

PROPOSED ZONING REGULATIONS

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Section 1.2: Definitions			
1	Fourplex	Introduction of a newly defined term, 'Fourplex', within the Zoning By-law.	Means a building that is divided horizontally and/or vertically into four separate dwelling units, each with an entrance that is either independent or through a common vestibule.
2	Height (1)	Add the word "fourplex" to the definition of "Height" (1).	This amendment clarifies that the definition of "Height" (1) does not apply to fourplexes.
3	Height (2)	Add the word "fourplex" to the definition of "Height" (2) and "Height – Established Ridge".	This amendment clarifies that the definition of "Height" (2) does apply to fourplexes and that the definition of "Height – Highest Ridge" does apply to fourplexes.
Part 3: Parking, Loading, Stacking Lane and Bicycle Parking Regulations			
4	Adding Line 8.1 to Table 3.1.2.1 contained in Subsection 3.1.2	Introduce minimum parking requirements for fourplexes.	A minimum of 2 parking spaces is required for a fourplex.
Part 4.1: General Provisions for Residential Zones			
5	Article 4.1.3.1 contained in Subsection 4.1.3	Add the word "fourplex" to Article 4.1.3.1	Play equipment is permitted accessory to fourplex and shall comply with the regulations contained in Table 4.1.3.1 – Play Equipment Regulations. Fourplexes

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			will be subject to the same regulations as detached, semi-detached, linked, duplex, triplex and street townhouses in regards to play equipment.
6	Article 4.1.3.2 contained in Subsection 4.1.3	Add the word "fourplex" to Article 4.1.3.2	Play equipment accessory to a fourplex that does not comply with the regulations contained in Table 4.1.3.1 – Play Equipment Regulations shall be considered to be an accessory building or structure and shall comply with the regulations contained in Table 4.1.2.2 – Accessory Buildings and Structures. This is the same regulation that applies to detached, semi-detached, linked, duplex, triplex and street townhouse.
7	Article 4.1.4.1 contained in Subsection 4.1.4	Add the word "fourplex" to Article 4.1.4.1	An outdoor swimming pool is permitted accessory to a fourplex. This is the same regulation that applies to detached, semi-detached, linked, duplex, triplex and street townhouses.
8	Subsection 4.1.5 contained in Section 4.1	Add the word "fourplex" to Subsection 4.5	Unless otherwise regulated, all required yards for fourplex shall be unobstructed except as outlined in this subsection. Fourplexes will be subject to the same encroachment and projection regulations as detached, semi-detached, linked, duplex, triplex and street townhouses.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION																
9	Article 4.1.9.4 contained in Subsection 4.1.9	Add the word “fourplex” and “a rear lot line and” to Article 4.1.9.4	The nearest part of a driveway or any other parking area shall be a minimum distance of 0.6 m from a rear lot line and any side lot line other than the common side lot line.																
Subsection 4.1.23																			
10	Section 4.1	<p>Adding Subsection 4.1.23 and Table 4.1.23.1 to Section 4.1:</p> <p>4.1.23 Fourplexes</p> <p>4.1.23.1 In addition to the provisions contained in Parts 1 to 3 and Section 4.1 (excluding Subsection 4.1.1 until such time as By-law 0174-2023 is in force and effect) of this By-law, new fourplexes shall comply with the provisions contained in Table 4.1.23.1 – New Fourplex.</p> <p>Table 4.1.23.1 – New Fourplexes.</p> <table border="1"> <thead> <tr> <th>Column A</th> <th>Column B</th> </tr> </thead> <tbody> <tr> <td>A new fourplex is permitted only in these zones.</td> <td>R1 to R11, R15, R16, RM1, RM2, RM7</td> </tr> <tr> <td>Minimum Lot Area – Interior Lot</td> <td>295 m²</td> </tr> <tr> <td>Minimum Lot Area – Corner Lot</td> <td>415 m²</td> </tr> <tr> <td>Minimum Lot Frontage – Interior Lot</td> <td>9.75 m</td> </tr> <tr> <td>Minimum Lot Frontage – Corner Lot</td> <td>13.5 m</td> </tr> <tr> <td>Maximum Lot Coverage</td> <td>See Article 4.1.23.3</td> </tr> <tr> <td>Minimum Front Yard</td> <td>6.0 m</td> </tr> </tbody> </table>	Column A	Column B	A new fourplex is permitted only in these zones.	R1 to R11, R15, R16, RM1, RM2, RM7	Minimum Lot Area – Interior Lot	295 m ²	Minimum Lot Area – Corner Lot	415 m ²	Minimum Lot Frontage – Interior Lot	9.75 m	Minimum Lot Frontage – Corner Lot	13.5 m	Maximum Lot Coverage	See Article 4.1.23.3	Minimum Front Yard	6.0 m	Introduce regulations for newly constructed fourplexes. These regulations are based on By-law 0225-2007 “R5” Zone, which is the smallest typical base zone for detached dwellings.
Column A	Column B																		
A new fourplex is permitted only in these zones.	R1 to R11, R15, R16, RM1, RM2, RM7																		
Minimum Lot Area – Interior Lot	295 m ²																		
Minimum Lot Area – Corner Lot	415 m ²																		
Minimum Lot Frontage – Interior Lot	9.75 m																		
Minimum Lot Frontage – Corner Lot	13.5 m																		
Maximum Lot Coverage	See Article 4.1.23.3																		
Minimum Front Yard	6.0 m																		

#	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION						
		Minimum Exterior Side Yard	4.5 m							
		Minimum Interior Side Yard	1.2 m							
		Minimum Rear Yard	7.5 m							
		Maximum Dwelling Unit Depth	20.0 m							
		Maximum Height – Highest Ridge: Sloped roof	10.6 m							
		Maximum Height: Flat roof	8.1 m							
		Minimum parking spaces	2 spaces							
		Maximum driveway width	6.0 m							
11	Article 4.1.23.2 and Subsection 4.1.23	<p>Adding Article 4.1.23.2 to Subsection 4.1.23:</p> <p>The conversion of a detached dwelling, linked dwelling, street townhouse, duplex or triplex to a fourplex is permitted subject to the provisions contained in Table 4.1.23.2 and Article 4.1.23.4.</p> <p>Table 4.1.23.3 – Conversion of Existing Detached Dwellings, Semi-detached, Linked Dwelling, Street Townhouse, Duplex and Triplex to a Fourplex</p> <table border="1" data-bbox="642 1047 1354 1414"> <thead> <tr> <th data-bbox="642 1047 1167 1079">Column A</th> <th data-bbox="1167 1047 1354 1079">Column B</th> </tr> </thead> <tbody> <tr> <td data-bbox="642 1079 1167 1315">Conversion of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex or triplex, legally existing on (date By-law is passed) to a fourplex shall comply with the regulations of the zone in which it is located.</td> <td data-bbox="1167 1079 1354 1315">Required.</td> </tr> <tr> <td data-bbox="642 1315 1167 1414">The enlargement of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex</td> <td data-bbox="1167 1315 1354 1414">Required.</td> </tr> </tbody> </table>		Column A	Column B	Conversion of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex or triplex , legally existing on (date By-law is passed) to a fourplex shall comply with the regulations of the zone in which it is located.	Required.	The enlargement of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex	Required.	Introduce regulations for the conversion of existing detached dwellings, semi-detached, linked dwelling, street townhouse, duplex and triplex to a fourplex.
Column A	Column B									
Conversion of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex or triplex , legally existing on (date By-law is passed) to a fourplex shall comply with the regulations of the zone in which it is located.	Required.									
The enlargement of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex	Required.									

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
		or triplex , legally existing on (date By-law is passed), for the purposes of conversion to a fourplex shall not be permitted.	
12	Article 4.1.23.3 and Subsection 4.1.23	<p>Adding Article 4.1.23.3 to Subsection 4.1.23:</p> <p>The overall maximum lot coverage of a lot shall be permitted to increase by up to an additional 10% from the base zone requirement, of which 10% is solely calculated towards a new fourplex.</p>	Newly built fourplexes will have a maximum lot coverage that is 10% greater than the maximum lot coverage in the base zone in which it is located (e.g. 50% whereas the base zone permits 40%).
13	Article 4.1.23.4 and Subsection 4.1.23	<p>Adding Article 4.1.23.4 to Subsection 4.1.23:</p> <p>Notwithstanding the provisions of Line 12.2 contained in Table 4.1.23.1, Line 10 contained in Table 4.1.23.2, and Articles 4.1.9.1 and 4.1.9.2 of this By-law, maximum driveway width shall not apply to a parking area in a rear yard, subject to the following:</p> <ol style="list-style-type: none"> (1) The parking area shall only be accessed by a driveway in an interior side yard or rear yard; and (2) Maximum of four parking spaces within the parking area. 	Notwithstanding the restrictions on parking areas that apply to detached dwelling, semi-detached, linked home, street townhouse, duplex and triplex, fourplexes are permitted to have a parking area in a rear yard subject to the regulations outlined in Article 4.1.23.4.

In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before a decision is made by Council.

PROPOSED OFFICIAL PLAN AMENDMENT

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Chapter 11: General Land Use Designations			
1	Section 11.2.5	Adding policy 11.2.5.11: 11.2.5.11 Notwithstanding any of the policies of this Plan, a. conversion of detached, semi-detached, townhouse, duplex and triplex dwellings to fourplexes shall be permitted; and, b. purpose-built fourplexes are permitted in lands designated Residential Low Density I and Residential Low Density II.	Adding policy 11.2.5.11 permits fourplexes in the Residential Low Density I and II designation, and to permit conversion of detached, semi-detached, townhouse, duplex and triplex dwellings to fourplexes.

In addition to the policies listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before a decision is made by Council.