

**DRAFT HOUSECLEANING AMENDMENT TO ZONING BY-LAW 2024-100**

**Adding Two-unit Semi-detached Dwelling to R1 & R2 Zones**

“THAT Section 3, Subsection (2), Table 3-1 of By-law 2024-100, as amended, shall be repealed and replaced with the following:

Permitted Use	R1	R2	R3	RR	RMH
One-unit detached dwelling	✓	✓		✓	
One-unit semi-detached dwelling	✓	✓			
One-unit townhouse dwelling	✓	✓			
Two-unit dwelling	✓	✓			
Two-unit Semi-detached dwelling	✓	✓			
Three-unit dwelling		✓			
Four-unit dwelling		✓			
Back-to-back townhouse dwelling		✓			
Stacked townhouse dwelling		✓			
Mobile home dwelling					✓
Low-rise multi-unit dwelling		✓	✓		
Mid-rise multi-unit dwelling			✓		
High-rise multi-unit dwelling			✓		
Residential care facility	✓	✓	✓	✓	
Long-term care home	✓	✓	✓		

THAT Section 3.1, Subsection (3), Table 3-2 of By-law 2024-100, as amended, shall be repealed and replaced with the following to add a row for two-unit semi-detached dwellings and associated provisions:

Land Use Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Max. Lot Coverage	Min. Landscaped Area	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
One-unit Detached Dwelling	450 square metres	12.0 metres	11.0 metres	35%	40%	6.0 metres	1.2 metres	7.5 metres
One-unit Semi-detached Dwelling	300.0 square metres	9.0 metres	11.0 metres	45%	40%	6.0 metres	1.2 metres, except where abutting a shared common wall	7.5 metres

One-unit Townhouse Dwelling	230.0 square metres per townhouse dwelling	7.0 metres per townhouse dwelling Within a condominium development, 24.0 metres is required along a municipal street but vehicular access shall only be permitted via a private street	11.0 metres	50%	35%	6.0 metres	1.2 metres, except where abutting a shared common wall	7.5 metres
Two-unit Dwelling	660.0 square metres	15.0 metres	11.0 metres	45%	40%	6.0 metres	1.8 metres	7.5 metres
Two-unit Semi- detached Dwelling	600.0 square metres	18.0 metres	11.0 metres	45%	40%	6.0 metres	1.2 metres	7.5 metres
Long-term Care Home	161.5 square metres per unit	24.0 metres	11.0 metres	30%	40%	7.5 metres	3.5 metres or one half the height of the building, whichever is greater 7.5 metres, when abutting a one-unit detached dwelling	7.5 metres

THAT Section 3.1, Subsection (5) of By-Law Number 2024-100, as amended, shall be and the same is hereby amended by adding the following subsection d) to not:

d) Prohibit two doorway entrances on the front wall of a two-unit semi-detached dwelling.

THAT Section 3.2, Subsection (3), Table 3-3 of By-law 2024-100, as amended, shall be repealed and replaced with the following to add a row for two-unit semi-detached dwellings and associated provisions:

Land Use Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Max. Lot Coverage	Min. Landscaped Area	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
One-unit Detached Dwelling	340.0 square metres	11.0 metres	11.0 metres	40%	40%	3.6 metres	1.2 metres	7.5 metres

One-unit Semi-detached Dwelling	275.0 square metres	8.0 metres	11.0 metres	45%	40%	3.6 metres	1.2 metres, except where abutting a shared common wall	7.5 metres
One-unit Townhouse Dwelling	200.0 square metres per townhouse dwelling	6.0 metres per townhouse dwelling Within a condominium development, 24.0 metres is required along a municipal street but vehicular access shall only be permitted via a private street	12.0 metres	60%	25%	3.6 metres	1.2 metres, except where abutting a shared common wall	7.5 metres
Two-unit Dwelling	660.0 square metres	12.0 metres	11.0 metres	45%	40%	3.6 metres	1.8 metres	7.5 metres
Two-unit Semi-detached Dwelling	550.0 square metres	16.0 metres	11.0 metres	45%	40%	3.6 metres	1.2 metres	7.5 metres
Three-unit Dwelling	836.0 square metres	22.5 metres	12.0 metres	35%	40%	3.6 metres	2.4 metres	7.5 metres
Four-unit Dwelling	910.0 square metres	22.5 metres	12.0 metres	35%	40%	3.6 metres	2.4 metres	7.5 metres
Back-to-back Townhouse Dwellings	161.5 square metres per dwelling unit	24.0 metres	13.5 metres	30%	40%	7.5 metres	3.5 metres or one half the height of the building, whichever is greater	7.5 metres
Stacked Townhouse Dwellings	161.5 square metres per dwelling unit	24.0 metres	13.5 metres	30%	40%	7.5 metres	3.5 metres or one half the height of the building, whichever is greater	7.5 metres

Low-rise multi-unit Dwelling	161.5 square metres per dwelling unit	24.0 metres	13.5 metres	30%	40%	7.5 metres	3.5 metres or one half the height of the building, whichever is greater 7.5 metres, when abutting a one-unit detached dwelling	7.5 metres
Long-term Care Home	161.5 square metres per unit	24.0 metres	13.5 metres	30%	40%	7.5 metres	3.5 metres or one half the height of the building, whichever is greater 7.5 metres, when abutting a one-unit detached dwelling	7.5 metres

THAT Section 3.2, Subsection (5) of By-Law Number 2024-100, as amended, shall be and the same is hereby amended by adding the following subsection to not:

d) Prohibit two doorway entrances on the front wall of a two-unit semi-detached dwelling.

THAT Section 19, Table 19-1, of By-Law Number 2024-100, as amended, shall be and the same is hereby amended by adding the following definition:

Two-unit Semi-detached Dwelling: A residential use building on a single lot containing a one-unit semi detached dwelling attached to another one-unit semi detached dwelling by a shared common wall.”

**Adding Service Shops C1 Zone and Indoor Recreational Facilities to C2 and C3 Zones**

THAT Section 4.1, Subsection (3), Table 4-2 of By-law 2024-100, as amended, shall be repealed and replaced with the following to add corresponding check marks for Service shop and add a row for Recreational facility, indoor and corresponding checkmarks:

Permitted Use	C1	C2	C3	C4	C5	C6
Arena						✓
Artisan workshop	✓	✓	✓	✓		
Bar		✓	✓			
Boat house					✓	

Campground						✓
Community Centre	✓	✓	✓			
Convenience store	✓	✓	✓	✓		
Day care centre	✓	✓	✓	✓		
Dry cleaning establishment	✓	✓	✓			
Event space		✓	✓			
Farm produce outlet	✓			✓		
Financial institution		✓	✓			
Food truck				✓		
Funeral home		✓	✓			
Garden centre			✓	✓		
Health club	✓	✓	✓		✓	✓
Hotel		✓	✓		✓	
Instructional facility	✓	✓	✓	✓		
Kennel			✓	✓		
Lodge						✓
Marina					✓	
Micro-brewery		✓	✓			
Motel		✓	✓	✓	✓	
Motor vehicle body shop			✓			
Motor vehicle dealership			✓			
Motor vehicle fuelling station		✓	✓	✓		
Motor vehicle rental agency			✓			
Motor vehicle repair garage		✓	✓	✓		
Motor vehicle washing establishment			✓			
Office	✓	✓	✓			
Place of entertainment, but not including tennis courts, theatres, cinemas, amusement parks, stadiums, or other similar large-scale uses	✓	✓	✓		✓	
Place of worship	✓	✓	✓	✓		
Printing or publishing establishment		✓	✓			
Private club	✓	✓	✓			
Recreational facility or recreational use				✓	✓	✓
Recreational facility, indoor		✓	✓			
Rental outlet			✓			
Restaurant	✓	✓	✓	✓	✓	✓
Retail store at or under 4 000.0 square metres of gross floor area	✓	✓	✓	✓		
Retail store over 4 000.0 square metres of gross floor area			✓			
Self-serve laundry service	✓	✓	✓			
Self-storage facility			✓	✓		
Service shop	✓	✓	✓	✓		
Service shop, personal	✓	✓	✓	✓		
Shopping centre			✓			

Theatre		✓	✓			
Tourist establishment					✓	✓
Wholesale business			✓	✓		

### Adding Max. Unit Count for Rural Commercial Dwellings

“THAT Section 4.4, Subsection (2) d) of By-Law Number 2024-100, as amended, shall be and the same is hereby amended by adding the following subsection:

vii) On lots greater than 0.4 hectares, a maximum of two (2) dwelling units are permitted.”

### Adding Permitted Uses to Mixed Use Zones & Zone Provisions

“THAT Section 5, Subsection (2), Table 5-1 of By-law 2024-100, as amended, shall be repealed and replaced with the following to add Event space, Micro-brewery, Private club, and Theatre, and corresponding checkmarks:

Non-Residential Main Permitted Use	MX1	MX2
Bar	✓	✓
Community centre	✓	✓
Convenience store	✓	✓
Day care centre	✓	✓
Dry cleaning establishment	✓	✓
Event space	✓	✓
Financial institution	✓	✓
Health club	✓	✓
Hotel	✓	✓
Instructional facility	✓	✓
Library	✓	✓
Micro-brewery	✓	✓
Office	✓	✓
Place of entertainment	✓	✓
Printing or publishing establishment	✓	✓
Private club	✓	✓
Recreational facility, indoor	✓	✓
Restaurant	✓	✓
Retail store at or under 300.0 square metres gross floor area	✓	✓
Retail store over 300.0 square metres gross floor area		✓
Self-serve laundry service	✓	✓
Service shop	✓	✓
Service shop, personal	✓	✓
Theatre	✓	✓

THAT Section 5.1, Subsection (2) c) of By-law 2024-100, as amended, shall be repealed and replaced with the following to clarify that accessory units may be permitted throughout a building, rather than solely on a portion of the ground floor:

c) Dwelling unit(s) within a mixed-use building, provided:

- i) A minimum 60% of the ground floor area (excluding any service areas such as but not limited to corridors, hallways, stairwells, and elevator shafts), is maintained as a commercial use;
- ii) The total of all minimum parking requirements for both the main and residential uses are met;
- iii) The first 9.0 metres of depth of the ground floor, measured in from the front wall or any wall facing a public street, is maintained as a commercial use; and
- iv) A minimum of 95.0 square metres of commercial ground floor space is maintained and shall be located on the most prominent street-facing side of the building.

THAT Section 5.1, Subsection (3), Table 5-3 of By-law 2024-100, as amended, shall be repealed and replaced with the following to provide revisions to the yard, coverage, and landscaping requirements:

Land Use or Building Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Max. Lot Coverage	Min. Landscaped Area	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
Low-rise Building	The greater of: (a) 150.0 square metres; or, (b) 87.0 square metres per dwelling unit	10.0 metres	13.5 metres	65%	25%	3.6 metres	4.5 metres, except where abutting a shared common wall	7.5 metres
Mid-rise Building	The greater of: (a) 200.0 square metres; or, (b) 87.0 square metres per dwelling unit	24.0 metres	27 metres	65%	25%	7.5 metres	4.5 metres, except where abutting a shared common wall	7.5 metres

THAT Section 5.2, Subsection (2) c) of By-law 2024-100, as amended, shall be repealed and replaced with the following to clarify that accessory units may be permitted throughout a building, rather than solely on a portion of the ground floor:

c) Dwelling unit(s) within a mixed-use building, provided:

- i) A minimum 60% of the ground floor area (excluding any service areas such as but not limited to corridors, hallways, stairwells, and elevator shafts), is maintained as a commercial use;
- ii) The total of all minimum parking requirements for both the main and residential uses are met;
- iii) The first 9.0 metres of depth of the ground floor, measured in from the front wall or any wall facing a public street, is maintained as a commercial use; and
- iv) A minimum of 95.0 square metres of commercial ground floor space is maintained and shall be located on the most prominent street-facing side of the building.

THAT Section 5.2, Subsection (3), Table 5-4 of By-law 2024-100, as amended, shall be repealed and replaced with the following to provide revisions to the yard, coverage, and landscaping requirements:

Land Use or Building Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Max. Lot Coverage	Min. Landscaped Area	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
High-rise Building	N/A	24.0 metres	58.0 metres	50%	30%	7.5 metres	7.5 metres	7.5 metres

### **Adding Food Trucks to Additional Zones**

“THAT Section 5.1, Subsection (2) of By-Law Number 2024-100, as amended, shall be and the same is hereby amended by adding the following subsection:

d) Food Truck, see Section 15.22 (7)

THAT Section 5.2, Subsection (2) of By-Law Number 2024-100, as amended, shall be and the same is hereby amended by adding the following subsection:

d) Food Truck, see Section 15.22 (7)

THAT Section 6.1, Subsection (2) of By-Law Number 2024-100, as amended, shall be and the same is hereby amended by adding the following subsection:

e) Food Truck, see Section 15.22 (7)

THAT Section 6.2, Subsection (2) of By-Law Number 2024-100, as amended, shall be and the same is hereby amended by adding the following subsection:

d) Food Truck, see Section 15.22 (7)



THAT Section 6.3, Subsection (2) of By-Law Number 2024-100, as amended, shall be and the same is hereby amended by adding the following subsection:

e) Food Truck, see Section 15.22 (7)”

**Downtown Overlay Update**

THAT Section 14.5, Subsection (1) of By-Law Number 2024-100, as amended, shall be and the same is hereby amended by adding the following subsections to maintain the existing yard and setback provisions within the downtown:

- e) Mixed-Use Zone requirements for minimum lot area, maximum lot coverage, minimum landscaped area, minimum front yard depth, and minimum interior side yard width shall be not applicable.
- f) The minimum required interior side yard width for Mixed Use Zones within the Downtown Overlay shall be 3.5 metres, except where abutting a shared common wall.

**Increasing Height for Accessory Buildings in the RR Zone**

“THAT Section 15.1, Subsection (3) of By-Law Number 2024-100, as amended, shall be repealed and replaced with the following subsection:

(3) The maximum permitted height of accessory buildings or structures is:

- a) 10.0 metres within the Rural, Agriculture, General Industrial, Rural Industrial, Aggregate and Extractive Industrial, and Waste Disposal Zones.
- b) 6.0 metres within the Rural Residential Zone.
- c) 4.5 metres within all other zones.”

**Revisions to ADU Provisions**

“THAT Section 15.13 (1), (2), (3), (4), (5), and (6) of By-law 2024-100, as amended, shall be repealed and replaced with the following subsections and, the remaining parts of Section 15.13 be renumbered accordingly:

(1) The following provisions shall be applied to the use of land and the erecting, locating, and using of an Accessory Dwelling Units (ADU):

Land Use Type	Max. Number of ADU's	Max. Number of Bedrooms in each ADU	Maximum Gross Floor Area of ADU
One-unit Dwelling connected to full municipal services and within a residential zone	2	2	100 square metres each, and The total combined cannot exceed the gross floor area of the main dwelling unit
One-unit Dwelling connected to private services, partial services, or in a non-residential zone	1	2	100 square metres, and Cannot exceed the gross floor area of the main dwelling unit

Place of Worship	1	2	100 square metres
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(2) Despite Subsection (1), only one accessory dwelling unit within a detached accessory building is permitted.

(3) Despite Subsection (1), the limitations on gross floor area do not apply to accessory dwelling units that are located entirely within a basement.”

**Revisions to Building Attachments Provisions**

“THAT Section 15.17, Subsections (3) and (5) of By-Law Number 2024-100, as amended, shall be repealed and replaced with the following subsections:

(3) The following provisions apply to projections of decks and porches on or over a minimum required yard:

- a) Decks and porches at or lower than 1.2 metres above grade:
  - i) May project up to 1.5 metres into a front yard but no closer than 2.0 metre from any front lot line.
  - ii) May project up to 3.0 metres into a rear yard but no closer than 1.0 metre from any rear lot line.

- b) Decks and porches higher than 1.2 metres above grade:
  - i) May project up to 1.5 metres into a rear yard but no closer than 3.0 metres from any rear lot line.

(5) The following provisions apply to projections of other building attachments on or over a minimum required yard:

- a) Cornices, sills, eaves, and eaves troughs may project no more than 0.5 metres into any yard, including attachments to accessory buildings.
- b) Chimneys may project no more than 0.6 metres into any yard.
- c) Canopies, steps, and landings, which have a maximum of two enclosed sides by a railing, wall or privacy screen and exclude the wall of a main building:
  - i) May project up to 1.5 metres in a front or side yard but no closer than 1.0 metre from any side lot line.
  - ii) May project up to 3.0 metres into a required rear yard but no closer than 1.0 metre from any rear lot line.

**Revisions to Sales Office Provisions**

“THAT Section 16.1, Subsection (7) of By-Law Number 2024-100, as amended, shall be repealed and replaced with the following subsection to add sales office:

(7) Despite any other provision of this By-law, uses such as a storage trailer, shipping container, construction camp or other temporary work camp, a tool shed, scaffold, sales office, or other building or structure as well as the parking or storage of any construction equipment or

construction motor vehicle(s) incidental to a Municipally, Provincially or Federally funded construction project or construction on private property are permitted provided that:

- a) such uses, buildings or structures are only permitted for as long as the same are necessary for work in progress that has neither been finished nor discontinued for a period of 60 days.
- b) a valid building permit or site alteration permit for the construction remains in place, if such a permit was required.
- c) such uses, buildings or structures are removed when the work in connection with which they were constructed is terminated.”

**Increased Flexibility to Minimum Distance Separation Provisions**

“THAT Section 16.10, Subsection (3) of By-Law Number 2024-100, as amended, shall be repealed and replaced with the following subsection to add the word “feasibly”:

(3) Despite Subsection (2), development is permitted for a one-unit detached dwelling on a vacant lot in existence as of the date of adoption of this By-law provided that the dwelling is located as far as feasibly possible from the livestock operation and that the applicable zone’s setback provisions are complied with.”

**Revisions to Parking Reductions**

THAT Section 17.2, Table 17-1 of By-law 2024-100, as amended, shall be repealed and replaced with the following to increase the walking distances to amenities which grant additional parking relief:

Use	Minimum Required Parking Spaces	Minimum Required Parking Spaces in MX1 & MX2 Zones
One-unit Detached Dwelling One-unit Semi-detached Dwelling One-unit Townhouse Dwelling	1.0 per dwelling unit	N/A
Two-unit Dwelling	1.0 per dwelling unit; or, 0.5 parking spaces per dwelling unit is permitted in locations: <ul style="list-style-type: none"> <li>• Within 800.0 metres walking distance of a grocery store or retail plaza; and</li> <li>• Within 800.0 metres walking distance of a school; and</li> <li>• Within 400.0 metres walking distance of a public transit stop.</li> </ul>	N/A
Two-unit Semi-detached Dwelling	1.0 per dwelling unit	N/A

<p>Three-unit Dwelling</p>	<p>1.0 per dwelling unit; or, 0.66 parking spaces per dwelling unit is permitted in locations:</p> <ul style="list-style-type: none"> <li>• Within 800.0 metres walking distance of a grocery store or retail plaza; and</li> <li>• Within 800.0 metres walking distance of a school; and</li> <li>• Within 400.0 metres walking distance of a public transit stop.</li> </ul>	<p>N/A</p>
<p>Four-unit Dwelling</p>	<p>1.0 per dwelling unit; or, 0.75 parking spaces per dwelling unit is permitted in locations:</p> <ul style="list-style-type: none"> <li>• Within 800.0 metres walking distance of a grocery store or retail plaza; and</li> <li>• Within 800.0 metres walking distance of a school; and</li> <li>• Within 400.0 metres walking distance of a public transit stop.</li> </ul>	<p>N/A</p>
<p>Multi-unit Dwelling Stacked Townhouse Dwelling Back-to-back Townhouse Dwelling</p>	<p>0.75 per dwelling unit; or, 0.5 parking spaces per dwelling unit is permitted in locations:</p> <ul style="list-style-type: none"> <li>• Within 800.0 metres walking distance of a grocery store or retail plaza; and</li> <li>• Within 800.0 metres walking distance of a school; and</li> <li>• Within 400.0 metres walking distance of a public transit stop.</li> </ul> <p>Plus 0.2 parking spaces for visitors per unit exceeding 6 units.</p>	<p>0.5 per unit; plus 0.2 parking spaces for visitors per unit exceeding 6 units.</p>
<p>Mobile Home Dwelling</p>	<p>1.0 per unit</p>	<p>N/A</p>
<p>Accessory Dwelling Unit</p>	<p>1.0 per accessory dwelling unit; or 0 parking spaces for the first accessory dwelling unit in locations:</p> <ul style="list-style-type: none"> <li>• Within 800.0 metres walking distance of a grocery store or retail plaza; and</li> <li>• Within 800.0 metres walking distance of a school; and</li> <li>• Within 400.0 metres walking distance of a public transit stop.</li> </ul>	<p>N/A</p>

Residential Care Facility	2.0 plus 1.0 space per 3 residents	2.0 plus 0.1 parking spaces for visitors per resident
Long-term care home	1.0 per 3.0 beds	1.0 per 3.0 beds
Any other residential uses not listed above	1.0 per unit	0.5 per unit

### Revisions to Residential Driveway Provisions

“THAT Section 17.6, Subsection (1) of By-Law Number 2024-100, as amended, shall be repealed and replaced with the following subsection:

(1) Every lot within a Residential Zone shall be subject to the following driveway provisions:

- a) The maximum driveway width within the front yard shall be 50% of the width of the front yard, up to 9.0 metres. Where there are multiple driveways, the combined widths shall not exceed 50% of the width of the front yard, up to 9.0 metres.
- b) The maximum driveway width within an exterior side yard shall be 50% of the width of the exterior side yard, up to 9.0 metres. Where there are multiple driveways, the combined widths shall not exceed 50% of the width of the exterior side yard, up to 9.0 metres.
- c) Despite Subsection a) and b) the minimum width of a driveway shall be 3.0 metres at the street line.
- d) The maximum number of driveways is as follows:
  - i) Lots with 10.0 metres or less frontage: 1
  - ii) Lots with more than 10.0 metres of frontage: 2

### Adding Bicycle Parking Provision for Self-storage Facilities

“THAT Section 17.7, Subsection (1) Table 17-6 of By-law 2024-100, as amended, shall be repealed and replaced with the following to add a row for self-storage facilities and associated bicycle parking provisions:

Land Use	Required Bicycle Parking
Long-term care home	0.1 per bed
Multi-unit Dwelling	0.5 per dwelling unit
Dwelling unit within a post-secondary educational institution	0.75 per dwelling unit
School	1 per 100.0 square metres of gross floor area
Secondary educational institution Restaurant Library Bus station Public use, where there is a building associated with the use	1.0 per 250.0 square metres of gross floor area
Personal Service Shop Retail Store	1.0 per 500.0 square metres of gross floor area

Train Station	1.0 per 750.0 square metres of gross floor area
Hospital Hotel	1.0 per 1 000.0 square metres of gross floor area
Self-storage Facility	1.0 per on-site employee
Truck and/or Transportation Terminal Warehouse	1.0 per 2 000.0 square metres of gross floor area
All other non-residential uses	1.0 per 1 500.0 square metres of gross floor area

**Revision to Seasonal Use of Required Parking Spaces**

THAT Section 17.9, Subsection (1) of By-Law Number 2024-100, as amended, shall be repealed and replaced with the following subsection to clarify that the display or retail sales may be permitted:

(1) A seasonal garden centre, farmers’ market, a temporary special event, or the display or retail sales of seasonal produce or merchandise accessory to a retail store, retail food store, shopping centre, or place of worship may be located such that it temporarily prevents the use of a portion of the required or provided parking spaces, aisles, or driveways, provided that:

**Permitting Height Increases to Legal Non-Conforming Buildings for Flood-proofing**

“THAT Section 18.5, Subsection (2) of By-Law Number 2024-100, as amended, shall be and the same is hereby amended by adding the following subsection to permit height increases for legal non-conforming buildings for the purposes of flood-proofing:

b) For the purposes of Subsection (2) above, a change in height due to a requirement to meet applicable provincial legislation (i.e. flood-proofing) will not be considered a change in height requiring relief from this By-law.”

**Adding Revised Definitions**

“THAT Section 19, Table 19-1, of By-Law Number 2024-100, as amended, shall be and the same is hereby amended by replacing the definitions of “Corner Sight Triangle”, “Exterior Side Lot Line”, “Hotel”, and “Porch” with the following:

Corner Sight Triangle: An unobstructed triangular area of land on a corner lot where the projection of the front and exterior lot lines intersect.

Exterior Side Lot Line: Any lot line abutting a street other than the front or rear lot line. On a corner lot, the exterior side lot line is the longer lot line that is common with the street line and includes the lot line abutting any corner sight triangle.

Hotel: A commercial establishment offering temporary accommodation to the traveling public. Served by a common building entrance and registration area, containing six (6) or more rooms where rooms are accessed by an indoor common space. Accessory uses may include, but are not limited to, conference rooms, restaurants, and health facilities. A hotel shall not include any type of dwelling or be internally connected to any type of dwelling.

Porch: A building component that is an unenclosed or partially enclosed platform covered by a roof, and which may be attached to a main wall of a building. A porch includes all associated guards, fencing, walls, visual screens, columns, roof, stairs, and other associated features.”

#### **421 Dundas St West (Fixing Mapping Error)**

THAT Schedule “A”, Map No. 169 of By-law 2024-100, as amended, is hereby amended by rezoning the land municipally known as 421 Dundas Street West, from Residential Type 2 (R2-28) Zone to Residential Type 3 (R3-14) Zone and shown on the zoning map attached hereto as Appendix 1.

THAT Section 3.2.1, Subsection 30) of By-law 2024-100, as amended, shall be repealed in its entirety and the following Subsections of Section 3.2.1 be renumbered accordingly.

“THAT Section 3.3.1 of By-Law Number 2024-100, as amended, shall be and the same is hereby amended by adding the following subsection:

14) For the lands zoned R3-14, the following shall apply for a five-storey multi-unit dwelling despite any provisions of this Zoning By-law to the contrary:

- a) Lot Area Per Dwelling (minimum): 72.3 square metres
- b) Building Height (maximum): 15.68 metres
- c) Lot Frontage (minimum): 36.0 metres
- d) East Interior Side Yard Width (minimum): 4.5 metres
- e) Landscaped Area (minimum): 37.5%
- f) Lot Coverage (maximum): 29.5%
- g) Maximum floor area of fifth floor: 482 square metres
- h) Landscaped Strip (minimum): 1.5 metres
- i) No portion of the fifth storey of any building shall be located within the area of 33.48 metres measured horizontally from the front lot line
- j) The minimum distance between a driveway and/or parking area, and the exterior wall of the main building on the lot, where there are windows to habitable rooms: 0.0 metres

#### **471 Dundas St E (Fixing Mapping Error)**

THAT Schedule “A”, Map No. 216 of By-law 2024-100, as amended, is hereby amended by rezoning the land municipally known as 471 Dundas Street East, from Residential Type 2 (R2) Zone to General Industrial (IN1) Zone and shown on the zoning map attached hereto as Appendix 1.

#### **Block 63, Plan 21M-244 (Fixing Mapping Error)**

THAT Schedule “A”, Map No. 148 of By-law 2024-100, as amended, is hereby amended by rezoning the land known as Block 63 of Plan 21M-244, from Community Facility (CF) Zone to Residential Type 2 (R2) Zone and shown on the zoning map attached hereto as Appendix 1.

#### **7 & 15 Aldersgate Drive (Fixing Mapping Error)**

THAT Schedule “A”, Maps No. 163 and 165 of By-law 2024-100, as amended, are hereby amended by rezoning a portion of the land known municipally as 7 Aldersgate Drive, from Residential Type 2

(R2-17-H) Zone to Residential Type 2 (R2-17) Zone and shown on the zoning map attached hereto as Appendix 2.