

Attachment 1
Proposed Changes to the Comprehensive Zoning By-Law 61-16 to Permit 4 Units as of Right in Primary Settlement Areas

Provisions	Existing R1 Zone	Existing R2 Zone	Existing RM1 Zone	Proposed Fourplex	Proposed ARU - Attached	Proposed ARU-Detached
Permitted Uses	Up to 2 ARUs in the primary unit or 1 in the primary unit and 1 in a separate building for a total of 3 units on a lot			Add <i>Fourplex</i> to R1, R2, and RM1 zones	Permit up to 3 ARUs attached to primary dwelling for a total of 4 units	Permit up to 2 separate ARUs for a total of 4 units

Section 3: Definitions

Terms	Existing Definitions	Proposed Amendments
Additional Residential Unit	Means a second residential <i>dwelling unit</i> self-contained that is either located within or attached to the <i>primary dwelling unit</i> or located within a detached <i>accessory structure</i> to the <i>primary dwelling unit</i> . An Additional Residential Unit is subordinate to the <i>primary dwelling unit</i> .	Means a second self-contained residential <i>dwelling unit</i> self-contained that is either located within or attached to the <i>primary dwelling unit</i> or located within a detached <i>accessory structure</i> to the <i>primary dwelling unit</i> . An Additional Residential Unit is subordinate to the <i>primary dwelling unit</i> , and may be included on the same lot as a <i>single-detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling, stacked townhouse dwelling, rowhouse dwelling, and street fronting rowhouse dwelling</i> .
Dwelling, Converted	Means an <i>existing dwelling</i> , constructed as a single or semi-detached unit that has been <i>altered</i> internally to provide one or more additional <i>dwelling units</i> , prior to January 2014.	Means an existing dwelling, constructed as a single or semi-detached unit that has been altered internally to provide one or more additional dwelling units, prior to January 2014.
Dwelling, Fourplex	Means a <i>building</i> that is divided horizontally and/or vertically into four (4) separate <i>dwelling units</i> , each of which has an independent entrance either directly from the outside or through a common entrance but does not include a <i>converted dwelling</i> or a <i>rowhouse dwelling</i> .	Means a <i>building</i> that is divided horizontally and/or vertically into four (4) separate <i>dwelling units</i> , each of which has an independent entrance either directly from the outside or through a common entrance. but does not include a converted dwelling or a <i>rowhouse dwelling</i> .

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Terms	Existing Definitions	Proposed Amendments
Dwelling, Duplex	Means a <i>building</i> , other than a <i>converted dwelling</i> or <i>additional residential unit</i> , that is divided horizontally into two (2) separate <i>dwelling units</i> each of which has an independent entrance either directly from the outside or through a common entrance.	Means a <i>building</i> , other than a converted dwelling or additional residential unit , that is divided horizontally into two (2) separate <i>dwelling units</i> , each of which has an independent entrance either directly from the outside or through a common entrance.
Building/Dwelling Unit	The terms " <i>Building</i> " and " <i>Dwelling Unit</i> " are used interchangeably to define different types of dwellings.	To use the term " <i>Building</i> " for single-detached, stacked townhouse, and triplex dwellings in order to align with the definitions of other dwelling types.

4.4.1 Accessory Use Regulations Table

Accessory Use Regulations (Detached ARU)	Existing Provision for Urban Residential Zones	Proposed Amendment
Structure Height, Maximum (metres)	4.5 m	6 m
Interior side yard and rear yard setback, Minimum (metres)	1.2 m	* Add a footnote: A minimum of 3-metre interior side yard and rear yard setback is required where a second-storey window, second-storey balcony, or exterior stairs to the second-storey face a lot line.

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8.1.1 Permitted Uses Table (Urban Residential (R) Zones)

Provision	Existing Provision	Proposed Amendment
Permitted Use	A <i>Fourplex Dwelling</i> is permitted in Residential Multiple Medium Density (RM2) and Residential Multiple High Density (RM3) only.	To permit fourplex dwellings as a permitted use for Residential Singles (R1), Residential Singles and Semis (R2), and Residential Multiple Low Density (RM1) zones.
Permitted Use	A Duplex Dwelling is permitted in Residential Singles (R1) and Residential Singles and Semis (R2) only as an existing use.	To remove the “Existing Only” footnote for duplex dwellings within R1 and R2 zones.
Additional Footnote	N/A	* Add a footnote: Notwithstanding any definition of this By-law, up to four (4) units are permitted for uses permitted within and on the same lot as a Single-Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling, Triplex Dwelling, Fourplex Dwelling, Stacked Townhouse Dwelling, Rowhouse Dwelling, and Street Fronting Rowhouse Dwelling.

8.2.1 and 8.2.2 Zone Requirements Tables

Provision	Existing Provision for R1, R2, and RM1 Zones	Proposed Amendment
Lot Coverage (maximum)	Footnote: Maximum <i>lot coverage</i> of 40% shall apply to <i>dwelling units</i> . Maximum overall <i>lot coverage</i> of 45% shall be permitted. The additional 5% shall only be used for <i>accessory buildings</i> or <i>structures</i>	Maximum lot coverage of 40% shall apply to dwelling units. Maximum overall lot coverage of 45% shall be permitted. The additional 5% shall only be used for accessory buildings or structures

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4.5 Additional Residential Units

Provision	Existing Provision	Proposed Amendment
Total Number of Permitted ARUs and Lot Configuration	N/A	New: Up to four dwelling units are permitted on a lot. This includes the <i>primary dwelling unit</i> together with (1) up to three <i>additional residential units</i> within or attached to the <i>primary dwelling unit</i> , or (2) up to two <i>additional residential units</i> within or attached to the <i>primary dwelling unit</i> and up to one <i>additional residential unit</i> in a detached accessory structure, or (3) up to one <i>additional dwelling unit</i> within or attached to the <i>primary dwelling unit</i> and up to two <i>additional residential units</i> in a detached accessory structure.
Rooftop Amenity Space	N/A	New: Any rooftop amenity space above the second storey of a detached <i>additional residential unit</i> shall be prohibited unless it meets the maximum height for an accessory building or structure.
Number of Additional Residential Units or Garden Suites on the Property	An <i>additional residential unit</i> shall be permitted in an area within the County having full municipal water and sanitary services if: (iv) There are no other additional <i>dwelling units</i> or <i>garden suites</i> on the property	(iv) There are no other additional dwelling units or garden suites on the property