

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SMALL-SCALE MULTI-UNIT HOUSING) BYLAW NO. 6020**

EXPLANATORY NOTE

Bylaw No. 6020 amends the Township of Langley Zoning Bylaw 1987 No. 2500 to reflect changes to the Local Government Act incorporating small-scale multi-unit housing per Bill 44.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SMALL-SCALE MULTI-UNIT HOUSING) BYLAW NO. 6020

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Small-Scale Multi-Unit Housing) Bylaw No. 6020”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
 - a. Amending Section 102 – DEFINITIONS by:
 - i. Adding the following in alphabetical order:
 “**ACCESSORY DWELLING UNIT**” means a *dwelling unit* within an *accessory building*.”
 - ii. Amending the definition of “APARTMENT” by inserting after “but excludes *townhouses*,” the words “*two family dwellings* and *small-scale, multi-unit housing developments*.”
 - iii. Replacing the definition of “COACH HOUSE” with the following:
 “**COACH HOUSE**” means an *accessory dwelling unit* which is located only within the second *storey* of a detached garage on a *lot*.”
 - iv. Replacing the definition of “DWELLING UNIT” with the following:
 “**DWELLING UNIT**” means one or more habitable rooms occupied as residential accommodation by one *family* and containing or providing for only one set of *cooking* and/or laundry facilities located within a rural or residential zone. Excludes *hotel* or *motel* units or recreation *vehicles*.”
 - v. Adding the following in alphabetical order:
 “**INFILL HOUSING**” means one (1) or more detached *dwelling units* on a *lot* that contains one (1) retained *single family dwelling* or *two family dwelling* constructed before the date of adoption of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Small-Scale Multi-Unit Housing) Bylaw No. 6020.”
 - vi. Adding the following in alphabetical order:
 “**SECONDARY SUITE**” means a *dwelling unit* that is a secondary suite as defined by and in compliance with the British Columbia Building Code and which may not exceed a maximum gross floor area of 120 m². A *secondary suite* may be located within a *single family dwelling*, *two family dwelling*, or *small-scale, multi-unit housing development*. On lands within the Agricultural Land Reserve a *secondary suite* must comply with the Provincial Agricultural Land Commission regulations.”

- vii. Replacing the definition of “SEMI-DETACHED DWELLING” with the following:
“SEMI-DETACHED DWELLING” means a *two family dwelling* without *secondary suites* and with each *dwelling unit* located on a separate fee simple *lot*.”
 - viii. Replacing the definition of “SINGLE FAMILY DWELLING” with the following:
“SINGLE FAMILY DWELLING” means a detached *dwelling unit* and up to one (1) *secondary suite*. Excludes a *mobile home*.”
 - ix. Adding the following in alphabetical order:
“SMALL-SCALE, MULTI-UNIT HOUSING DEVELOPMENT” means up to four (4) *dwelling units*, which may be attached or detached, located on a single *lot*. The following conditions apply:
 - a) The lot must be located within the *urban containment boundary*; and
 - b) The *lot area* must be less than 4,050 m²; and
 - c) The lot must be serviced with both a municipal sanitary sewer system and a municipal water system; and
 - d) The lot must not have heritage designation protection under a bylaw made on or before December 7, 2023 under Section 611 of the Local Government Act; and
 - e) The lot must not be located within lands designated in the Willowbrook Transit-Oriented Area Designation Bylaw No. 6021 as a Transit Oriented Area; and
 - f) If a *lot* has a *lot area* of 280.0 m² or less, the maximum number of *dwelling units* is three (3).”
 - x. Amending the definition of “TANDEM PARKING” by deleting the words “in a garage or carport”.
 - xi. Amending the definition of “TOWNHOUSE” by adding at the end of the definition, “*Townhouse* excludes *small-scale, multi-unit housing developments*.”
 - xii. Replacing the definition of “TWO FAMILY DWELLING” with the following:
“TWO FAMILY DWELLING” means a residential *building* containing two (2) principal *dwelling units* joined by a common wall, and up to one (1) *secondary suite* per principal *dwelling unit*.”
 - xiii. Adding the following:
“URBAN CONTAINMENT BOUNDARY” means the urban development area as defined by the urban land uses as shown on Maps 1 and A1 in the Langley Official Community Plan Bylaw 1979 No. 1842 as amended.
- b. Amending Section 104 – GENERAL PROVISIONS by:
- i. Amending 104.3 a) by replacing the words, “secondary residential suite” with the words “*secondary suite*”.

- ii. Amending 104.15 3) by adding the following:
 - “g) Sub-sections a) through f) notwithstanding, if the *accessory building* is an *accessory dwelling unit* that meets the requirements of the Zoning Bylaw for a principal *residential use* on the newly created *lot*, sub-sections a), b), c), d), e) and f) do not apply.”
- c. Amending Section 107 – PARKING AND LOADING REQUIREMENTS by:
 - i. Adding 107.1 3) as follows:
 - “3) Lands designated in the Willowbrook Transit-Oriented Area Designation Bylaw No. 6021 as Transit Oriented Areas are exempt from required off-street parking spaces for residential uses, except parking for persons with disabilities. If parking spaces are provided for residential uses, all spaces must meet the EV charging requirements specified in Section 107.3 footnote 1.”
 - ii. Amending 107.3 a) i) by adding, after the words, “*mobile homes as temporary accessory dwellings*,” the words, “*small-scale, multi-unit housing developments*” and replacing the words, “2 spaces per *dwelling unit*” with the words, “1 space per *dwelling unit*, with a minimum total of 2 spaces per *lot*”.
 - iii. Replacing 107.6 4) with the following:
 - “4) Up to two (2) additional driveways accessed from a *side lot line* may be provided for *small-scale, multi-unit housing developments* on *corner lots*, provided that:
 - a) the *lot* contains at least three (3) *dwelling units*;
 - b) the *street* abutting the *side lot line* is a local *street* or *lane*; and
 - c) the sum of all driveway widths on the *lot* is not more than 12 metres.”
- d. Amending Section 110 – SUBDIVISION REQUIREMENTS by:
 - i. Amending Section 110.1 Minimum Subdivision Requirements by:
 - 1) deleting the words after R-2 “or 557.4 m², or 18.3 m, 25 m” and the associated footnotes
 - 2) deleting footnote (2) and (3) under the word FH-1 and renumbering the rest of the footnotes accordingly and as appropriate in the section above
 - 3) deleting the words after CD-73 “single family” and inserting footnote number 7 in its place
 - 4) adding footnote (7) to the footnotes under the word CD-196
“(7) For single family or *small-scale, multi-unit housing developments*”
- e. Amending Section 301 – SUBURBAN RESIDENTIAL ZONE SR-1 by:
 - i. Replacing Section 301.2 Residential Uses with the following:
 - “Subject to the provisions of the Agricultural Land Commission Act where applicable, no more than one (1) of the following is permitted on one (1) *lot*:
 - 1) One (1) *small-scale, multi-unit housing development*, or

- 2) One (1) *single family dwelling*, plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*.”
 - ii. Replacing Section 301.4 2) with the following:
“2) Except *accessory dwelling units*, *accessory buildings* and *structures* not used for *agricultural* or *farm* purposes shall not exceed a total of 135 m² of ground floor *building area*.”
 - iii. Amending Section 301.6 2) by deleting the words, “or one and a half *storeys*, whichever is lesser”
- f. Amending Section 302 – SUBURBAN RESIDENTIAL ZONE SR-2 by:
- i. Replacing Section 302.1 1) with the following:
“1) all *uses* permitted in the Suburban Residential Zone SR-1 except that *residential uses* are subject to Section 302.2.”
 - ii. Replacing Section 302.2 2) with the following:
“2) One (1) *single family dwelling* or *mobile home* is permitted on one (1) *lot*, plus one (1) *accessory dwelling unit* where
 - a) the lot is located outside the *urban containment boundary*,
and
 - b) the *single family dwelling* does not include a *secondary suite*.”
 - iii. Amending Section 302.5 2) by deleting the words, “or one and a half *storeys*, whichever is lesser”
- g. Amending Section 303 – SUBURBAN RESIDENTIAL ZONE SR-3 by:
- i. Replacing Section 303.1 3) with the following:
“3) *residential uses* subject to Section 303.2”
 - ii. Replacing Section 303.2 Residential Uses with the following:
“Subject to the provisions of the Agricultural Land Commission Act where applicable, no more than one (1) of the following is permitted on one (1) *lot*:
 - 1) One (1) *small-scale, multi-unit housing development*, or
 - 2) One (1) *single family dwelling*, plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*.”
 - iii. Replacing Section 303.3 2) with the following:
“2) Except *accessory dwelling units*, *accessory buildings* and *structures* not used for *agricultural* or *farm* purposes shall not exceed a total of 80 m² of ground floor *building area*.”
 - iv. Amending Section 303.5 3) by deleting the words, “or 1 *storey*”
- h. Amending Section 304 – SUBURBAN RESIDENTIAL ZONE SR-3A by:
- i. Replacing Section 304.2 Residential Uses with the following:

“One (1) *single family dwelling* is permitted on one (1) *lot*, plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*.”

- i. Amending Section 401 – RESIDENTIAL ZONE R-1A by:
- i. Replacing 401.2 Residential Uses with the following:

“No more than one (1) of the following is permitted on one (1) *lot*:

 - 1) One (1) *small-scale, multi-unit housing development*, or
 - 2) One (1) *single family dwelling*, plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*.”
 - ii. Replacing 401.3 3) with the following:

“3) an *accessory detached garage* means a *building or structure* (*accessory to a residential use*) containing at least two (2) parking spaces in accordance with Section 107.”
 - iii. Replacing 401.4 Lot Coverage with the following:

“1) *Buildings and structures* shall not cover more than 35% of the *lot area*.

2) *Lot coverage* may be increased to 45% where *buildings* include *infill housing*.

3) Where the *gross floor area* of a *single family dwelling* is 280 m² or greater (including all attached and detached garages and carports, but excluding *basements* where permitted)

 - a) the maximum *height* of the dwelling must not exceed two *storeys* plus a *basement* where permitted; and
 - b) the *gross floor area* of the second *storey* must not exceed 80% of the *gross floor area* of the first *storey* (including all attached and detached garages and carports); and
 - c) the surface of the first floor must not be more than 0.8 metres above the average grade at any *building* elevation facing a *street*, except that where the average slope of the lot is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including garages and carports) facing a *street* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.

4) In any *building*, the maximum *gross floor area* of a third *storey* shall be as follows:

Number of dwelling units on lot	Maximum gross floor area of third storey
One (1) or two (2)	None permitted
Three (3)	50% of the <i>gross floor area</i> of the first <i>storey</i>
Four (4)	80% of the <i>gross floor area</i> of the first <i>storey</i>

- iv. Replacing 401.5 Siting of Buildings and Structures with the following:

“Except as provided for in Sections 104.4, 105.1 2), *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) **Front Loaded Lot**

<i>Buildings and Structures</i>	<i>Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback (Interior or Abutting a Lane or Local Street)</i>	<i>Minimum Side lot line Setback (Abutting a Collector or Arterial Street)</i>
<i>Principal building</i>	Minimum 6.0 m ⁽²⁾ ⁽⁵⁾ Maximum 7.5 m ⁽²⁾ ⁽⁵⁾	3.0 m	1.2 m ⁽²⁾	3.0 m ⁽²⁾ ⁽⁵⁾
<i>Accessory dwelling unit or other accessory building or structure</i>	Minimum 6.0 m ⁽¹⁾	1.5 m ⁽⁶⁾ ⁽⁷⁾	1.2 m ⁽²⁾ ⁽⁶⁾	4.5 m ⁽²⁾ ⁽⁵⁾

2) **Rear Loaded Lot**

<i>Buildings and Structures</i>	<i>Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback (Interior or Abutting a Lane or Local Street)</i>	<i>Minimum Side lot line Setback (Abutting a Collector or Arterial Street)</i>
<i>Principal building</i>	Minimum 2.5 m ⁽²⁾ ⁽⁵⁾	1.0 m	1.2 m ⁽²⁾	2.5 m ⁽²⁾ ⁽⁵⁾
<i>Accessory detached garage or coach house</i>	N/A ⁽¹⁾	0.6 m	Interior-0.9 m <i>Lane</i> or local <i>street</i> -1.2 m ⁽²⁾ ⁽³⁾ ⁽⁴⁾ ⁽⁵⁾	4.5 m ⁽²⁾ ⁽⁵⁾
<i>Accessory dwelling unit or other</i>	Minimum 2.5 m ⁽¹⁾	1.5 m ⁽⁶⁾	1.2 m ⁽²⁾ ⁽⁶⁾	4.5 m ⁽²⁾

<i>accessory building or structure</i>				
--	--	--	--	--

- (1) *Accessory buildings and structures*, including *accessory dwelling units* and *accessory detached garages*, are not permitted within the front yard.
- (2) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building, structure* or fence greater than 1 metre in *height* shall project into the triangular area created by a line joining two (2) points:
 - a) 6 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
 - b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.
- (3) On abutting *lots*, the minimum interior *side lot line* setback for an *accessory detached garage* may be reduced to zero (0) provided that the two (2) garages abutting one another are simultaneously designed, *building* permits issued, and the garages are constructed by the same builder utilizing a party wall agreement.
- (4) The eave and gutter of the *accessory detached garage* shall be setback a minimum of 0.45 m from the interior *side lot line*.
- (5) Where access stairs, porches, verandahs and balconies project beyond the front or flanking *façade* of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.
- (6) A minimum *rear lot line* and *side lot line* setback of 0.6m is permitted for an *accessory building or structure* with a *gross floor area* less than 6.0 m².
- (7) Section 401.5 2) notwithstanding, where a *lot* fronts onto two (2) parallel *streets* the *rear lot line* setback shall be the same as the *front lot line* setback.”

v. Replacing 401.6 1) with the following:

- 1) “The *height* of *buildings and structures* shall not exceed the following:”

<i>Building/Structure Type</i>	<i>Maximum Height</i>
<i>Infill housing</i> located within 6 metres of the <i>rear lot line</i> , except <i>coach houses</i> fronting a <i>lane</i>	4.5 m
All other <i>dwelling units</i>	9 m
<i>Accessory buildings and structures</i> that are not <i>dwelling units</i>	3.75 m”

vi. Replacing 401.7 Parking and Loading with the following:

“Parking and loading shall be provided in accordance with Section 107, and:

- 1) On a rear loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two (2)

points measured at 2.5 metres from the projected *lot line* abutting a *street* and/or a *lane*.

- 2) Driveway locations shall be co-ordinated to maximize on-street parking and street tree siting in accordance with Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.
- 3) Outdoor parking spaces may extend into a municipal *street* dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded).
- 4) On rear loaded *lots*, all parking spaces shall be located in the rear yard with access from a *lane* and no parking spaces shall directly access a *highway* other than a *lane*.”

j. Amending Section 402 – RESIDENTIAL ZONES R-1B, R-1C, R-1D and R-1E by:

i. Replacing 402.2 Residential Uses with the following:

“Subject to the provisions of the Agricultural Land Commission Act where applicable, no more than one (1) of the following is permitted on one (1) *lot*:

- 1) One (1) *small-scale, multi-unit housing development*, or
- 2) One (1) *single family dwelling*, plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*.”

ii. Replacing Section 402.3 Lot Coverage with the following:

“1) *Buildings* and *structures* shall not cover more than 35% of the *lot area*.

2) *Lot coverage* may be increased to 45% where *buildings* include *infill housing*.

2) Where the *gross floor area* of a *single family dwelling* is 280 m² or greater (including all attached and detached garages and carports, but excluding *basements* where permitted)

- a) the maximum *height* of the dwelling must not exceed two *storeys* plus a *basement* where permitted; and
- b) the *gross floor area* of the second *storey* must not exceed 80% of the *gross floor area* of the first *storey* (including all attached and detached garages and carports); and
- c) the surface of the first floor must not be more than 0.8 metres above the average grade at any *building* elevation facing a *street*, except that where the average slope of the lot is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including garages and carports) facing a *street* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.

3) In any *building*, the maximum *gross floor area* of a third *storey* shall be as follows:

Number of dwelling units on lot	Maximum gross floor area of third storey
One (1) or two (2)	None permitted
Three (3)	50% of the <i>gross floor area</i> of the first <i>storey</i>

Four (4)	80% of the <i>gross floor area</i> of the first <i>storey</i> "
----------	---

- iii. Replacing Section 402.4 Siting of Buildings and Structures with the following:

Siting of Buildings and Structures

Except as provided for in Sections 104.4, 104.15 and 105.1 2), *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

- 1) On a *lot* to which vehicular access is provided directly from a *street* abutting the front *lot line*:

<i>Buildings and Structures</i>	<i>Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback (Interior or Abutting a Lane or Local Street)</i>	<i>Minimum Side lot line Setback (Abutting a Collector or Arterial Street)</i>
<i>Principal building</i>	Minimum 6.0 m Maximum 7.5 m	3.0 m	1.2 m	4.5 m
<i>Accessory dwelling unit or other accessory building or structure with a gross floor area equal to or greater than 6 m²</i>	Minimum 6.0 m	1.5 m ⁽¹⁾	1.2 m	4.5 m
<i>Accessory building or structure with a gross floor area less than 6 m²</i>	Minimum 7.5 m	0.6 m ⁽¹⁾	0.6 m	4.5 m

- 2) On a *lot* to which vehicular access is provided directly from a rear *lane*:

<i>Buildings and Structures</i>	<i>Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback (Interior or Abutting a</i>	<i>Minimum Side lot line Setback (Abutting a Collector</i>
			<i>Collector or Arterial Street)</i>	

			Lane or Local Street)	or Arterial Street)
<i>Principal building</i>	Minimum 3.5 m	1.0 m	1.2 m	4.5 m
<i>Accessory dwelling unit or other accessory building or structure with a gross floor area equal to or greater than 6 m²</i>	Minimum 3.5 m	1.5 m ⁽¹⁾	1.2 m	4.5 m
<i>Accessory building or structure with a gross floor area less than 6 m²</i>	Minimum 6.0 m	0.6 m ⁽¹⁾	0.6 m	4.5 m

⁽¹⁾ Where a *lot* fronts onto two (2) parallel *streets* besides a *lane*, the *rear lot line* setback shall be the same as the *front lot line* setback.”

- iv. Replacing Section 402.5 Height of Buildings and Structures with the following:

“Except as provided for in Section 104.5, the *height* of *buildings* and *structures* shall not exceed the following:

Building/Structure Type	Maximum Height
<i>Infill housing</i> located within 7.5 metres of the <i>rear lot line</i> , except <i>coach houses</i> fronting a <i>lane</i>	4.5 m
All other <i>dwelling units</i>	9 m
<i>Accessory buildings</i> and <i>structures</i> that are not <i>dwelling units</i>	3.75 m”

- v. Replacing Section 402.6 Parking and Loading with the following:
Parking and loading shall be provided in accordance with Section 107, and
1) On rear loaded *lots*, all parking spaces shall be located in the rear yard with access from a *lane* and no parking spaces shall directly access a *highway* other than a *lane*.

- k. Amending Section 403 – RESIDENTIAL COMPACT LOT ZONE R-CL by:
i. Replacing Section 403.2 Residential Uses with the following:
“No more than one (1) of the following is permitted on one (1) *lot*:
1) One (1) *small-scale, multi-unit housing development*, or

- 2) One (1) *single family dwelling*, plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*.”
- ii. Replacing Section 403.3 Lot Coverage with the following:
“Density
 1) In the R-CL Zone, the maximum density of lots shall not exceed 24.7 lots per hectare (10 lots per acre) except:
 - a) This density may be exceeded where *single family dwellings* are replaced with *small-scale multi-unit housing developments* to a maximum of one (1) *small-scale multi-unit housing development* on one (1) lot; and
 - b) In the Southwest Gordon, Routley and Yorkson Neighbourhood Plan areas of Willoughby where the maximum gross density shall be in accordance with the Willoughby Community Plan.”

- iii. Replacing Section 403.4 Maximum Lot Coverage with the following:
“Lot Coverage
 1) For *lot areas* less than 372 m²:
 - a) *Buildings and structures* shall not cover more than 55% of the *lot area*;
 - b) The maximum *building* footprint of a *single family dwelling* is 150 m²; and
 - c) Covered porches, covered verandahs, and covered sun decks shall not be included for the purposes of calculating *lot coverage*.
 2) For *lot areas* equal to or greater than 372 m²:
 - a) *Buildings and structures* shall not cover more than 40% of the *lot area* provided;
 - b) *Lot coverage* may be increased to 45% where *buildings* include *infill housing*; and
 - c) Covered porches, covered verandahs, and covered sun decks shall not be included for the purposes of calculating *lot coverage*.
 3) In any *building*, the maximum *gross floor area* of a third *storey* shall be as follows:

Number of dwelling units on lot	Maximum gross floor area of third storey
One (1) or two (2)	50% of the <i>gross floor area</i> of the first <i>storey</i>
Three (3) or four (4)	80% of the <i>gross floor area</i> of the first <i>storey</i> ”

- iv. Replacing Section 403.5 (1) with the following:
 1) “The *height* of *buildings* and *structures* shall not exceed the following:”

Building/Structure Type	Maximum Height

<i>Infill housing</i> located within 4.5 metres of the <i>rear lot line</i> , except <i>coach houses</i> fronting a <i>lane</i>	4.5 m
All other <i>dwelling units</i>	9 m
<i>Accessory buildings</i> and <i>structures</i> that are not <i>dwelling units</i>	3.75 m"

- v. Deleting 403.7 2) and 403.7 3)
- vi. Replacing 403.8 Siting of Buildings and Structures with the following:
"Siting of Buildings and Structures"
 Except as provided for in Sections 104.4 and 105.1 2), *buildings* and *structures* shall be sited in accordance with the following setbacks:

1) On a front loaded compact *lot*:

<i>Buildings and Structures</i>	<i>Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback (Interior or Abutting a Lane or Local Street)</i>	<i>Minimum Side lot line Setback (Abutting a Collector or Arterial Street)</i>
<i>Principal building</i>	Minimum 6.0 m ^{(2) (3)} Maximum 7.5 m ^{(2) (3)}	3.0 m	1.2 m ⁽⁴⁾	2.4 m ⁽⁴⁾
<i>Accessory dwelling unit</i> or other <i>accessory building</i> or <i>structure</i>	Minimum 6.0 m ^{(2) (3)}	0.6 m ⁽¹⁾	Interior-0.6 m <i>Lane</i> or <i>local street</i> 1.2 m ⁽⁴⁾	2.4 m ⁽⁴⁾

2) On a rear loaded compact *lot*:

<i>Buildings and Structures</i>	<i>Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback (Interior or Abutting a Lane or Local Street)</i>	<i>Minimum Side lot line Setback (Abutting a Collector or Arterial Street)</i>
<i>Principal building</i>	Minimum 2.5 m ⁽⁵⁾	1.0 m	1.2 m ⁽⁴⁾	2.4 m ⁽⁴⁾
<i>Accessory dwelling unit</i> or other <i>accessory</i>	Minimum 2.5 m ⁽⁵⁾	0.6 m ⁽¹⁾	Interior-0 m <i>Lane</i> or <i>local</i>	3.0 m ⁽⁴⁾

<i>building or structure</i>			<i>street-1.2 m⁽⁴⁾</i>	
------------------------------	--	--	-----------------------------------	--

(1) Where a *lot* fronts onto two (2) parallel *streets* besides a *lane*, the *rear lot line* setback shall be the same as the *front lot line* setback.

(2) The front face of a garage or principal *building* may be sited between 2.5 metres and 6 metres from the *front lot line*, provided that 6 metres horizontal distance is provided for parking between the front face of the garage or principal *building* and the back of sidewalk.

(3) The front face of a principal *building*, excluding a garage but including porches, verandahs or stairs, may be sited between 6 metres and 2.5 metres from the *front lot line*.

(4) On a corner lot, no part of any building structure or fence greater than 1 metre in height, where height is measured at the intersection of the centre lines of the streets and / or lanes, shall project into the triangular area created by a line joining two points:

- a) 6 metres from the projected lot lines abutting a limited local or local street and / or lane intersections; or
- b) 7.5 metres from the projected lot lines abutting arterial and / or collector street intersections.

(5) The minimum *front lot line* setback shall be 5 metres from a *front lot line* where a lot fronts an arterial or collector *street*.”

vii. Replacing 403.9 Parking and Loading with the following:

“Parking and loading shall be provided in accordance with Section 107 except as follows:

- 1) Front Loaded Compact *Lots* shall provide parking as follows:
 - a) Parking spaces may extend into a municipal *street* dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded); and
 - b) driveway locations shall be co-ordinated to maximize on-*street* parking and *street* tree siting in accordance with Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.
- 2) Rear Loaded Compact *Lots* shall provide parking as follows:
 - a) all parking spaces shall be located in the rear yard with access from a *lane*; and
 - b) no parking spaces shall directly access a *highway* other than a *lane*.”

I. Amending Section 404 – RESIDENTIAL COMPACT LOT ZONE R-CL(A) by:

i. Replacing 404.1 4) with the following:

“4) *residential uses* subject to Section 404.2”

ii. Replacing 404.2 Maximum Density with the following:

“Residential Uses

- 1) Notwithstanding sub-section 404.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
- 2) No more than one (1) of the following is permitted on one *lot*:
 - a) One (1) *small-scale, multi-unit housing development*, or

b) One (1) *single family dwelling*, plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*.”

iii. Replacing 404.3 3) with the following:
“an accessory detached garage means a *building* or *structure* (accessory to a *residential use*) containing at least two (2) parking spaces in accordance with Section 107.”

iv. Amending 404.4 Lot Coverage by adding the following:
“2) In any *building*, the maximum *gross floor area* of a third *storey* shall be as follows:

Number of <i>dwelling units</i> on <i>lot</i>	Maximum <i>gross floor area</i> of third <i>storey</i>
One (1) or two (2)	50% of the <i>gross floor area</i> of the first <i>storey</i>
Three (3) or four (4)	80% of the <i>gross floor area</i> of the first <i>storey</i> ”

v. Replacing 404.5 Siting of Building and Structures with the following:
“Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) Front Loaded Lot

<i>Buildings and Structures</i>	<i>Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback (Interior or Abutting a lane or Local Street)</i>	<i>Minimum Side lot line Setback (Abutting a Collector or Arterial Street)</i>
<i>Principal building</i>	Minimum 2.5 m ⁽¹⁾ ^{(3) (6)} Maximum 4.0 m ⁽¹⁾ ^{(3) (6)}	3.0 m ⁽⁷⁾	1.2 m ⁽²⁾	2.5 m ^{(2) (6)}
<i>Accessory dwelling unit</i> or other <i>accessory building</i> or <i>structure</i>	Minimum 2.5 m ⁽²⁾	0.6 m	0.6 m ⁽³⁾	2.5 m ⁽³⁾

2) Rear Loaded Lot

<i>Buildings and Structures</i>	<i>Front lot line Setback</i>	<i>Minimum Rear lot</i>	<i>Minimum Side lot line</i>	<i>Minimum Side lot</i>
--	--------------------------------------	--------------------------------	-------------------------------------	--------------------------------

		line Setback	Setback (Interior or Abutting a Lane or Local Street)	line Setback (Abutting a Collector or Arterial Street)
<i>Principal building</i>	Minimum 2.5 m ⁽³⁾ ⁽⁶⁾	1.0 m	1.2 m ⁽²⁾	2.5 m ⁽²⁾ ⁽⁶⁾
<i>Accessory detached garage or coach house</i>	N/A ⁽²⁾	0.6 m ⁽³⁾	Interior- 0.6 m Lane or Local Street-1.2 m ⁽³⁾ ⁽⁴⁾ ⁽⁵⁾	2.5 m ⁽³⁾
<i>Other accessory dwelling unit, accessory building or structure</i>	Minimum 2.5 m ⁽²⁾	0.6 m ⁽³⁾	0.6 m ⁽³⁾	2.5 m ⁽³⁾

- (1) For a front loaded *lot*, the garage door shall be sited a minimum of 4.5 metres from the property line
- (2) *Accessory buildings and structures*, including *accessory dwelling units* and accessory detached garages, are not permitted within the front yard.
- (3) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building, structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
- a) 6.0 metres from the projected *lot lines* abutting a local *street and/or lane*; and
 - b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.
- (4) On abutting *lots*, the minimum interior *side lot line* setback for an accessory detached garage may be reduced to zero (0) provided that the two (2) garages abutting one another are simultaneously designed, *building permits* issued, and the garages are constructed by the same builder utilizing a party wall agreement.
- (5) The eave and gutter of the accessory detached garage shall be setback a minimum of 0.3 m from the interior *side lot line*.
- (6) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5

metres, providing that such reduction shall apply only to the projecting feature.

- (7) For a front loaded *lot*, where a stair and landing, providing access to the rear yard from the first *storey* projects beyond the rear face of the *building*, the minimum distance to the *rear lot line* may be reduced by not more than 1.2 metres, providing that the stair landing projecting into the setback does not exceed an area of 1.5 square metres and that such reduction shall only apply to the rear stair and landing.”

- vi. Deleting 404.6 1), 404.6 2), 404.6 3) and 404.6 5) and renumbering the remaining sub-sections accordingly

- vii. Deleting 404.7 1) and replacing 404.7 3) with the following:
“The *height* of *buildings* and *structures* shall not exceed the following:”

Building/Structure Type	Maximum Height
<i>Infill housing</i> located within 6 metres of the <i>rear lot line</i> , except <i>coach houses</i> fronting a <i>lane</i>	4.5 m
All other <i>dwelling units</i>	9 m
<i>Accessory buildings</i> and <i>structures</i> that are not <i>dwelling units</i>	3.75 m”

- viii. Replacing Section 404.8 Parking with the following:
“Parking shall be provided in accordance with Section 107 except as follows:

- 1) On a front loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 7.0 metres from the projected *lot lines* abutting a *street*, or a *lane*.
- 2) On a rear loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
- 3) Outdoor parking spaces may extend into a municipal road dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded).”

- ix. Deleting 404.10 2)

- m. Amending Section 405 – RESIDENTIAL COMPACT LOT ZONE R-CL(B) by:

- i. Replacing Section 405.1(4) with the following:
“4) *residential uses* subject to Section 405.2”

- ii. Replacing 405.2 Maximum Density with the following:

“Residential Uses

- 1) Notwithstanding sub-section 405.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.

- 2) No more than one (1) of the following is permitted on one (1) lot:
 - a) One (1) *small-scale, multi-unit housing development*, or
 - b) One (1) *single family dwelling*, plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*.”
- iii. Replacing 405.3 3) with the following:

“3) an accessory detached garage means a *building or structure* (accessory to a *residential use*) containing at least two (2) parking spaces in accordance with Section 107.”
- iv. Amending 405.4 by adding the following:

“2) In any *building*, the maximum *gross floor area* of a third *storey* shall be as follows:

Number of dwelling units on lot	Maximum gross floor area of third storey
One (1) or two (2)	50% of the <i>gross floor area</i> of the first <i>storey</i>
Three (3) or four (4)	80% of the <i>gross floor area</i> of the first <i>storey</i> ”

- v. Replacing Section 405.5 Siting of Buildings and Structures with the following:

“Except as provided for in Section 104.4 and 105.1 2) *buildings and structures* shall be sited in accordance with the following minimum setbacks:

1) **Front Loaded Lot**

Buildings and Structures	Front lot line Setback	Minimum Rear lot line Setback	Minimum Side lot line Setback (Interior or Abutting a Lane or Local Street)	Minimum Side lot line Setback (Abutting a Collector or Arterial Street)
<i>Principal building</i>	Minimum 2.5 m ⁽¹⁾ (3) (6) Maximum 4.0 m ⁽¹⁾ (3) (6)	3.0 m ⁽⁷⁾	1.2 m ⁽³⁾	2.5 m ⁽³⁾ (6)
<i>Accessory dwelling unit</i> or other <i>accessory building or structure</i>	Minimum 2.5 m ⁽²⁾	0.6 m	0.6 m ⁽³⁾	2.5 m ⁽³⁾

2) **Rear Loaded Lot**

Buildings and Structures	Front lot line Setback	Minimum Rear lot line Setback	Minimum Side lot line Setback (Interior and Abutting a Lane)	Minimum Side lot line Setback (Abutting a Street)
<i>Principal building</i>	Minimum 2.5 m ⁽³⁾ ⁽⁶⁾	1.0 m	Interior-1.2 m ⁽³⁾	2.5 m ⁽³⁾ ⁽⁶⁾
<i>Accessory detached garage or coach house</i>	N/A ⁽²⁾	0.6 m ⁽³⁾	Interior-0.6 m Lane or Local Street-1.2 m ⁽³⁾ ⁽⁴⁾ ⁽⁵⁾	2.5 m ⁽³⁾
<i>Accessory dwelling unit or other accessory building or structure</i>	Minimum 2.5 m ⁽²⁾	0.6 m ⁽³⁾	0.6 m ⁽³⁾	2.5 m ⁽³⁾

- (1) For a front loaded *lot*, the garage door shall be sited a minimum of 4.5 metres from the property line.
- (2) *Accessory buildings and structures*, including *accessory dwelling units* and accessory detached garages, are not permitted within the front yard.
- (3) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building, structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
- c) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
 - d) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*
- (4) On abutting *lots*, the minimum interior *side lot line* setback for an accessory detached garage may be reduced to zero (0) provided that the two (2) garages abutting one another are simultaneously designed, *building* permits issued, and the garages are constructed by the same builder utilizing a party wall agreement.
- (5) The eave and gutter of the accessory detached garage shall be setback a minimum of 0.3 m from the interior *side lot line*.
- (6) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

- (7) For a front loaded *lot*, where a stair and landing, providing access to the rear yard from the first *storey* projects beyond the rear face of the *building*, the minimum distance to the *rear lot line* may be reduced by not more than 1.2 metres, providing that the stair landing projecting into the setback does not exceed an area of 1.5 square metres and that such reduction shall only apply to the rear stair and landing.”
- vi. Deleting 405.6 1), 405.6 2), 405.6 4), 405.7 1) and 405.10 2)
- vii. Replacing 405.7 3) with the following:
“3) The height of buildings and structures shall not exceed the following:
- | Building/Structure Type | Maximum Height |
|---|-----------------------|
| <i>Infill housing</i> located within 6 metres of the <i>rear lot line</i> , except <i>coach houses</i> fronting a <i>lane</i> | 4.5 m |
| All other <i>dwelling units</i> | 9 m |
| <i>Accessory buildings</i> and <i>structures</i> that are not <i>dwelling units</i> | 3.75 m” |
- viii. Replacing Section 405.8 Parking with the following:
“Parking shall be provided in accordance with Section 107 except as follows:
- 1) On a front loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 7.0 metres from the projected *lot lines* abutting a *street*, or a *lane*.
 - 2) On a rear loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
 - 3) Outdoor parking spaces may extend into a municipal *street* dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded).”
- n. Amending Section 406 – RESIDENTIAL COMPACT LOT ZONE R-CL(CH) by:
- i. Replacing Section 406.2 Maximum Density with the following:
“Residential Uses
 - 1) Notwithstanding sub-section 406.9, the maximum density of a development shall be in accordance with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
 - 2) No more than one (1) of the following is permitted on one (1) *lot*:
 - a) One (1) *small-scale, multi-unit housing development*, or
 - b) One (1) *single family dwelling* and one *coach house*.”
 - ii. Replacing 406.3 1) with the following:
“1) an accessory detached garage means a *building* or *structure* (accessory to a *residential use*) containing at least two (2) parking spaces in accordance with Section 107.”

- iii. Amending 406.4 2) by numbering the first paragraph and adding the following:

“2) In any *building*, the maximum *gross floor area* of a third *storey* shall be as follows:

Number of dwelling units on lot	Maximum gross floor area of third storey
One (1) or two (2)	50% of the <i>gross floor area</i> of the first <i>storey</i>
Three (3) or four (4)	80% of the <i>gross floor area</i> of the first <i>storey</i> ”

- iv. Replacing Section 406.5 Siting of Buildings and Structures with the following:

“Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) **Rear Loaded Lot**

Buildings and Structures	Minimum Front lot line Setback	Minimum Rear lot line Setback	Minimum Side lot line Setback (Interior or Abutting a Lane or Local Street)	Minimum Side lot line Setback (Abutting a Collector or Arterial Street)
<i>Principal building</i>	2.5 m ⁽²⁾ ⁽⁴⁾	1.0 m ⁽¹⁾ ⁽⁴⁾	1.2 m ⁽¹⁾	2.5 m ⁽¹⁾ ⁽⁴⁾
Accessory detached garage	N/A ⁽¹⁾ ⁽³⁾	1.0 m ⁽³⁾	1.2 m ⁽²⁾ ⁽³⁾	2.5 m ⁽²⁾ ⁽³⁾
<i>Accessory dwelling unit</i> or other <i>accessory building</i> or <i>structure</i>	2.5 m ⁽¹⁾	0.6 m ⁽²⁾	0.6 m ⁽²⁾	2.5 m ⁽²⁾

- ⁽¹⁾ *Accessory buildings* and *structures*, including *accessory dwelling units* and garages, are not permitted within the front yard.
- ⁽²⁾ Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building*, *structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
- 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
 - 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.
- ⁽³⁾ On abutting *lots*, the minimum interior *side lot line* setback for an accessory detached garage and *coach house* may be

reduced to zero provided that the two (2) *structures* abutting one another are simultaneously designed, *building* permits issued, constructed by the same builder utilizing a party wall agreement, and are sprinklered in accordance with the Township’s Building Bylaw as amended.

- (4) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.”

- v. Deleting 406.6 1), 406.6 2), 406.6 3), 406.6 4), 406.6 5) and 406.6 6)
- vi. Replacing 406.7 Height of Buildings and Structures with the following:
“Except as provided in Section 104.5
 - 1) The surface of the first floor shall not be more than 0.8 metres above the average grade at any *building* elevation facing a *street*, except that where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
 - 2) The height of buildings and structures shall not exceed the following:

Building/Structure Type	Maximum Height
<i>Infill housing</i> located within 6 metres of the <i>rear lot line</i> , except <i>coach houses</i> fronting a <i>lane</i>	4.5 m
All other <i>dwelling units</i>	9 m
<i>Accessory buildings</i> and <i>structures</i> that are not <i>dwelling units</i>	3.75 m”

- vii. Replacing 406.8 Parking with the following:
“Parking shall be provided in accordance with Section 107 except as follows:
 - 1) No part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
 - 2) The required outdoor parking space may extend into a municipal *lane* dedication, but not extend beyond the *lane*.”
- o. Amending Section 410 – RESIDENTIAL ZONE R-2 by:
 - i. Replacing 410.2 Residential Uses with the following:
“No more than one (1) of the following is permitted on one (1) *lot*:
 - 1) One (1) *small-scale, multi-unit housing development*, or
 - 2) One (1) *two family dwelling*, or
 - 3) One (1) *single family dwelling*, plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*.”
 - ii. Replacing 410.3 Lot Coverage with the following:

“1) *Buildings and structures* shall not cover more than 35% of the *lot area*.

2) *Lot coverage* may be increased to 45% where *buildings* include *infill housing*.

3) In any *building*, the maximum *gross floor area* of a third storey shall be as follows:

Number of dwelling units on lot	Maximum gross floor area of third storey
One (1) or two (2)	None permitted
Three (3)	50% of the <i>gross floor area</i> of the <i>first storey</i>
Four (4)	80% of the <i>gross floor area</i> of the <i>first storey</i> ”

iii. Replacing 410.4 Siting of Buildings and Structures with the following: “Except as provided in Sections 104.4, 104.15 and 105.1 2), *buildings and structures* shall be sited in accordance with the following minimum setbacks:

1) On a *lot* to which vehicular access is provided directly from a *street* abutting the *front lot line*:

Buildings and Structures	Front lot line Setback	Minimum Rear lot line Setback	Minimum Side lot line Setback (Interior or Abutting a Lane or Local Street)	Minimum Side lot line Setback (Abutting a Collector or Arterial Street)
<i>Principal building</i>	Minimum 6.0 m Maximum 7.5 m	3.0 m	1.2 m	4.5 m
<i>Accessory dwelling unit</i> or other <i>accessory building</i> or <i>structure</i>	Minimum 6.0 m	1.5 m ⁽¹⁾	1.2 m	4.5 m

2) On a *lot* to which vehicular access is provided directly from a *rear lane*:

Buildings and Structures	Front lot line Setback	Minimum Rear lot line Setback	Minimum Side lot line Setback (Interior or Abutting a Lane or Local Street)	Minimum Side lot line Setback (Abutting a Collector or Arterial Street)

			Local Street)	
<i>Principal building</i>	Minimum 3.5 m	1.0 m	1.2 m	4.5 m
<i>Accessory dwelling unit or other accessory building or structure</i>	3.5 m	1.5 m ⁽¹⁾	1.2 m	4.5 m

⁽¹⁾ Where a lot fronts onto 2 parallel streets besides a lane, the rear lot line setback shall be the same as the front lot line setback.”

- iv. Replacing 410.5 Height of Buildings and Structures with the following:
“Except as provided for in Section 104.5, the height of buildings and structures shall not exceed the following:

Building/Structure Type	Maximum Height
<i>Infill housing located within 7.5 metres of the rear lot line, except coach houses fronting a lane</i>	4.5 m
<i>All other dwelling units</i>	9 m
<i>Accessory buildings and structures that are not dwelling units</i>	3.75 m”

- p. Amending Section 904 – COMPREHENSIVE DEVELOPMENT ZONE CD-4 by:
 - i. Replacing 904.2 Residential Uses with the following:
“One (1) *small-scale, multi-unit housing development* is permitted on one (1) lot.”

- q. Amending Section 907 – COMPREHENSIVE DEVELOPMENT ZONE CD-7 by:
 - i. Replacing 907.1(3) with the following:
“3) *small-scale, multi-unit housing developments*”

 - ii. Replacing 907.3 Residential Density with the following:
“1) The maximum number of residential units in a CD-7 zone shall be 84 *dwelling units*.
2) Sub-section 1) notwithstanding, this density may be exceeded where *single family dwellings* are replaced with *small-scale, multi-unit housing developments* to a maximum of one (1) *small-scale, multi-unit housing development* on one (1) lot.”

- r. Amending Section 912 – COMPREHENSIVE DEVELOPMENT ZONE CD-12 by:
 - i. Amending 912.2 Residential Uses by adding the following and numbering the rest of the section accordingly:
“1) One (1) *small-scale, multi-unit housing development* is permitted on one (1) lot.”

- s. Amending Section 920 – COMPREHENSIVE DEVELOPMENT ZONE CD-20 by:
 - i. Amending 920.1 by replacing 3) with the following:
“3) *residential uses*, subject to Section 920.2”
 - ii. Replacing 920.2 Residential Density with the following:
 - “1) The maximum gross density permitted on the overall CD-20 site shall be 24.7 units per ha/10 units per acre plus 6 additional units. The maximum number of single-family residential *lots* permitted in the CD-20 zone shall be 109.
 - 2) Sub-section 1) notwithstanding, this density may be exceeded where *single family dwellings* are replaced with *small-scale, multi-unit housing developments* to a maximum of one (1) *small-scale, multi-unit housing development* on one (1) *lot*.
 - 3) One (1) *small-scale, multi-unit housing development* is permitted on one (1) *single family lot*.”

- t. Amending Section 921 – COMPREHENSIVE DEVELOPMENT ZONE CD-21 by:
 - i. Replacing 921.2 Residential Uses with the following:
 - “1) One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot*.
 - 2) Attached *dwelling units* are permitted on bare land strata *lots* abutting an RU-10 zone subject to compliance with the provisions of the Development Permit.”
 - ii. Replacing 921.3 Residential Density with the following:
 - “1) The maximum gross density permitted on the overall CD-21 site shall be 29.7 units per ha/12 units per acre.
 - 2) Sub-section 1) notwithstanding, this density may be exceeded where *single family dwellings* are replaced with *small-scale, multi-unit housing developments* to a maximum of one (1) *small-scale, multi-unit housing development* on one (1) *lot*.”

- u. Amending Section 938C – COMPREHENSIVE DEVELOPMENT ZONE CD-38C by:
 - i. Replacing 938C.2 Residential Uses with the following:
“One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot*.”

- v. Amending Section 953 – COMPREHENSIVE DEVELOPMENT ZONE CD-53 by:
 - ii. Replacing 953.2 Residential Density with the following:
 - “1) One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot*.
 - 2) *Single family dwellings* shall comply with the provisions of the Development Permit.”

w. Amending Section 954 – COMPREHENSIVE DEVELOPMENT ZONE CD-54 by:

- i. Replacing 954.2 Residential Uses with the following:
 - “1) One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot*.
 - 2) *Single family dwellings* shall comply with the provisions of the Development Permit.”

x. Amending Section 955 – COMPREHENSIVE DEVELOPMENT ZONE CD-55 by:

i. Replacing Type 1 and Type 2 955.1 and 955.4 with the following:

	Type 1	Type 2
955.1	<ul style="list-style-type: none"> · <i>accessory buildings and uses</i> · <i>accessory home occupations</i> subject to Section 104.3 and restricted to a maximum <i>gross floor area</i> of 30 m² · <i>residential uses</i> subject to Section 955.4 	<ul style="list-style-type: none"> · <i>accessory buildings and uses</i> · <i>accessory home occupations</i> subject to Section 104.3 and restricted to a maximum <i>gross floor area</i> of 30 m² · <i>residential uses</i> subject to Section 955.4
955.4	<ul style="list-style-type: none"> · <i>Gross floor area</i> (excluding garage) of a <i>single family dwelling</i> shall not exceed 320 m² · One (1) <i>small-scale, multi-unit housing development</i> is permitted on one (1) <i>lot</i>. 	<ul style="list-style-type: none"> · <i>Gross floor area</i> (excluding garage) of a <i>single family dwelling</i> shall not exceed 320 m² · One (1) <i>small-scale, multi-unit housing development</i> is permitted on one (1) <i>lot</i>.

ii. Replacing Type 3 and Type 4 955.1 and 955.4 with the following:

	Type 3	Type 4
955.1	<ul style="list-style-type: none"> · <i>accessory buildings and uses</i> · <i>accessory home occupations</i> subject to Section 104.3 and restricted to a maximum <i>gross floor area</i> of 30 m²⁷⁾ · <i>residential uses</i> subject to Section 955.4 	<ul style="list-style-type: none"> · <i>accessory buildings and uses</i> · <i>accessory home occupations</i> subject to Section 104.3 and restricted to a maximum <i>gross floor area</i> of 30 m²⁸⁾ · <i>residential uses</i> subject to Section 955.4
955.4	<ul style="list-style-type: none"> · <i>Gross floor area</i> (excluding garage) of a <i>single family dwelling</i> shall not exceed 350 m² · One (1) <i>small-scale, multi-unit housing development</i> is permitted on one (1) <i>lot</i>. 	<ul style="list-style-type: none"> · <i>Gross floor area</i> (excluding garage) of a <i>single family dwelling</i> shall not exceed 350 m² · One (1) <i>small-scale, multi-unit housing development</i> is permitted on one (1) <i>lot</i>.

- y. Amending Section 956 – COMPREHENSIVE DEVELOPMENT ZONE CD-56
by:
 - i. Replacing 956.2 Residential Uses with the following:
 - “1) One (1) *small-scale multi-unit housing development* is permitted on one (1) *lot*.
 - 2) *Single family dwellings* shall comply with the provisions of the Development Permit.”

- z. Amending Section 958 – COMPREHENSIVE DEVELOPMENT ZONE CD-58
by:
 - i. Amending 958.1 4) by deleting the words “*single family dwellings*” and inserting “*small-scale, multi-unit housing developments*”.
 - ii. Replacing 958.2 Density with the following:
 - “1) The density permitted shall not exceed 30 units per hectare in accordance with the provisions of the Willoughby Community Plan.
 - 2) Sub-section 1) notwithstanding, this density may be exceeded where *single family dwellings* are replaced with *small-scale, multi-unit housing developments* to a maximum of one (1) *small-scale, multi-unit housing development* on one (1) *lot*.”

- aa. Amending Section 970 – COMPREHENSIVE DEVELOPMENT ZONE CD-70
by:
 - i. Replacing 970.2 Residential Uses with the following:
 - “One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot*.”

- bb. Amending Section 973 – COMPREHENSIVE DEVELOPMENT ZONE CD-73
by:
 - i. Replacing 973.1 4) with “4) *small-scale, multi-unit housing developments*”.
 - ii. Replacing 973.2 Residential Density with the following:
 - “1) The maximum overall residential density permitted on the combined *apartment* and *single family* portion of the CD-73 site shall not exceed 87 units per hectare (35 units per acre) of *lot area*.
 - 2) Sub-section 1) notwithstanding, this density may be exceeded where *single family dwellings* are replaced with *small-scale, multi-unit housing developments* to a maximum of one (1) *small-scale, multi-unit housing development* on one (1) *lot*.”

- cc. Amending Section 985 – COMPREHENSIVE DEVELOPMENT ZONE CD-85
by:
 - i. Replacing 985.2 Residential Uses with the following:
 - “1) *Residential uses* shall consist of *apartments, townhouses, and small-scale, multi-unit housing developments* (subject to Section 403 Residential Compact Lot Zone (R-CL)) with a maximum of 507 *dwelling units* permitted in total on lands rezoned by Bylaw No. 4961.

2) Sub-section 1) notwithstanding, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.”

dd. Amending Section 986 – COMPREHENSIVE DEVELOPMENT ZONE CD-86

by:

- i. Replacing 986.2 Residential Uses with the following:
 “Subject to the provisions of the Agricultural Land Commission Act where applicable, no more than one (1) of the following is permitted on one (1) lot:
 1) One (1) *small-scale, multi-unit housing development*, or
 2) One (1) *single family dwelling*, plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*.”

ee. Amending Section 991 – COMPREHENSIVE DEVELOPMENT ZONE CD-91

by:

- i. Replacing 991.1 3) with “*residential uses* subject to Section 991.2”
- ii. Replacing 991.2 2) with “One (1) *small-scale, multi-unit housing development* is permitted on one (1) lot.”

ff. Amending COMPREHENSIVE DEVELOPMENT ZONE CD-127 by:

- i. Replacing 1027.2 Residential Uses with the following:
 “1) *Residential uses* shall consist of 82 *apartments* and 5 *small-scale, multi-unit housing developments* (one *small-scale, multi-unit housing development* each on Lot A, B, C, D and E as indicated in Section 1027.12)
 2) Overall density shall be in accordance with the provisions of the Southwest Gordon Estate Neighbourhood Plan.”

gg. Amending Section 1033 – COMPREHENSIVE DEVELOPMENT ZONE CD-133 by:

- i. Replacing 1033.2 Residential Uses with “One (1) *small-scale, multi-unit housing development* is permitted on one (1) lot.”

NOTICE WAS GIVEN the	3	day of	June	, 2024
READ A FIRST TIME the	10	day of	June	, 2024
READ A SECOND TIME the	10	day of	June	, 2024
READ A THIRD TIME the	10	day of	June	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk