

### Proposed Zoning Regulations

Proposed Amendment	Required Action	Comment / Explanation
Amend ARU regulations to reflect provincial regulations	Increase the maximum permitted lot coverage for properties containing an attached / detached ARU to 45%.	<p>O-Reg 462/24 regulates that the maximum lot coverage for lands with an ARU must be no smaller than 45%.</p> <p>Staff are proposing amendments to provide consistency and align with this legislation.</p>
Amend the setback to a railway regulation	Include the wording "attached ARU and/or detached ARU" to the setback to a railway right-of-way regulation.	Habitable spaces are typically required to be setback a minimum distance of 30.0 m from a railway right-of-way. The proposed amendment would ensure attached and detached ARU's are included in this setback.
Permit below-grade entrances in exterior and front yards	Remove below-grade entrance regulations prohibiting this structure to be located in exterior and front yards.	<p>The Zoning By-law currently prohibits below-grade entrances (typically to a second unit) in an otherwise appropriate location, creating an unnecessary barrier to ARU construction.</p> <p>Of the 60 CofA applications for below-grade entrances located in either an exterior or front yard, all 60 were supported by staff and subsequently all were approved by the CofA.</p> <p>While this regulation has not been a major issue to date, staff note the proposed amendment will nevertheless result in a more streamlined approach and serve to remove time-consuming and costly delays.</p>

<p>Amend garage-related regulations</p>	<p>Remove minimum garage size requirements from the Zoning By-law.</p>	<p>Through conservative minimum size regulations, current zoning standards often prohibit the construction of a below-grade entrance (primarily to a second unit) in an otherwise appropriate location, creating an unnecessary barrier to ARU construction.</p> <p>Of the 10 CofA applications for reduced garage sizes, all 10 were supported by staff and subsequently all were approved by the CofA.</p> <p>While this regulation has not been a major issue to date, staff note the proposed amendment will nevertheless result in a more streamlined approach and serve to remove time-consuming and costly delays.</p> <p>Applicants will still be required to provide on-site parking in compliance with the Zoning By-law.</p>
<p>Remove duplex and triplex</p>	<p>Delete all instances of the defined term “duplex” and “triplex” from the Zoning By-law.</p> <p>This amendment will necessitate changes to multiple sections of the Zoning By-law.</p>	<p>The inclusion of as-of-right ARU's has resulted in the defined terms of duplex and triplex becoming redundant.</p> <p>Removal of these land uses is required to avoid confusion and zoning interpretation issues.</p>

<p>Remove duplex and triplex zoning categories</p>	<p>Rezone the <b>RM7</b> (Detached, Semi-detached, Duplex and Triplex) and <b>RM7 – Exception</b> zones (<b>RM7-1</b> to <b>RM7-9</b>) to new <b>RL – Exception</b> zones.</p>	<p>The proposed rezoning re-establishes the historic regulations established through the <b>RM7</b> and <b>RM7 – Exception</b> zones to a more contemporary zoning category, required as a result of the removal of the duplex and triplex land uses.</p> <p>This rezoning is primarily technical in nature as no fundamental changes to the individual zoning regulations are being proposed.</p> <p>Staff do not anticipate conformity issues with this approach.</p>
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Note: 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 the by-law is passed by Council.