RL.2 single detached dwelling/ multi-unit buildings (3 units) lot regulations	
Landscaped open space (minimum)	Despite the definition of landscaped open space , a minimum setback of 0.5m between the driveway, residential and the nearest lot line must be maintained as landscaped open space in the form of natural vegetations, such as grass, flowers, trees and shrubbery. For multi-unit buildings with 3 units, 35% of lot area is required to be landscaped open space .

Amendment

Table 12: **Amendment** - 6.3.1 Single detached dwellings/multi-unit buildings up to 4 units

Table 6.2: RL.1 and RL.2 single detached dwelling/ multi-unit buildings (4 units) lot regulations	
Landscaped open space (minimum)	Despite the definition of landscaped open space , a minimum setback of 0.5m between the driveway, residential and the nearest lot line must be maintained as landscaped open space in the form of natural vegetations, such as grass, flowers, trees and shrubbery. For multi-unit buildings with 3 or more units, 35% of lot area is required to be landscaped open space .

Table 13: Table 6.3: RL.1 and RL.2 single detached dwelling/ multi-unit buildings (3 units) setback regulations (Existing 2023 Zoning Bylaw)

Table 6.3: RL.1 and RL.2 single detached dwelling/multi-unit buildings (3 units) building regulations	
A. Building Height (Maximum)	3 storeys and in accordance with section 4.14
B. Principal Entrance	A principal entrance shall be provided that faces the front lot line or exterior side lot line

Amendment

Table 14: **Amendment** - Table 6.3: RL.1 and RL.2 single detached dwelling/ multi-unit buildings (4 units) setback regulations

Table 6.3: RL.1 and RL.2 single detached dwelling/multi-unit buildings (4 units) building regulations	
A. Building Height (Maximum)	3 storeys and in accordance with section 4.14
B. Principal Entrance	A principal entrance shall be provided that faces the front lot line or exterior side lot line
C. Elevation of principal entrance (Maximum)	1.2 metres measured from grade at the front face of the building