

**ATTACHMENT 3**  
**General Amendments Proposed to By-law 001-2021**

<b>By-law 001-2021 Section</b>	<b>Item</b>	<b>Description of Issue/Concern</b>	<b>Proposed Amendments</b>
4.1.1.4 5.21.1 5.21.3 5.21.8 5.21.10.c.	Accessory Structures and Secondary Suites	<p>Remove provisions in conflict with amendments to the <i>Planning Act</i> implemented through Bill 23 (<i>More Homes Built Faster Act, 2022</i>).</p> <p>The current provisions:</p> <ul style="list-style-type: none"> <li>- restrict the use of accessory buildings and structures for human habitation and for gain and profit;</li> <li>- allow a maximum of one secondary suite per lot;</li> <li>- apply a minimum parking rate for both the principal dwelling and a secondary suite;</li> <li>- require a minimum gross floor area of 35 m<sup>2</sup> for a secondary suite; and</li> <li>- require a secondary suite entrance to not be located closer to the front lot line than the main entrance of a dwelling unit on the abutting lot.</li> </ul> <p>Subsection 35.1 of the <i>Planning Act</i> removes the authority for a By-law to prohibit:</p> <ul style="list-style-type: none"> <li>- three residential</li> </ul>	<p>Delete Subsections 4.1.1.4, 5.21.1, 5.21.8 and 5.21.10.c. in their entirety and replace 5.21.3 with the requirements for parking from Bill 23, thereby allowing up to three units on a parcel of urban residential land.</p>

		<p>units on a parcel of urban residential land, which can include one residential unit in an ancillary building or structure to a detached house, semi-detached house or rowhouse;</p> <ul style="list-style-type: none"> <li>- more than one parking space per residential unit; and</li> <li>- the minimum floor area of a residential unit.</li> </ul>	
<p>4.19.1 Table 7-4 Table 7-5</p>	<p>Soft Landscaping Requirements</p>	<p>The list of residential zones that apply to section 4.19.1 is missing certain additional residential zones categories.</p> <p>The landscaping requirements in Tables 7-4 and 7-5 contradict subsection 4.19.1.2.</p>	<p>Amend subsection 4.19.1 to include additional residential zones and delete the landscaping requirements from Tables 7-4 and 7-5.</p>
<p>4.21.2 4.21.5</p>	<p>Swimming Pools</p>	<p>4.21.5 states that a swimming pool shall not be located closer to the exterior side lot line than the dwelling. For “pie-shaped” lots, it is unclear which part of the dwelling is used to determine the correct exterior side yard setback to a pool.</p>	<p>Delete Subsection 4.21.5 and amend subsection 4.21.2 to indicate that an outdoor swimming pool shall not be permitted within any front or exterior side yard of a lot.</p>

<p>4.3.3.1.b. 4.3.3.1.c.</p>	<p>Outdoor Amenity Area Requirements</p>	<p>The total minimum required outdoor amenity area for an apartment dwelling is 55 m<sup>2</sup> located at grade, and subsection 4.3.3.1.c. allows for a maximum of 20% of that total to be located on a rooftop or terrace.</p>	<p>Delete Subsection 4.3.3.1.c. to allow greater flexibility for rooftop amenity space</p>
<p>4.3.3.1.a.</p>	<p>Outdoor Amenity Area Requirements</p>	<p>Section 4.3.3.1.a requires a minimum outdoor amenity area of 50% of the total required amenity area for a block townhouse and multiple-unit townhouse dwelling, calculated under subsection 4.3.2., however an apartment dwelling is excluded from this requirement.</p>	<p>Add apartment dwelling, apartment dwelling units and podium townhouse dwelling units to subsection 4.3.3.1.a.</p>
<p>4.3.2.2</p>	<p>Minimum Required Amenity Area</p>	<p>The current section requires 10 m<sup>2</sup> total of amenity area for eight (8) dwelling units, where it should be 10 m<sup>2</sup> per dwelling unit for the first eight units.</p>	<p>Amend subsection 4.3.2.2 to add “per dwelling unit” for the first eight (8) dwelling units.</p>
<p>6.3.1</p>	<p>Parking Space Dimensions</p>	<p>There are no minimum size requirements in the by-law for a private garage.</p>	<p>Add a provision in Part 6 for a minimum interior private garage dimension of 3.0 m x 6.0 m.</p>
<p>6.4.1.4</p>	<p>General Provisions for Barrier-free Parking Spaces</p>	<p>The by-law provision currently suggests that barrier free parking spaces are not required for residential uses (including multi-family</p>	<p>Amend this sentence to clarify that barrier-free parking spaces are required for residential uses as</p>

		residential buildings, towers, etc.)	well as residential visitor uses.
Table 6-2	Parking Rate Calculation for Independent Living Facility and Supportive Living Facility	The current parking rate calculation for an Independent Living Facility and Supportive Living Facility is one (1) parking space per four (4) beds.	Amend the parking rate in Table 6-2 to one (1) parking space per bedroom for an Independent Living Facility and Supportive Living Facility.
Table 6-2 Section 6.10 Table 8-2 Table 9-2 Table 11-2	Multiple requirements regarding Car Wash and Drive-Through Stacking Lane Requirements	Table 6-2 references the incorrect section in the by-law for Stacking Lane Requirements for a Car Wash and Drive-Through.	Remove the requirement for Car Wash and Drive Through from Table 6-2 and add notes on the permitted use tables to direct to Section 6.10 for Stacking Lane Requirements.
Table 7-5	Lot and Building Requirements for the R4 and R5 Zones	Minimum required setback to a garage in the front or exterior side yard is missing.	Add Note 2 for Single Detached Dwellings for R4, R4A, R5 and R5A Zones for front and exterior side yard requirements.