

<b>Summary of Proposed Bylaw Content Changes</b>	
<b>Amendment</b>	<b>Rationale</b>
<b>Item #1 – Accessory Dwelling Units</b>	
<i>Within Schedule B, addition of the following definitions:</i>	
ACCESSORY DWELLING UNIT means a subordinate dwelling unit attached to, within, or detached from a principal dwelling unit, where both dwelling units are located on the same parcel. This includes a secondary suite, carriage suite, and garden suite.	- This definition is required to outline the three different types of dwelling units that ultimately constitute the use, “Accessory Dwelling Unit”
CARRIAGE SUITE means a detached, subordinate dwelling unit that contains a garage or similar storage space on a ground floor, with a dwelling unit on an upper floor, located on a permanent, continuous foundation.	- This definition is required to delineate the difference between this type of detached dwelling unit and a garden suite. The regulations for each also differ.
GARDEN SUITE means a detached, subordinate dwelling unit, typically on a ground floor, located on a permanent, continuous foundation.	- This definition is required to delineate the difference between this type of detached dwelling unit and a carriage suite. The regulations for each also differ.
SECONDARY SUITE means a dwelling unit which is accessory to a single family, two family or row house residential use and is contained within the principal building that is a single real estate entity.	- This definition, while existing, has been amended. See details under “Additional Allowances for Secondary Suites Section” of this summary tracker.
<i>Within Section 5, Supplementary Regulations, which are proposed to include:</i>	
<p>5.7.1 Secondary Suites</p> <p>A single family, two family, or row house dwelling unit that is a single real estate entity may contain one secondary suite, provided that the secondary suite:</p> <ol style="list-style-type: none"> <li>(1) Is not located on a lot that contains a carriage suite or garden suite;</li> <li>(2) Does not exceed a usable floor space of 90.0 sq. m;</li> <li>(3) Does not exceed 40% of the usable floor space of the building in which the principal dwelling and secondary suite are located;</li> <li>(4) Is furnished with a separate exterior entrance with outdoor lighting; and</li> <li>(5) Is provided an uninhibited parking area.</li> </ol>	- These regulations were existing, and have been amended slightly to ensure a secondary suite is not located on a lot that contains a carriage suite or garden suite (as only one of the three per lot is permitted). This ensures that the density and character of the neighbourhood is maintained.

## Summary of Proposed Bylaw Content Changes

Amendment	Rationale
<p>5.7.2 Carriage Suites</p> <p>One carriage suite may be located on a single residential parcel which contains a single family dwelling, provided that the carriage suite:</p> <ol style="list-style-type: none"> <li>(1) Is not located on a lot that contains a garden suite or secondary suite;</li> <li>(2) Is located on a property that has no more than one legal title;</li> <li>(3) Is provided direct access to a roadway or laneway or includes a minimum 1.0 m wide pathway constructed of durable material, extending from the carriage suite parking area to the entrance of the carriage suite when direct access to the carriage suite from a roadway or laneway is not provided;</li> <li>(4) Is not located in the required front yard setback area or in front of the principal dwelling;</li> <li>(5) Meets a minimum side and rear yard setback requirement of 1.5 m;</li> <li>(6) Does not exceed a maximum height of 8.0 m (inclusive of a first storey garage), or the maximum height of the single family dwelling, whichever is the lesser;</li> <li>(7) Is designed with compatible materials and constructed in a manner that is similar to the architectural character of the single family dwelling;</li> <li>(8) Does not contain a usable floor space (excluding a first storey garage) greater than 40% of the usable floor space of the single family dwelling, up to a maximum of 90.0 sq. m.;</li> <li>(9) Includes a minimum usable open space dedicated for the occupant of the carriage suite of 10.0 sq. m.; and</li> <li>(10) Is provided an uninhibited parking area.</li> </ol>	<ul style="list-style-type: none"> <li>- These are new regulations that have been added to regulate carriage suites.</li> <li>- Only lots containing a single family dwelling will permit a carriage suite so as not to significantly impact the density of the neighbourhood and character in accordance with best practices.</li> <li>- Some of the key regulations are ensuring appropriate access for the suite, ensuring compatibility with the principal dwelling materials, not allowing the carriage suite to be taller than the principal building, and inclusion of minimum usable open space.</li> </ul>
<p>5.7.3 Garden Suites</p> <p>One garden suite may be located on a single residential parcel which contains a single family dwelling, provided that the garden suite:</p>	<ul style="list-style-type: none"> <li>- These are new regulations that have been added to regulate garden suites.</li> <li>- Only lots containing a single family dwelling will be permitted a garden suite so as not to significantly impact the density of the</li> </ul>

**Summary of Proposed Bylaw Content Changes**

Amendment	Rationale
<p>(1) Is not located on a lot that contains a carriage suite or secondary suite;</p> <p>(2) Is located on a property that has no more than one legal title;</p> <p>(3) Is not located in the required front yard setback area or in front of the principal dwelling;</p> <p>(4) Meets a minimum side and rear yard setback requirement of 1.5 m;</p> <p>(5) Does not exceed a maximum height of 6.0 m, or the maximum height of the single family dwelling, whichever is the lesser;</p> <p>(6) Is designed with compatible materials and constructed in a manner that is similar to the architectural character of the single family dwelling;</p> <p>(7) Does not contain a usable floor space greater than 40% of the usable floor space of the single family dwelling, up to a maximum of 90.0 sq. m.;</p> <p>(8) Includes a minimum usable open space dedicated for the occupant of the garden suite of 10.0 sq. m.;</p> <p>(9) Includes a minimum 1.0 m wide pathway constructed of durable material, extending from the garden suite parking area to the entrance of the garden suite when direct access to the garden suite from a roadway or laneway is not provided; and</p> <p>(10) Is provided an uninhibited parking area.</p>	<p>neighbourhood and character in accordance with best practices.</p> <ul style="list-style-type: none"> <li>- Some of the key regulations are ensuring appropriate access for the suite, ensuring compatibility with the principal dwelling materials, not allowing the garden suite to be taller than the principal building, and inclusion of minimum usable open space.</li> </ul>

*Within the R1, R1A, R2, R2A, R3, R4, RRO.4, RR1, RR2, RR8, RR60, C1, C2, & C6 zones:*

<p>Addition of the use, “Accessory Dwelling Unit” is provided for.</p> <p>Within the residential zones, one “Accessory Dwelling Unit” per lot is permitted.</p>	<ul style="list-style-type: none"> <li>- All of these zones permit single family dwellings and therefore are suitable to have the accessory dwelling unit use.</li> <li>- Lots within these zones that do not contain a single family dwelling, but contain a two family dwelling or row house dwelling (that is a single real estate entity), may be permitted to have a secondary suite.</li> </ul>
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**Item #2 – Additional Allowances for Secondary Suites**

*Within Schedule B, the Secondary Suite Definition is amended:*

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<p><b>From:</b></p> <p>SECONDARY SUITE means a dwelling unit which is accessory to a single family residential use and is contained within the principal building.</p> <p><b>To:</b></p> <p>SECONDARY SUITE means a dwelling unit which is accessory to a single family, two family or row house residential use and is contained within the principal building that is a single real estate entity.</p>	<ul style="list-style-type: none"> <li>- This amendment will allow secondary suites to be constructed in multi-family residential units including two family dwellings and row house dwellings, subject to compliance with zoning and BC Building Code regulations, which includes but is not limited to requiring the primary dwelling unit to be a single real estate entity.</li> </ul>
<p><i>Within Supplementary Regulations, the Secondary Suite regulations are amended:</i></p>	
<p><b>From:</b></p> <p>5.9 Secondary Suites</p> <p>Notwithstanding the definition for a single family dwelling, a single family dwelling may contain one secondary suite which may be rented, provided that the secondary suite:</p> <ul style="list-style-type: none"> <li>(1) deleted</li> <li>(2) Shall not exceed a gross floor area of 90 square metres (968.78 square feet);</li> <li>(3) Shall not exceed 40% of the gross floor area of the building in which the principal dwelling and secondary suite are located;</li> <li>(4) Shall comply with Section 9.36 of the B.C. Building Code;</li> <li>(5) Shall be furnished with a separate exterior entrance with outdoor lighting;</li> <li>(6) Shall be provided with one off-street parking space; and</li> <li>(7) Shall be on a property that has no more than one legal title (no strata titling).</li> </ul> <p><b>To:</b></p> <p>5.7.1 Secondary Suites</p> <p>A single family, two family, or row house dwelling unit that is a single real estate entity may contain one secondary suite, provided that the secondary suite:</p> <ul style="list-style-type: none"> <li>(1) Is not located on a lot that contains a carriage suite or garden suite;</li> </ul>	<ul style="list-style-type: none"> <li>- These changes will now allow for a secondary suite to be constructed in a two family dwelling or a row house dwelling, whereas currently, they are only permitted in a single family dwelling.</li> <li>- As per BC Building Code requirements, the principal dwelling unit that the suite is located in needs to be a single real estate entity (i.e. have a separate legal title).             <ul style="list-style-type: none"> <li>o For example, a two family dwelling that is on a single titled lot, would not be permitted to construct a suite unless they did a party-wall subdivision of strata subdivision, making each half of the two family dwelling a separate single real estate entity.</li> </ul> </li> <li>- All suites would still require compliance with BC Building Code regulations, which includes additional stipulations.</li> </ul>

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<p>(2) Does not exceed a usable floor space of 90.0 sq. m;</p> <p>(3) Does not exceed 40% of the usable floor space of the building in which the principal dwelling and secondary suite are located;</p> <p>(4) Is furnished with a separate exterior entrance with outdoor lighting; and</p> <p>(5) Is provided an uninhibited parking area.</p>	
<b>Item #3 – Parking</b>	
<i>Within Parking Regulations, the following regulations are added:</i>	
<p>(4) In multifamily and mixed use residential developments where:</p> <p>(a) Uses are within 500 m of bus stop, pharmacy, and grocery store; and</p> <p>(b) One bike stall/ unit is provided in a dedicated secure storage area that may or may not be located within the dwelling unit</p> <p>Parking may be reduced to 0.5 stalls/bachelor and one bedroom unit, and 1 stall/ two and three bedroom unit.</p>	<ul style="list-style-type: none"> <li>- Current regulations require 1.5 stalls for mixed use and multi-family development projects. This amendment will introduce a “sliding scale” that allows for a reduction in parking with certain criteria based around sustainability are met.</li> <li>- The intent is to promote walkability and bicycle modes of transportation over car dominant modes.</li> </ul>
<b>Item #4 – Food Security</b>	
<i>Within the Basic Provisions section, the following is added:</i>	
<p><b>4.5 Use Permitted in all Zones</b></p> <p>The following uses permitted in all zones:</p> <p>(1) <b>Food production such as fruit, vegetable, and other plant production uses;</b></p> <p>(2) Parks and natural areas; and</p> <p>(3) Minor utilities.</p>	<ul style="list-style-type: none"> <li>- This provision provides clarity and reduces any ambiguity regarding the ability for property owners to produce fruit, vegetables, and other plant production uses on their property.</li> </ul>
<i>Within the Accessory Building section, the following is added:</i>	
<p>(2) Accessory Buildings in an Urban Residential (R) Zone, Rural Residential (RR) Zone and a Public Use (P) Zone</p> <p>(a) An accessory building:</p> <p>i. Shall be constructed of similar materials and include exterior finishes to match the principal building; and</p>	<ul style="list-style-type: none"> <li>- These regulations will regulate greenhouses in the City. Greenhouses are permitted as an accessory building, but currently they are not permitted in the front yard. To allow for the most opportune placement of greenhouses with respect to sun exposure, these regulations are</li> </ul>

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<p>ii. Shall not be located in front of a principal building.</p> <p>(b) Notwithstanding Section 5.4(2)(a)(ii), greenhouses may be located in front of the principal building when used for food production if the following requirements are met:</p> <ul style="list-style-type: none"> <li>i. Maximum area of the greenhouse may not exceed 20.0 sq. m;</li> <li>ii. Maximum of one greenhouse per lot;</li> <li>iii. Maximum area may not exceed 10% of the front yard area;</li> <li>iv. Must comply with the maximum lot coverage requirement of the applicable zone;</li> <li>v. Must maintain a setback of 2.0 m from the front property line;</li> <li>vi. Must meet side yard setback requirements for principal buildings, as outlined in the associated zone;</li> <li>vii. Must not exceed 3.0 m in height; and</li> <li>viii. Application in accordance with City of Revelstoke Building Bylaw, as amended from time to time.</li> </ul>	<p>proposed to ensure minimum impact on surrounding properties.</p> <ul style="list-style-type: none"> <li>- Staff propose a lenient size (20 sq. m) which is beyond what best practices would require for personal food production (it should also be noted that this is the maximum size for a greenhouse in the front yard – in the rear yard, greenhouses may</li> </ul>
<i>Within the Home Occupation Supplementary Regulation Section, the following regulation is amended:</i>	
<p><b>From:</b></p> <p>Such occupation shall not involve the use of mechanical equipment except that which is ordinarily employed in purely private domestic and household use or for recreational hobbies, except for such equipment as may be used for a resident physician or dentist.</p> <p><b>To:</b></p> <p>Such occupation shall not involve the use of industrial mechanical equipment. Equipment deemed necessary for the home occupation including but not limited to equipment for a personal service profession or for minor agricultural pursuits may be permitted when it can be demonstrated that offsite impacts such as noise and odour can be mitigated.</p>	<ul style="list-style-type: none"> <li>- This regulation will clarify and now allow for minor agricultural pursuits (see subsequent definition) as a home occupation that is secondary to the residential use of the parcel.</li> <li>- This regulation will allow staff, at business license stage, to require an Applicant to demonstrate that offsite impacts can be mitigated on adjacent properties through items such as hours of operation, equipment used etc.</li> </ul>
<i>Within Schedule B, the following definitions are added/amended:</i>	
Home Occupation amended	<ul style="list-style-type: none"> <li>- This definition provides further flexibility given how diverse a home</li> </ul>

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<b>Amendment</b>	<b>Rationale</b>
<p><b>From:</b> HOME OCCUPATION means an occupation or profession which is clearly incidental to the use of a dwelling unit for residential purposes, or to the residential use of a dwelling and includes:</p> <ol style="list-style-type: none"> <li>1. the office of an accountant, architect, clergyman, dentist, engineer, lawyer, physician or other professional person;</li> <li>2. the office or studio of an artist, chiropractor, dressmaker, music teacher, musician, seamstress, writer or of persons engaged in home crafts or hobbies;</li> <li>3. the keeping of not more than two boarders or lodgers.</li> <li>4. the operation of a kindergarten or day nursery for not more than five children.</li> </ol> <p><b>To:</b> HOME OCCUPATION means the operation of a business or occupation within a dwelling unit and/or its accessory building(s), or on a parcel on which a dwelling unit is located, that is secondary to the residential use of a parcel, including but not limited to the office or studio of a professional person, the operation of a child care facility, or minor agricultural pursuits.</p>	<p>occupation use may be, while still ensuring that the home occupation is subordinate to the primary use of the parcel.</p> <ul style="list-style-type: none"> <li>- This definition clarifies that minor agricultural pursuits are permitted as a home occupation, providing further flexibility for agricultural operations in all zones that permit a home occupation.</li> </ul>
<p>Addition of the following definition: MINOR AGRICULTURE means an ancillary agricultural operation to a principal use, and may include activities such as sale of produce, but does not include any form of animal agriculture except hen keeping as may be permitted by this Bylaw.</p>	<ul style="list-style-type: none"> <li>- This definition clarifies what is referred to in terms of “Minor Agricultural Pursuits” as specified in the proposed revisions to the home occupation regulations.</li> <li>- One of the critical components is that animal agricultural, excluding keeping of hens, is not permitted. Future amendments will explore further allowances for this form of agriculture.</li> <li>- This definition clarifies that sale of produce through a minor operation (i.e. farm gate sales) is permitted as part of minor agriculture and may form part of a home occupation, further supporting urban agricultural practices throughout the City</li> </ul>

**Item #5 – Parking and Storage**

*The following regulations are added as Supplementary Regulations:*

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<p>(1) No front or side yard in an Urban Residential (R) Zone or Rural Residential (RR) Zone shall be used for parking or storage of a recreational vehicle or boat, except as follows in a developed parking stall:</p> <p>(a) One recreational vehicle up to 6.0 m in length may be parked in a front or side yard provided it is located no closer than 1.0 m to any side parcel line; or</p> <p>(b) One boat up to 6.0 m in length may be parked in a front or side yard provided it is located no closer than 1.0 m to any side parcel line.</p> <p>(2) No commercial vehicle, truck, bus, contractor's equipment, dismantled or wrecked automobile, boat, trailer or any similar commercial vehicle, craft or conveyance shall be parked or stored in the open in a Urban Residential (R) Zone or Rural Residential (RR) Zone, except the following which may be parked or stored in the rear yard only, provided they are located no closer than 1.0 m to the rear parcel line:</p> <p>(a) One truck or commercial vehicle not exceeding 8,600 kilograms gross vehicle weight;</p> <p>(b) Trucks, commercial vehicles, or equipment being used directly in the construction, repair, servicing or maintenance of the buildings or structures on that parcel;</p> <p>(c) One dismantled or wrecked commercial vehicle for a period of not more than 30 consecutive days; or</p> <p>(d) One commercial boat or vessel not exceeding a length of 6.0 m.</p> <p>(3) The parking and storage of recreational vehicles in a rear yard in an Urban Residential (R) Zone or Rural Residential (RR) Zone shall be limited to one vehicle or trailer which cannot exceed a length of 15.0 m and must be located at least 1.0 m from the rear and side yard parcel line.</p>	<ul style="list-style-type: none"> <li>- These regulations are proposed to provide more specific technical guidance regarding the parking of commercial vehicles, recreational vehicles, and boats.</li> <li>- The intent of these regulations is to ensure that properties within residential areas do not become storage areas, which is more reflective of an industrial style use.</li> </ul>
<p><b>Item #6 – Density Bonusing</b></p>	
<p><i>The following regulations are added as Supplementary Regulations:</i></p>	
<p><b>5.18 <u>Density Bonusing</u></b> (1) Within the High Density Multi-Family</p>	<ul style="list-style-type: none"> <li>- These density bonusing regulations are currently only permitted within the C1 (Central Business District)</li> </ul>

**Summary of Proposed Bylaw Content Changes**

Amendment	Rationale
<p>Residential (R4), Central Business District (C1), Downtown Fringe Commercial (C2), and Victoria Road Commercial (C6) zones:</p> <p>(a) The maximum density may be increased to a maximum of 150 <i>dwelling units</i> per hectare, if 15% of all residential units are <i>affordable housing dwelling units</i>.</p> <p>(b) The maximum density may be further increased to a maximum of 200 <i>dwelling units</i> per hectare, if the provisions of Section 5.18(1)(a) are met, amenities are provided in accordance with Section 5.14(1), and a minimum of one of the following amenities is provided:</p> <ul style="list-style-type: none"> <li>i. Underground or below <i>building</i> parking for 75% or more of the required <i>parking spaces</i>; or</li> <li>ii. The required <i>affordable housing dwelling units</i> in Section 5.18(1)(a) is increased from 15% to 25%; or</li> <li>iii. Restoration and designation of a heritage property; or</li> <li>iv. A dedicated community space for facilities such as <i>day cares</i>, education centers, arts and culture spaces, or non-profit service providers.</li> </ul> <p>(2) Within the Medium Density Multi-Family Residential (R3) and Service Commercial (C7) zones:</p> <p>(a) The maximum density may be increased to a maximum of 75 <i>dwelling units</i> per hectare, if 15% of all residential units are <i>affordable housing dwelling units</i>.</p> <p>(b) The maximum density may be further increased to a maximum of 100 <i>dwelling units</i> per hectare, if the provisions of Section 5.18(2)(a) are met, amenities are provided in accordance with Section 5.14(1), and a minimum of one of the following amenities is provided:</p>	<p>and C2 (Downtown Fringe Commercial) zones.</p> <ul style="list-style-type: none"> <li>- They have been amended slightly to remove unlawful delegations, embedded in the supplementary regulations, and expanded to be applicable to other high density residential zones and mixed use commercial zones.</li> <li>- This will promote higher density development in these zones without requiring a rezoning, while still providing community amenities.</li> <li>- <b><i>**It is noted that in support of the density bonusing, within the R3 and C6 zone, the use multifamily dwelling is added to promote diversified housing, and the baseline density in the R4 zone has been increased from 30 units per hectare to 60 units per hectare. Currently both the R3 and R4 zone have a baseline density cap of 30 units per hectare.</i></b></li> </ul>

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<ul style="list-style-type: none"> <li>i. Underground or below building parking for 75% or more of the required <i>parking spaces</i>; or</li> <li>ii. The required <i>affordable housing dwelling units</i> in Section 5.18(2)(a) is increased from 15% to 25%; or</li> <li>iii. Restoration and designation of a heritage property; or</li> <li>iv. A dedicated community space for facilities such as day cares, education centers, arts and culture spaces, or non-profit service providers.</li> </ul>	

**Item #7 – Temporary Buildings and Structures**

*The following regulations are amended for temporary buildings:*

<p><b>From:</b></p> <p><b>5.7 Temporary Buildings</b></p> <p>(1) A temporary building or structure shall not be used as a dwelling except in the case of a trailer when located in an authorized motel or auto court on a short term or temporary basis.</p> <p>(2) A temporary building or structure may be erected for construction purposes on a lot being developed for a period not to exceed the duration of such construction.</p> <p>(3) In all other cases, temporary buildings or structures shall be subject to the following requirements:</p> <ul style="list-style-type: none"> <li>(a) Application in accordance with City of Revelstoke Building Bylaw #1361 shall be made in writing to the Administrator of this Bylaw for a permit to erect a temporary building or structure.</li> <li>(b) at the expiration of a permit such temporary building or structure shall be removed and the site thereof restored as nearly as possible to its former condition.</li> </ul> <p><b>To:</b></p> <p>(1) <i>A temporary building or structure shall:</i></p> <ul style="list-style-type: none"> <li>(a) Not be used as a <i>dwelling unit</i>;</li> <li>(b) Not exceed a maximum <i>building height</i> of 6.0 m;</li> </ul>	<ul style="list-style-type: none"> <li>- These regulations have been added to align with the revised building bylaw and provide clarity to users regarding how long a temporary building can be used for</li> <li>- These are intended to cover buildings such as sales centers, temporary carport structures and other similar buildings that are not intended to be on a lot greater than one year</li> </ul>
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Amendment	Rationale												
<p>(c) Comply with the regulations for <i>principal buildings</i> in the applicable zone; and</p> <p>(d) Not be placed on a <i>lot</i> for a period exceeding one year.</p>													
<b>Item #8 – Minimum Lot Sizes in the Urban Residential (R) Zones</b>													
<p><i>The references to minimum lot sizes for lots without community services (i.e. municipal water and sewer) have been removed.</i></p>													
<p>The single family residential zone (R1) is amended</p> <p><b>From:</b></p> <p>With Community Services:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 30%;">Minimum <i>lot area</i></td> <td>550.0 sq. m.</td> </tr> <tr> <td>Minimum <i>lot width</i></td> <td>15.0 m, except it is 16.5 m for a <i>corner lot</i>.</td> </tr> </table> <p>Without Community Services:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 30%;">Minimum <i>lot area</i></td> <td>930.0 sq. m.</td> </tr> <tr> <td>Minimum <i>lot width</i></td> <td>17.5 m</td> </tr> </table> <p><b>To:</b></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 30%;">Minimum <i>lot area</i></td> <td>550.0 sq. m.</td> </tr> <tr> <td>Minimum <i>lot width</i></td> <td>15.0 m, except it is 16.5 m for a <i>corner lot</i>.</td> </tr> </table>	Minimum <i>lot area</i>	550.0 sq. m.	Minimum <i>lot width</i>	15.0 m, except it is 16.5 m for a <i>corner lot</i> .	Minimum <i>lot area</i>	930.0 sq. m.	Minimum <i>lot width</i>	17.5 m	Minimum <i>lot area</i>	550.0 sq. m.	Minimum <i>lot width</i>	15.0 m, except it is 16.5 m for a <i>corner lot</i> .	<ul style="list-style-type: none"> <li>- The distinction for minimum lot size between a lot with and without full community services is no longer required to promote infill development on larger lots</li> <li>- All subdivisions will still be required to demonstrate that adequate servicing can be accommodated onsite at subdivision stage based on the unique circumstances of each lots developability</li> </ul>
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<p>The small lot single family residential zone (R1A) is amended</p> <p><b>From:</b></p> <p>With Community Services:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 30%;">Minimum <i>lot area</i></td> <td>400.0 sq. m.</td> </tr> <tr> <td>Minimum <i>lot width</i></td> <td>15.0 m, except it is 16.5 m for a <i>corner lot</i>.</td> </tr> </table> <p>Without Community Services:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 30%;">Minimum <i>lot area</i></td> <td>930.0 sq. m.</td> </tr> <tr> <td>Minimum <i>lot width</i></td> <td>17.5 m</td> </tr> </table> <p><b>To:</b></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 30%;">Minimum <i>lot area</i></td> <td>400.0 sq. m.</td> </tr> <tr> <td>Minimum <i>lot width</i></td> <td>15.0 m, except it is 16.5 m for a <i>corner lot</i>.</td> </tr> </table>	Minimum <i>lot area</i>	400.0 sq. m.	Minimum <i>lot width</i>	15.0 m, except it is 16.5 m for a <i>corner lot</i> .	Minimum <i>lot area</i>	930.0 sq. m.	Minimum <i>lot width</i>	17.5 m	Minimum <i>lot area</i>	400.0 sq. m.	Minimum <i>lot width</i>	15.0 m, except it is 16.5 m for a <i>corner lot</i> .	<ul style="list-style-type: none"> <li>- The distinction for minimum lot size between a lot with and without full community services is no longer required to promote infill development on larger lots</li> <li>- All subdivisions will still be required to demonstrate that adequate servicing can be accommodated onsite at subdivision stage based on the unique circumstances of each lots developability</li> </ul>
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## Summary of Proposed Bylaw Content Changes

Amendment	Rationale																								
<p>The single and two family residential zone (R2) and special low density residential zone (R2A) is amended</p> <p><b>From:</b></p> <p>With Community Services:</p> <table border="1"> <tr> <td>Minimum <i>lot area</i></td> <td>750.0 sq. m.</td> </tr> <tr> <td>Minimum <i>lot area</i> for party wall subdivision</td> <td>375.0 sq. m.</td> </tr> <tr> <td>Minimum <i>lot width</i></td> <td>18.0 m, except it is 20.0 m for a <i>corner lot</i>.</td> </tr> <tr> <td>Minimum <i>lot area</i> for party wall subdivision</td> <td>9.0 m, except it is 10.0 m for a <i>corner lot</i>.</td> </tr> </table> <p>Without Community Services:</p> <table border="1"> <tr> <td>Minimum <i>lot area</i></td> <td>1700.0 sq. m.</td> </tr> <tr> <td>Minimum <i>lot area</i> for party wall subdivision</td> <td>850.0 sq. m.</td> </tr> <tr> <td>Minimum <i>lot width</i></td> <td>25.0 m</td> </tr> <tr> <td>Minimum <i>lot area</i> for party wall subdivision</td> <td>12.5 m</td> </tr> </table> <p><b>To:</b></p> <table border="1"> <tr> <td>Minimum <i>lot area</i></td> <td>500.0 sq. m.</td> </tr> <tr> <td>Minimum <i>lot area</i> for party wall subdivision</td> <td>250.0 sq. m.</td> </tr> <tr> <td>Minimum <i>lot width</i></td> <td>15.0 m, except it is 16.5 m for a <i>corner lot</i>.</td> </tr> <tr> <td>Minimum <i>lot area</i> for party wall subdivision</td> <td>7.5 m, except it is 8.0 m for a <i>corner lot</i>.</td> </tr> </table>	Minimum <i>lot area</i>	750.0 sq. m.	Minimum <i>lot area</i> for party wall subdivision	375.0 sq. m.	Minimum <i>lot width</i>	18.0 m, except it is 20.0 m for a <i>corner lot</i> .	Minimum <i>lot area</i> for party wall subdivision	9.0 m, except it is 10.0 m for a <i>corner lot</i> .	Minimum <i>lot area</i>	1700.0 sq. m.	Minimum <i>lot area</i> for party wall subdivision	850.0 sq. m.	Minimum <i>lot width</i>	25.0 m	Minimum <i>lot area</i> for party wall subdivision	12.5 m	Minimum <i>lot area</i>	500.0 sq. m.	Minimum <i>lot area</i> for party wall subdivision	250.0 sq. m.	Minimum <i>lot width</i>	15.0 m, except it is 16.5 m for a <i>corner lot</i> .	Minimum <i>lot area</i> for party wall subdivision	7.5 m, except it is 8.0 m for a <i>corner lot</i> .	<ul style="list-style-type: none"> <li>- The distinction for minimum lot size between a lot with and without full community services is no longer required to promote infill development on larger lots</li> <li>- The R2 and R2A zone currently support a minimum lot size (when fully serviced) of 750 sq. m. This is a very large lot for a two family dwelling and does not support smaller lot sizes for more diverse housing options and price points.</li> <li>- Reducing the minimum lot size on the R2 / R2A zone in conjunction with eliminating the distinction between fully serviced lots will support infill development without the need to downzone to the R1 or R1A zone</li> <li>- All subdivisions will still be required to demonstrate that adequate servicing can be accommodated onsite at subdivision stage based on the unique circumstances of each lots developability</li> </ul>
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<p>The medium density residential zone (R3) is amended</p> <p><b>From:</b></p> <p>With Community Services:</p> <table border="1"> <tr> <td>Minimum <i>lot area</i></td> <td>1000.0 sq. m.</td> </tr> <tr> <td>Minimum <i>lot area</i> for party wall subdivision</td> <td>335.0 sq. m.</td> </tr> <tr> <td>Minimum <i>lot width</i></td> <td>20.0 m, except it is 22.0 m for a <i>corner lot</i>.</td> </tr> <tr> <td>Minimum <i>lot width</i> for party wall subdivision</td> <td>5.0 m, except it is 7.0 m for a <i>corner lot</i>.</td> </tr> </table> <p>Without Community Services:</p>	Minimum <i>lot area</i>	1000.0 sq. m.	Minimum <i>lot area</i> for party wall subdivision	335.0 sq. m.	Minimum <i>lot width</i>	20.0 m, except it is 22.0 m for a <i>corner lot</i> .	Minimum <i>lot width</i> for party wall subdivision	5.0 m, except it is 7.0 m for a <i>corner lot</i> .	<ul style="list-style-type: none"> <li>- The distinction for minimum lot size between a lot with and without full community services is no longer required to promote infill development on larger lots</li> <li>- All subdivisions will still be required to demonstrate that adequate servicing can be accommodated onsite at subdivision stage based on the unique circumstances of each lots developability</li> </ul>																
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## Summary of Proposed Bylaw Content Changes

Amendment		Rationale
Minimum <i>lot area</i>	1400.0 sq. m.	
Minimum <i>lot area</i> for party wall subdivision	350.0 sq. m.	
Minimum <i>lot width</i>	35.0 m	
Minimum <i>lot area</i> for party wall subdivision	7.0 m	
<b>To:</b>		
Minimum <i>lot area</i>	1000.0 sq. m.	
Minimum <i>lot area</i> for party wall subdivision	335.0 sq. m.	
Minimum <i>lot width</i>	20.0 m, except it is 22.0 m for a <i>corner lot</i> .	
Minimum <i>lot width</i> for party wall subdivision	5.0 m, except it is 7.0 m for a <i>corner lot</i> .	
The high density multi family residential zone is amended		
<b>From:</b>		
Minimum <i>lot area</i>	1000.0 sq. m.	
Minimum <i>lot area</i> for party wall subdivision	335.0 sq. m.	
Minimum <i>lot width</i>	20.0 m, except it is 22.0 m for a <i>corner lot</i> .	
Minimum <i>lot width</i> for party wall subdivision	5.0 m, except it is 7.0 m for a <i>corner lot</i> .	
Without Community Services:		
Minimum <i>lot area</i>	1400.0 sq. m.	
Minimum <i>lot area</i> for party wall subdivision	350.0 sq. m.	
Minimum <i>lot width</i>	35.0 m	
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<p><b>Note: The section numbering identified above is for reference only and is subject to change. Final bylaw will include numbering.</b></p>		

- The distinction for minimum lot size between a lot with and without full community services is no longer required to promote infill development on larger lots
- All subdivisions will still be required to demonstrate that adequate servicing can be accommodated onsite at subdivision stage based on the unique circumstances of each lots developability

