

TOWN OF GRAND FALLS-WINDSOR



DEVELOPMENT REGULATION AMENDMENT No. 12, 2024

MARCH, 2024
(Plex housing and Subsidiary Apartments)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE No. 12, 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. 12, 2024 to the Town of Grand Falls-Windsor Development Regulations on January 21, 2025;
- b) gave notice of the adoption of the Amendment No. 12, 2024 to the Town of Grand Falls-Windsor Development Regulations by publication in the NL Wire on February 5 and 12, 2025 and Town Facebook and Town website on February 17, 2025;
- b) set Monday February 24, 2025, 2025 for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 12, 2024 to the Town of Grand Falls-Windsor Development Regulations as adopted.

SIGNED AND SEALED this 26th day of February, 2025.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment
REGISTERED

Number 1960-0036-2025

Date April 1, 2025

Signature John E. Murray

(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

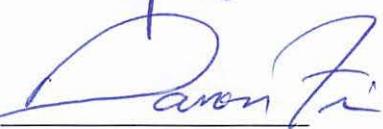
**AMENDMENT No. 12, 2024
TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS**

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. 12, 2024 to the Grand Falls-Windsor Development Regulations, 2022-2032.

Adopted by the Town Council of Grand Falls-Windsor on January 21, 2025.

Signed and sealed this 21st day of January, 2025 .

Mayor:

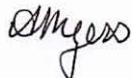



Chief Administrative Officer:

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 12, 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. 12, 2024

BACKGROUND

The Town Council of Grand Falls-Windsor wishes to amend its Development Regulations.

The proposed amendment seeks to change the text of the 2022-2032 Development Regulations.

The purpose of this Development Regulations Amendment No. 12, 2024 is to enable much needed options to address the housing needs of a wide range of residents, from students and young families to seniors, as the growing Town of Grand Falls-Windsor attracts students entering post-secondary education, offers employment opportunities and housing to new residents, and addresses the housing needs of seniors wishing to downsize but remain in the community.

In general terms, Development Regulations Amendment No. 12, 2024 will be amended to set out the following:

- a definition for Plex housing;
- allow Plex housing as a discretionary use and Two Unit Residential (duplex) housing as a permitted use in the residential zones: Rural Residential (RR-1), Single Unit Compact Residential Zone (RS-1), Single Unit Small Lot Residential Zone (RS-2), Single Unit Urban Residential Zone (RS-3), Single Unit Mixed Lot Residential Zone (RS-4), and Two Unit Urban Residential Zone (RT), and to
- allow Plex housing as a permitted use in the Residential RM-1 (RM-1) Low And Medium Density Multi-Unit Residential Zone, Residential RM-2 (RM-2) High Density Multi-Unit Residential Zone;

- development standards for Plex housing and Two Unit Residential housing for each zone where these uses are allowed as well as the standards for infill development on confined lots;
- Subsidiary Apartments will be allowed as an accessory use in Single Family Dwellings in all zones with a maximum of two subsidiary apartments in a Single Family Dwelling.

Remove restriction on home businesses of 'beauty parlour only' in the Rural Residential zone (RR-1). It is proposed that in the Single Unit Compact Residential zone the minimum lot size and frontage will be reduced.

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 July 3, 2024 and posted on the Town website on June 25, 2024.

No submissions or representations were made to the Town.

DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2024.

TEXT CHANGES TO DEVELOPMENT REGULATIONS, 2022-2032

2.2 DEFINITIONS USED IN THE DEVELOPMENT REGULATIONS

FROM:

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.

TO:

Residential, Multi-Unit means higher density residential Development of three or more Dwelling Units on one Lot, and includes Apartments, Townhouses, Plex housing, Cluster Developments, Adult Care Facility, Congregate Care Apartment, Personal Care Home, and bare land strata land developments and condominiums; excludes subsidiary apartments except associated with a Single Family Dwelling use ,boarding house, townhouses.

FROM:

Apartment Residential Use means a higher Density Residential Use where a Building or part of a Building on a Lot is used for two or more dwelling units, and where each Dwelling Unit has its principal access from a common entrance, foyer or hallway.

TO:

Apartment Residential Use means a higher Density Residential Use where a Building or part of a Building on a Lot is used for three or more dwelling units, and where each Dwelling Unit has its principal access from a common entrance, foyer or hallway, and may include condominiums subject to the Condominium Act, 2009.

FROM:

Residential, Townhouse means a highly designed and landscaped Residential Use located within the Urban Development Area and consisting of three or more Dwelling Units on a Lot or site that may be either attached or detached residential Dwelling Units, and if attached, there shall be a maximum of six attached Dwelling Units; each Dwelling Unit with a Townhouse Residential Use shall have a private entrance and direct ground level access

to the outside and to private Open Space other than a Balcony or sundeck; may include a two unit Duplex form of housing on Multi-Unit and/or Cluster Residential Development sites; excludes a Row Dwelling Residential form of housing development. The following photograph illustrates the high design standard of appearance provided by a Townhouse Residential Use.

TO:

Townhouse (or townhome) is a single-family home that shares one or more walls with other independently-owned units. They are often in rows of uniform homes and may be two stories or taller. Residents own their interior and exterior walls, lawn, and roof, as well as the insurance for both their home and property. Residential Townhouses are usually three or more dwelling units, each unit separated vertically from the others, each of which shall have an independent entrance to a front and rear yard immediately abutting the front and rear walls of the unit, and each of which may be located on a separate lot. All units shall front on to a publicly maintained road. There shall be a maximum of six attached Dwelling Units; this definition excludes a Row Dwelling Residential form of housing development. The following photograph illustrates the high design standard of appearance provided by a Townhouse Residential Use.



ADD NEW DEFINITION:

Plex housing means a building which has three or more Dwelling Units and may be called a triplex, quadplex or 5-plex, etc., and may include condominiums subject to the Condominium Act, 2009, which may be configured as follows:

- a. side-by-side as townhouses where each unit faces the street and the units can be owned individually in which case the development standards for a townhouse shall apply; this configuration may also be a planned unit development;

- b. Side-by-side as townhouses on a lot on a publicly maintained road where the housing might not necessarily face the street and the overall plex building shares with a common vehicle access to the site and on-site parking; this would be a planned unit development and multi-unit development standards apply;
- c. stacked with units above one another as an apartment with a separate indoor entrance, corridors and stairs or with exterior separate entrances and stairs; this would be a planned unit development and multi-unit development standards apply;

CHAPTER 7 – GENERAL REGULATIONS

7.6 DEVELOPMENT MUST FRONT ON PUBLICLY MAINTAINED ROAD

FROM

All development shall front on to a publicly maintained road, except for natural resource developments in the Resource zone which are not on serviced streets.

TO:

All development shall front on to a publicly maintained road (Provincial or Municipal). Exceptions include: (1) a development within a Planned Unit Development where there may be an internal road plan; however, the Planned Unit Development lot shall front onto a publicly maintained road and provide access to this road; and (2) natural resource uses and associated industries, i.e., agriculture, forestry, mineral working, etc. (3) recreational cottages located on a resource road and remote cottages not accessible by highway vehicle.

ADD NEW SUB-SECTION

7.12 PLANNED UNIT DEVELOPMENT

Planned Unit Development means an integrated planned development which may involve a single use class or mix of use classes or a mix of uses that responds to a unique market opportunity and involves special development standards not otherwise permitted in the zone. The most common example of a Planned Unit Development is a vacant land condominium development consisting of a contiguous area to be planned, developed, operated, and maintained as a single entity and containing one or more structures with common areas that belong to them, such as a shopping complex, resort, multi-unit residential such as apartments, condominiums and plex housing . A Planned Unit

Development may be approved by Council in any zone as a development and/or subdivision on public or private services.

Conditions:

- 1) A Planned Unit Development shall front on to a publicly maintained road and comply with use requirements of the Zone within which it is located. Notwithstanding the requirement for serviced development, if municipal services are not feasible to the standard required by the Town, the provision of on-site services shall meet requirement of provincial agencies, in particular, Water Resource Management Division and Service NL;
- 2) Roads and services provided in a Planned Unit Development whether they are publicly or privately owned, may be treated as if they were public roads, public services and public utilities for the purpose of approvals by the Town and other agencies.
- 3) The development and/or subdivision shall comply with the requirements of the Municipal Plan and Development Regulations, or any scheme adopted under it, and with the zoning for the site as it pertains to land use, height, and have a suitable relationship to nearby land uses in respect to appearance, traffic requirements, and demands on municipal services;
- 4) the Planned Unit Development would be prepared and reviewed by the Council according to its regular development approval process.
- 5) In a Planned Unit Development, the Council may also, at its discretion, approve the erection of buildings which are designed to form part of a zero lot line development provided that the buildings are designed to provide both privacy and reasonable access to natural daylight, and the overall density conforms to standard set out in the Use Zone Table, and Service NL requirements

15.0 Subsidiary Apartments

FROM:

15.1 Purpose

Subsidiary Apartments are to provide affordable residential rental dwelling units as an accessory use within a Single Family Residential home within the RR-1, and all RS zones in accordance with the following provisions:

- Shall be limited to one Subsidiary Apartment per lot;
- 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.

15.2 Fire Safety

Subsidiary Apartments shall comply with all requirements of the National Building Code, including a minimum of a 45- minute firewall separation between the two dwelling units.

• **TO:**

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.

15.2 Fire Safety

Subsidiary Apartments shall comply with all requirements of the National Building Code.

FROM:**15.4 Parking**

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

15.5 Prohibited Uses

- Subsidiary Apartments shall not be permitted within mobile homes, or where there is an existing Boarding or Bed and Breakfast Use, or within the RM zones; and,
- Subsidiary Apartments shall not be strata-titled.

TO:**15.4 Parking**

Subsidiary Apartments shall provide for a minimum of one parking space per subsidiary unit in addition to the requirements for the primary Single Family Dwelling on the lot where it is so used, and except for the Rural Zone, be paved or finished with a durable and dust-free surface.

15.5 Prohibited Uses

- Subsidiary Apartments shall not be permitted within mobile homes, or where there is an existing Boarding or Bed and Breakfast Use, and,
- Subsidiary Apartments shall not be strata-titled.

19.0 Rural Residential Zone (RR-1)**FROM:****19.1 Zone Intent**

The purpose of the RR-1 zone is to provide for a larger lot residential property and accompanying lifestyle, both within a suburban and a more rural setting.

19.2 Servicing

All RR-1 zoned properties are to be serviced with municipal water and provided with provincial approval for septic effluent disposal from Service NL.

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 (Subject to the provisions of Regulations 15.0, Subsidiary Apartments)
- 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:

19.1 Zone Intent

The purpose of the RR-1 zone is to provide for a larger lot residential property and accompanying lifestyle, both within a suburban and a more rural setting but also allow for Two Unit Residential (duplex) and Plex housing.

19.2 Servicing

All RR-1 zoned properties are to be serviced with municipal water and provided with provincial approval for septic effluent disposal from Service NL.

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)
- Two Unit Residential (Duplex)

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
- Subsidiary Residential Apartment in a Single Family Dwelling (Subject to the provisions of Regulations 15.0, Subsidiary Apartments)

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)
- Plex housing

ADD**19.15 DEVELOPMENT STANDARDS FO TWO UNIT AND PLEX HOUSING**

Development Standard	Two-Unit Residential	Plex Housing	
		Townhouse	Multi-Unit housing
MINIMUM			
Lot Area (m ²)	70	135*	n/a
Building footprint	140	n/a	n/a
Frontage (m)	22	6*	25
Lot depth	33	n/a	n/a
Building Line (m)	6	7.5	6
Side Yard #1(m)	As per National Building code	3	As per National Building code
Side Yard #2 (m)	3.75	3	3
Flanking Side Yard (m)	6	7.5	6
Rear Yard (m)	7.5	8	8
MAXIMUM			
Lot Coverage (%)	40	40	40
Building Height	3 storeys	3 storeys	5 storeys
*per unit			

21.0 SINGLE UNIT COMPACT RESIDENTIAL ZONE (RS-1)**21.1 ZONE INTENT****FROM:**

The intent of the RS-1 zone is to provide for intensive use of the limited serviced urban land supply through rezoning and infill subdivision of compact lots and development of one Single Family Residential dwelling on a 465 m² lot on the basis of design guideline management.

TO:

The intent of the RS-1 zone is to provide for intensive use of the limited serviced urban land supply through rezoning and infill subdivision of compact lots and development of one Single Family Residential dwelling on a 465 m² lot on the basis of design guideline management: and allow for Two Unit Residential (duplex) and Plex housing.

21.3 USES OF LAND

FROM:

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)

Discretionary Uses

- Home Based Businesses for Bed and Breakfast
- Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons (Refer to 14.1)
- Home Based Business for Child Care Centre (subject to Regulation 21.4 (4) Conditions of Use)
- Residential Care Use (subject to Regulation 21.4(3) Conditions of Use)
- Tiny home (subject to Regulation 21.4(4) Conditions of Use)
- Little home ((subject to Regulation 21.4() Conditions of Use)
- Short Term Rental (Subject to Regulation 14.12)

TO:

Permitted Uses

- Single Family Residential
- Two Unit Residential (Duplex)

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 Residential Apartment in a Single Family Dwelling (Subject to the provisions of Regulations 15.0, Subsidiary Apartments)

Discretionary Uses

- Home Based Businesses for Bed and Breakfast
- Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons (Refer to 14.1)
- Home Based Business for Child Care Centre (subject to Regulation 21.4 (4) Conditions of Use)
- Residential Care Use (subject to Regulation 21.4(3) Conditions of Use)
- Tiny home (subject to Regulation 21.4(4) Conditions of Use)
- Little home ((subject to Regulation 21.4() Conditions of Use)
- Short Term Rental (Subject to Regulation 14.12)
- Plex housing

21.5 RS-1 ZONE AND BUILDING DEVELOPMENT STANDARDS REQUIREMENTS

FROM:

All RS-1 lots created through subdivision and all Single-Family Residential homes built thereon shall comply with the following minimum requirements:

RS-1 Development Standard	RS-1 Development Standard	Confined lot only standard
Minimum		
Minimum Lot Area	465 m ²	465 m ²
Minimum Lot Frontage	16 m	16 m
Minimum Lot Depth	25 m	25 m
Minimum Setback from Front Lot Line	5 m or 5.5 m (for staggered building line setback)	5 m or 5.5 m (for staggered building line setback)
Minimum Setback from Rear Lot Line	7 m	3 m
Minimum Setback from Interior Side Lot Line	1.25 m and 3 m (alternating to ensure a min. 4 m between buildings)	3
Minimum Setback from Exterior Side Lot Line	3.75 m	7 m
Minimum Building Footprint	84.0 m ²	84.0 m ²
Maximum		
Maximum Height of Building	11 m	11 m
Maximum Lot Coverage	40 % of the lot area	40 % of the lot area

Confined Residential Lot Development Standards		
Development Standard	Tiny homes	Little homes
Minimum		
Lot Area (m ²)	150	300
Building Footprint (m)	<50	51-79
Lot Frontage (m)	7.5	11.75
Lot Depth (m)	22	22
Setback from Front Lot Line (m)	5	5
Setback from Rear Lot Line (m)	6	6
Setback from Interior Side Lot Line (m) (refer to 7.1.5)	1 m & 3 m	1 m & 3 m
Setback from Exterior Side Lot Line (m)	3	3
Maximum		
Height of Building (m)	8	8

TO:

All RS-1 lots created through subdivision shall comply with the following minimum requirements:

RS-1 Development Standard	RS-1 Development Standard Single Detached Dwelling	Two Unit Residential standard	Plex Housing	
			Townhouse	Multi-unit housing
MINIMUM				
Minimum Lot Area	350 m ²	790	135*	n/a
Minimum Lot Frontage	14 m	22	6*	25
Minimum Lot Depth	25 m	33		
Minimum Setback from Front Lot Line	5 m or 5.5 m (for staggered building line setback)	6 m	7.5	6
Minimum Setback from Rear Lot Line	7 m	7.5 m	8	8
Minimum Setback from Interior Side Lot Line	1.25 m and 3 m (alternating to ensure a min. 4 m between buildings)	As per National Building Code	As per National Building Code	As per National Building Code
Minimum Setback from Exterior Side Lot Line	3.75 m	3.75	3.75	3.75
Minimum Building Footprint	84.0 m ²	140	n/a	n/a
MAXIMUM				
Height of Building	11 m	10	3 storeys	3 storeys
Lot Coverage(%)	40 % of the lot area	40%	40	40
*per unit				

CONFINED RESIDENTIAL LOT DEVELOPMENT STANDARDS				
Development Standard	Single Family Dwelling	Tiny homes	Little homes	Infill Two Unit (RT)
Minimum				
Lot Area (m ²)	350 m ²	150	300	275*
Building Footprint (m)	14 m	<50	51-79	n/a
Lot Frontage (m)	25 m	7.5	11.75	10*
Lot Depth (m)	5 m or 5.5 m (for staggered building line setback)	22	22	n/a
Setback from Front Lot Line (m)	3 m	5	5	6
Setback from Rear Lot Line (m)	3	6	6	**
Setback from Interior Side Lot Line (m) (refer to 7.1.5)	7 m	1 m & 3 m	1 m & 3 m	2.25
Setback from Exterior Side Lot Line (m)	84.0 m ²	3	3	Council discretion
Maximum				
Height of Building (m)	11 m	8	8	10
Lot coverage	40 % of the lot area	n/a	n/a	40%
*per unit **The rearward requirement can be established at the discretion of Council to a minimum of 3.5 metres to 7.5 metres pending the merits of the application and National Building Code requirements.				

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

22.1 ZONE INTENT

FROM:

The intent of the RS-2 zone is to provide for the efficient use of the serviced urban land supply to provide one Single Family Residential home through subdivision development of minimum 550 m² residential lots; but also allowing for smaller lots such as tiny lots, little lots, RS-1-Compact lots and restricted lot development (note strict definition of restricted lot).

TO:

The intent of the RS-2 zone is to provide for the efficient use of the serviced urban land supply to provide one Single Family Residential home through subdivision development of minimum 550 m² residential lots; but also allowing for smaller lots such as tiny lots, little lots, RS-1-Compact lots and restricted lot development (note strict definition of restricted lot) as well as Two Unit Residential (Duplex) and Plex housing.

22.3 USES OF LAND

FROM:

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

Discretionary Uses

- Home Based Businesses for Bed and Breakfast (Subject to Regulation 22.4.2)
- Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons (refer to 14.4)
- Home Based Business for Child Care Centre (subject to Regulation 22.4 3) Conditions of Use

- Residential Care Use (subject to Regulation 22.4(2) Conditions of Use)
- Short-Term Rental (subject to Regulation 14.12)
- Tiny home (Subject to Regulation 22.4.4 Conditions of Use)
- Little home (Subject to Regulation 22.4.4 Conditions of Use)
- Sawmill, domestic (subject to Regulation 22.4 (5) Conditions of Use)

TO:

Permitted Uses

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

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

Discretionary Uses

- Home Based Businesses for Bed and Breakfast (Subject to Regulation 22.4.2)
- Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons (refer to 14.4)
- Home Based Business for Child Care Centre (subject to Regulation 22.4 3) Conditions of Use)
- Residential Care Use (subject to Regulation 22.4(2) Conditions of Use)
- Short-Term Rental (subject to Regulation 14.12)
- Tiny home (Subject to Regulation 22.4.4 Conditions of Use)
- Little home (Subject to Regulation 22.4.4 Conditions of Use)
- Sawmill, domestic (subject to Regulation 22.4 (5) Conditions of Use)
- Plex housing

22.5 RS-2 ZONE AND BUILDING DEVELOPMENT STANDARDS REQUIREMENTS

FROM:

All RS-2 lots created through subdivision and all Single-Family Residential homes built thereon shall comply with the following requirements for RS-2:

RS-2 Development Standard	Requirements	Discretionary Use requirements For Confined Residential lots only		
		Tiny homes	Little homes	RS-1 Compact
MINIMUM				
Lot Area (m ²)	550	150	300	465
Building Footprint (m)	93	<50	51-79	80
Lot Frontage (m)	18	7.5	11.75	16
Lot Depth (m)	30	22	22	-
Setback from Front Lot Line (m)	6 or 5.5	5	5	5
Setback from Rear Lot Line (m)	7.5	6	6	3
Setback from Interior Side Lot Line (m) (refer to 7.1.5)	1.50 and 3	1m & 3 m	1m & 3 m	3
Setback from Exterior Side Lot Line (m)	3.75	3		7
MAXIMUM				
Height of Building (m)	11	8	8	11
Lot Coverage (%)	40%	n/a	n/a	40%

TO:

RS-2 Development Standard	RS-2 Single Family Residential	Two Unit Residential	Plex Housing	
			Townhouse	Multi-unit housing
MINIMUM				
Lot Area (m ²)	550	790	135*	n/a
Building Footprint (m)	93	140	6*	25
Lot Frontage (m)	18	22		
Lot Depth (m)	30	33	7.5	6
Setback from Front Lot Line (m)	6 or 5.5	6 m	8	8
Setback from Rear Lot Line (m)	7.5	7.5 m	As per National Building Code	As per National Building Code
Setback from Interior Side Lot Line (m) (refer to 7.1.5)	1.50 and 3	As per National Building Code	3.75	3.75
Setback from Exterior Side Lot Line (m)	3.75	3.75	n/a	n/a
MAXIMUM				
Height of Building (m)	11	10	3 storeys	3 storeys
Lot Coverage (%)	40%	40	40	40

*per unit

RS-2 Development Standard	Development standards for Confined Residential lots only			
	Tiny homes	Little homes	RS-1 Compact	Infill Two Unit (RT)
MINIMUM				
Lot Area (m ²)	150	300	465	275*
Building Footprint (m)	<50	51-79	80	n/a
Lot Frontage (m)	7.5	11.75	16	10*
Lot Depth (m)	22	22	-	n/a
Setback from Front Lot Line (m)	5	5	5	6
Setback from Rear Lot Line (m)	6	6	3	**
Setback from Interior Side Lot Line (m) (refer to 7.1.5)	1m & 3 m	1m & 3 m	3	2.25
Setback from Exterior Side Lot Line (m)	3		7	Council discretion
MAXIMUM				
Height of Building (m)	8	8	11	10
Lot Coverage (%)	n/a	n/a	40%	40%

*per unit **at discretion of Council with 3.5 to 7.5 metres as a guideline pending the merit of the application and National Building Code requirements.

23.0 SINGLE UNIT URBAN RESIDENTIAL ZONE (RS-3)

23.1 ZONE INTENT

FROM:

The intent of the RS-3 zone is to provide for the varied use of the serviced urban land supply to provide for one Single Family Residential home through subdivision development of larger 770 m² residential lots.

TO:

The intent of the RS-3 zone is to provide for the varied use of the serviced urban land supply to provide for one Single Family Residential home through subdivision development of larger 770 m² residential lots, including Two Unit Residential (Duplex) and Plex housing.

23.3 USES OF LAND

FROM:

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

Discretionary Uses

- Home Based Businesses for Bed and Breakfast
- Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons (refer to 14.4)
- Home Based Business for Child Care Centre
- Residential Care Use (subject to Regulation 23.4 (2) Conditions of Use)
- Short-Term Rental (subject to Regulation 14.12)
- Tiny home (subject to Regulation 23.4 (3) Conditions of Use)
- Little home (subject to Regulation 23.4 (3) Conditions of Use)
- Sawmill, domestic (subject to Regulation 23.4 (4) Conditions of Use)

TO:

Permitted Uses

- Single Family Residential
- Two Unit Residential (Duplex)

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

Discretionary Uses

- Home Based Businesses for Bed and Breakfast
- Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons (refer to 14.4)
- Home Based Business for Child Care Centre
- Residential Care Use (subject to Regulation 23.4 (2) Conditions of Use)
- Short-Term Rental (subject to Regulation 14.12)
- Tiny home (subject to Regulation 23.4 (3) Conditions of Use)
- Little home (subject to Regulation 23.4 (3) Conditions of Use)
- Sawmill, domestic (subject to Regulation 23.4 (4) Conditions of Use)
- Plex housing

23.5 RS-3 ZONE AND BUILDING DEVELOPMENT STANDARDS REQUIREMENTS

FROM:

All RS-3 lots created through subdivision and all Single-Family Residential homes built thereon shall comply with the following requirements; except for the consideration of Confined Residential lots at the discretion of Council (see 23.4(3) above).

RS-3 Development Standard	Development Requirements	Requirements for Confined Residential lots		
		Tiny homes	Little homes	RS-1 Compact
MINIMUM				
Lot Area (m ²)	770	150	300	465
Building Footprint (m)	110	<50	51-79	80
Lot Frontage (m)	18	7.5	11.75	16
Lot Depth (m)	30	22	22	-
Setback from Front Lot Line (m)	6 or 7 (staggered setback)	5	5	5
Setback from Rear Lot Line (m)	7.5	6	6	7
Setback from Interior Side Lot Line (m) (refer to 7.1.5)	1.5 & 3	1 & 3	1 & 3	3
Setback from Exterior Side Lot Line (m)	3.75	3	3	7
MAXIMUM				
Height of Building (m)	11	8	8	11
Lot Coverage (%)	40%	n/a	n/a	40%

TO:

RS-3 Development Standard	RS-3 Single Family Residential	Two Unit Residential	Plex Housing	
			Townhouse	Multi-unit housing
MINIMUM				
Lot Area (m ²)	770	790	135*	n/a
Building Footprint (m)	110	140	6*	25
Lot Frontage (m)	18	22		
Lot Depth (m)	30	33	7.5	6
Setback from Front Lot Line (m)	6 or 7 (staggered setback)	6 m	8	8
Setback from Rear Lot Line (m)	7.5	7.5 m	As per National Building Code	As per National Building Code
Setback from Interior Side Lot Line (m) (refer to 7.1.5)	1.5 & 3	As per National Building Code	3.75	3.75
Setback from Exterior Side Lot Line (m)	3.75	3.75	n/a	n/a
Maximum				
Height of Building (m)	11	10	3 storeys	3 storeys
Lot Coverage (%)	40%	40	40	40
*per unit				

RS-3 Development Standard	Requirements for Confined Residential lots			
	Tiny homes	Little homes	RS-1 Compact	Infill Two Unit (RT)
MINIMUM				
Lot Area (m ²)	150	300	465	275*
Building Footprint (m)	<50	51-79	80	n/a
Lot Frontage (m)	7.5	11.75	16	10*
Lot Depth (m)	22	22	-	n/a
Setback from Front Lot Line (m)	5	5	5	6
Setback from Rear Lot Line (m)	6	6	7	**
Setback from Interior Side Lot Line (m) (refer to 7.1.5)	1 & 3	1 & 3	3	2.25
Setback from Exterior Side Lot Line (m)	3	3	7	Council discretion
MAXIMUM				
Height of Building (m)	8	8	11	10
Lot Coverage (%)	n/a	n/a	40%	40
*per unit **at discretion of Council with 3.5 to 7.5 metres as a guideline pending the merit of the application and National Building Code requirements.				

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

24.1 ZONE INTENT

FROM:

The intent of the RS-4 zone is to provide for a mixed lot size zone within the serviced urban area to provide for a lot size choice of 550 m² and 770 m² in developing Single Family Residential homes through Development Permit application for rezoning approval consideration and subdivision development..

TO:

The intent of the RS-4 zone is to provide for a mixed lot size zone within the serviced urban area to provide for a lot size choice of 550 m² and 770 m² in developing Single Family Residential homes through Development Permit application for rezoning approval consideration and subdivision development. The zone will allow for Plex housing and Two Unit Residential (Duplex) housing.

24.3 USES OF LAND

FROM:

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 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

Discretionary Uses

- Home Based Businesses for Bed and Breakfast
- Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons
- Home Based Business for Child Care Centre (subject to Regulation 24.4 (3) Conditions of Use)
- Residential Care Use (subject to Regulation 24.4(2) Conditions of Use)
- Short-Term Rental (subject to Regulation 14.12)
- Tiny home (subject to Regulation 24.4(4) Conditions of Use)
- Little home (subject to Regulation 24.4(4) Conditions of Use)

TO:

Permitted Uses

- Single Family Residential
- Two Unit Residential (Duplex)

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
- Unenclosed Storage
- Subsidiary Apartment (subject to the provisions of Regulation 15.0, Subsidiary Apartments)
- Urban Ancillary Uses

Discretionary Uses

- Home Based Businesses for Bed and Breakfast
- Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons
- Home Based Business for Child Care Centre (subject to Regulation 24.4 (3) Conditions of Use)
- Residential Care Use (subject to Regulation 24.4(2) Conditions of Use)
- Short-Term Rental (subject to Regulation 14.12)
- Tiny home (subject to Regulation 24.4(4) Conditions of Use)
- Little home (subject to Regulation 24.4(4) Conditions of Use)
- Plex housing

24.5 RS-4 ZONE AND BUILDING DEVELOPMENT STANDARDS REQUIREMENTS

FROM:

All RS-4 lots created through subdivision and all Single-Family Residential homes built thereon shall comply with the following RS-4 requirements; except for Residential Confined lots which may be considered at the discretion of Council.

RS-4 Development Standard	Requirements	Development requirements for Confined lots only		
		Tiny homes	Little homes	RS-1 Compact
MINIMUM				
Lot Area (m ²)	550 and 770*	150	300	465
Building Footprint (m)	110	<50	51-79	80
Lot Frontage (m)	18	7.5	11.75	16
Lot Depth (m)	30	22	22	-
Setback from Front Lot Line (m)	6 and 7	5	5	5
Setback from Rear Lot Line (m)	7.5	6	6	7
Setback from Interior Side Lot Line (m) (refer to 7.1.5)	1.5 and 3	1 & 3	1 & 3	3
Setback from Exterior Side Lot Line (m)	3.75	3		7.5
MAXIMUM				
Height of Building (m)	11	8	8	11
Lot Coverage (%)	40%	n/a	n/a	40%

*In the RS-4 Zone, a maximum of 30 % of the total lots may be 550 m² and a minimum 70 % of the total lots shall be 770 m² in lot area size.

TO:

RS-4 Development Standard	Single Family Residential	Two Unit Residential	Plex Housing	
			Townhouse	Multi-unit housing
Minimum				
Lot Area (m ²)	550 and 770***	790	135*	n/a
Building Footprint (m)	110	140	6*	25
Lot Frontage (m)	18	22		
Lot Depth (m)	30	33	7.5	6
Setback from Front Lot Line (m)	6 and 7	6 m	8	8
Setback from Rear Lot Line (m)	7.5	7.5 m	As per National Building Code	As per National Building Code
Setback from Interior Side Lot Line (m) (refer to 7.1.5)	1.5 and 3	As per National Building Code	3.75	3.75
Setback from Exterior Side Lot Line (m)	3.75	3.75	n/a	n/a
Maximum				
Height of Building (m)	11	10	3 storeys	3 storeys
Lot Coverage (%)	40%	40	40	40

***In the RS-4 Zone, a maximum of 30 % of the total lots may be 550 m² and a minimum 70 % of the total lots shall be 770 m² in lot area size.

RS-4 Development Standard	Development requirements for Confined lots only			
	Tiny homes	Little homes	RS-1 Compact	Infill Two Unit (RT)
Minimum				
Lot Area (m ²)	150	300	465	275*
Building Footprint (m)	<50	51-79	80	n/a
Lot Frontage (m)	7.5	11.75	16	10*
Lot Depth (m)	22	22	-	n/a
Setback from Front Lot Line (m)	5	5	5	6
Setback from Rear Lot Line (m)	6	6	7	**
Setback from Interior Side Lot Line (m) (refer to 7.1.5)	1 & 3	1 & 3	3	2.25
Setback from Exterior Side Lot Line (m)	3		7.5	Council discretion
Maximum				
Height of Building (m)	8	8	11	10
Lot Coverage (%)	n/a	n/a	40%	40

*per unit **at discretion of Council with 3.5 to 7.5 metres as a guideline pending the merit of the application and National Building Code requirements.

25.0 TWO UNIT URBAN RESIDENTIAL ZONE (RT)

25.1 ZONE INTENT

FROM:

The intent of the RT zone is to provide for increased density and affordability within the Urban Development Area through rezoning for an attached two dwelling unit, or duplex, residential use that is built in general accordance with development design guidelines of Part 4 of the Development Regulations.

TO:

The intent of the RT zone is to provide for increased density and affordability within the Urban Development Area through rezoning for an attached two dwelling unit, or duplex, and Plex housing residential use that is built in general accordance with development design guidelines of Part 4 of the Development Regulations.

25.3 USES OF LAND

FROM:

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:

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
- Subsidiary Residential Apartment (subject to the provisions of Regulation 15.0, Subsidiary Apartments)
- 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
- Plex housing

Prohibited Uses

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

25.5 RT ZONE AND BUILDING DEVELOPMENT STANDARDS REQUIREMENTS

FROM:

Development Standard	Minimum Zone Requirement
Minimum Lot Area (m2)	790 m ²
Minimum Lot Frontage (m)	22 m
Minimum Lot Depth (m)	33 m
Minimum Setback from Front Lot Line (m)	6 m
Minimum Setback from Rear Lot Line (m)	7.5 m
Minimum Setback from Interior Side Lot Line (m)	As per National Building Code
Minimum Setback from Exterior Side Lot Line (m)	3.75 m
Maximum Height of Building (m)	10 m
Maximum Lot Coverage (%)	40 % of the lot area
Minimum Building Footprint (m2)	140

TO:

Development Standard	Two Unit	Two Unit Infill on Constricted Lots	Plex Housing	
			Townhouse	Multi-Unit housing
Minimum Lot Area (m2)	790	275*	135*	n/a
Minimum Lot Frontage (m)	22	10*	6*	25
Minimum Lot Depth (m)	33	n/a	n/a	n/a
Minimum Setback from Front Lot Line (m)	6 m	6	7.5	6
Minimum Setback from Rear Lot Line (m)	7.5 m	7.5	8	8
Minimum Setback from Interior Side Lot Line (m)	As per National Building Code	As per National Building Code	3	As per National Building code
Minimum Setback from Exterior Side Lot Line (m)	3.75	As per National Building Code	3.75	3.75
Maximum Height of Building (m)	10	10	3 storeys	5 storeys
Maximum Lot Coverage (%)	40	40	40	40
Minimum Building Footprint (m2)	140	n/a	n/a	n/a

*per unit

FROM:**26.0 RESIDENTIAL RM-1 (RM-1) LOW AND MEDIUM DENSITY MULTI-UNIT RESIDENTIAL ZONE****26.1 ZONE INTENT****FROM:**

The intent of the RM-1 zone is to provide for a low to medium density, infill oriented and well-designed multi-unit residential developments of bare land strata, cluster housing and Townhouse residential forms with full urban services and located within the Urban Development Area.

TO:

The intent of the RM-1 zone is to provide for a low to medium density, infill oriented and well-designed multi-unit residential developments containing three or more Dwelling Units on one Lot, including Apartments, Townhouses, Plex housing, Cluster Developments, Adult Care Facility, Congregate Care Apartment, Personal Care Home, including bare land strata land and condominium developments, and Two Unit Residential (Duplex) housing residential forms with full urban services and located within the Urban Development Area.

26.2 USES OF LAND**FROM:****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:

Permitted Uses

Multi-Unit Residential buildings Single Family Residential (subject to provisions of Regulation 26.3 (4)(5) Conditions of Use)

- Two Unit Residential (Duplex) (subject to the provisions of Regulation 26.3 (4)(5) Conditions of Use)
- Plex housing

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
- Subsidiary Apartment (in Single Family Dwellings only and subject to the provisions of Regulation 15.0, Subsidiary Apartments)
- Urban Ancillary Uses – Multi

Discretionary Uses

- Short-Term Rental (subject to Regulation 14.12)

Prohibited Uses

- Row Dwelling Residential

26.4 RM-1 ZONE AND PRINCIPAL BUILDING(S) DEVELOPMENT STANDARDS REQUIREMENTS

ADD NEW TABLES:

Infill Development Standards on Constricted Lots Fully-Serviced Lot (municipal water and municipal sewer)	
DEVELOPMENT STANDARD	UNIT
MINIMUM	
• Lot Area (m ²)	275*
• Frontage (m)	30
• Front Yard (m)	6
• Side Yard (m)	2.5
• Rear Yard (m)	**
MAXIMUM	
• Front Yard (m)	32
• Height (m)	10
• Lot Coverage (%)	40

*per unit **at discretion of Council with 3.5 to 7.5 metres as a guideline pending the merit of the application and National Building Code requirements.

Development Standard	Two-Unit Residential	Plex Housing	
		Townhouse	Multi-Unit housing
MINIMUM			
Lot Area (m ²)	70	135*	n/a
Building footprint	140	n/a	n/a
Frontage (m)	22	6*	25
Lot depth	33	n/a	n/a
Building Line (m)	6	7.5	6
Side Yard #1(m)	As per National Building code	3	As per National Building code
Side Yard #2 (m)	3.75	3	3
Flanking Side Yard (m)	6	7.5	6
Rear Yard (m)	7.5	8	8
MAXIMUM			
Lot Coverage (%)	40	40	40
Building Height	3 storeys	3 storeys	5 storeys
*per unit			

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

27.1 ZONE INTENT

FROM:

The intent of the RM-2 zone is to provide for a larger property size, urban densification land use focused on well-designed high density multi -unit residential projects of apartment buildings, cluster residential, and personal and adult care facilities located on Urban Development Area sites near the core of the community where commercial and health services, employment and education opportunities, recreation facilities, pedestrian mobility systems and other urban amenities are available.

TO:

The intent of the RM-2 zone is to provide for a larger property size, urban densification land use focused on well-designed high density multi -unit residential development containing three or more Dwelling Units on one Lot, including Apartments, Townhouses, Plex housing, Cluster Developments, Adult Care Facility, Congregate Care Apartment, Personal Care Home, including bare land strata land and condominium developments located on Urban Development Area sites near the core of the community where commercial and health services, employment and education opportunities, recreation facilities, pedestrian mobility systems and other urban amenities are available.

27.2 USES OF LAND

FROM:

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

TO:

Permitted Uses

- Multi-Unit Residential buildings
- Single Family Residential
- Two Unit Residential
- Plex housing

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
- Subsidiary Apartments (In Single Family Dwellings only and subject to the provisions of Regulation 15.0, Subsidiary Apartments)
- Urban Ancillary Uses – Multi

Discretionary Uses

- Short-Term Rental (subject to Regulation 14.12)

Prohibited Uses

- Row Dwelling Residential

27.4 RM-2 DEVELOPMENT STANDARDS REQUIREMENTS

ADD NEW TABLES:

Infill Development Standards on Constricted Lots Fully-Serviced Lot (municipal water and municipal sewer)	
DEVELOPMENT STANDARD	UNIT
MINIMUM	
• Lot Area (m ²)	275*
• Frontage (m)	30
• Front Yard (m)	6
• Side Yard (m)	2.5
• Rear Yard (m)	**
MAXIMUM	
• Front Yard (m)	32
• Height (m)	10
• Lot Coverage (%)	40
*per unit **at discretion of Council with 3.5 to 7.5 metres as a guideline pending the merit of the application and National Building Code requirements.	

Development Standard	Two-Unit Residential	Plex Housing	
		Townhouse	Multi-Unit housing
MINIMUM			
Lot Area (m ²)	70	135*	n/a
Building footprint	140	n/a	n/a
Frontage (m)	22	6*	25
Lot depth	33	n/a	n/a
Building Line (m)	6	7.5	6
Side Yard #1(m)	As per National Building code	3	As per National Building code
Side Yard #2 (m)	3.75	3	3
Flanking Side Yard (m)	6	7.5	6
Rear Yard (m)	7.5	8	8
MAXIMUM			
Lot Coverage (%)	40	40	40
Building Height	3 storeys	3 storeys	5 storeys
*per unit			