



JUN 27 2024

Mayor Dan Bobbett and Council  
Town of Paradise  
28 McNamara Drive  
Paradise, NL A1L 0A6

Dear Mayor and Councillors:

I am pleased to inform you that the Town of Paradise Development Regulations Amendment No. 25, 2024, as adopted by Council on May 28, 2024, has now been registered.

Council must publish a notice in the *Newfoundland and Labrador Gazette* within 10 days of this letter. The Development Regulations will come into effect on the date that this notice appears in the *Gazette*. Council must also place a notice of registration in a local newspaper and post a notice of registration on its website and social media pages.

The *Newfoundland and Labrador Gazette* is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email ([kingsprinter@gov.nl.ca](mailto:kingsprinter@gov.nl.ca)), by fax (709-729-1900) or by mail (King's Printer, P.O. Box 8700, St. John's, NL, A1B 4J6).

Attached is Council's registered copy of Development Regulations Amendment No. 25, 2024. As this is a legal document, it should be reserved in a safe place.

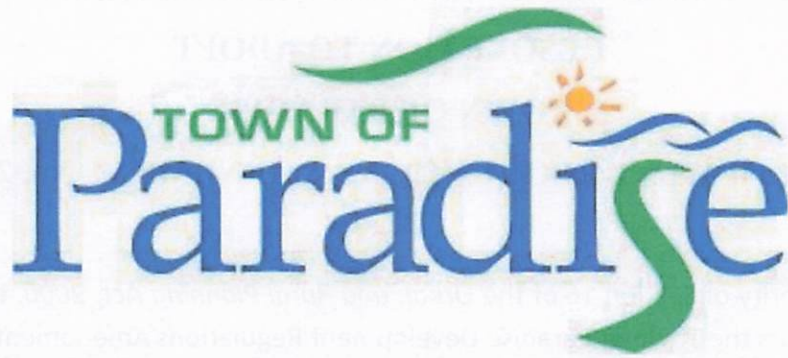
Sincerely,

Kim Blanchard, MCIP  
Manager of Land Use Planning

cc: Marjan Fadaei, Planner



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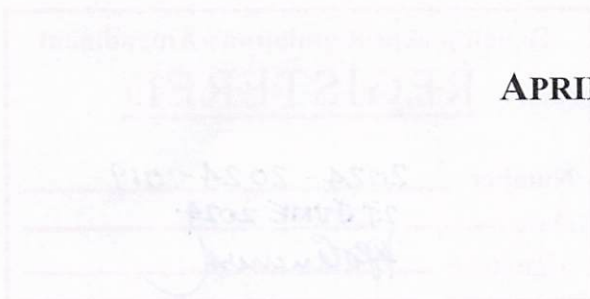


**TOWN OF PARADISE  
DEVELOPMENT REGULATIONS 2016**



**DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2024**

**APRIL 2024**


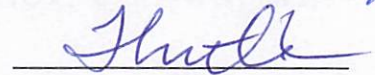


**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF PARADISE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2024**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Paradise adopts the Town of Paradise Development Regulations Amendment No. 25, 2024.

Adopted by the Town Council of Paradise on the 28 day of <sup>May</sup>Month, 2024.

Signed and sealed this 28 day of <sup>May</sup>Month, 2024.

Mayor:  (Council Seal)  
Clerk: 



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Paradise Development Regulations Amendment was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Development Regulations/Amendment  
**REGISTERED**

Number 3655-2024-019  
Date 27 JUNE 2024  
Signature 



# **TOWN OF PARADISE DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2024**

## **Background**

This amendment includes changes to the 2016 Paradise Development Regulations regarding three (3) main topics:

1. Adding accessory buildings to the zone standard table
2. Access to subsidiary apartments

### ***1. Accessory Buildings***

This is to remove the ambiguity regarding application of variances to accessory buildings. The amendment would add accessory buildings to the list of Zone Standard Table allowing variances to be applicable to the accessory buildings. Currently, based on the definition of the variance means “a departure, to a maximum of 10% from the Yard, area, Lot Coverage, Setback, size, height, Frontage, or any other numeric requirement of the applicable Use Zone table of Council’s Regulations.” In this case adding the accessory building to the table would remove any ambiguity in interpretation of application of variances to accessory buildings.

### ***2. Access to Subsidiary Apartments***

To ensure that new units offer adequate space for access, this amendment requires the submission of a plan illustrating access routes to the proposed subsidiary apartments. This necessity was highlighted following a recent application for a subsidiary apartment. After a site visit, it was realized that the newly proposed unit failed to provide residents with sufficient access to the unit. This amendment aims to address such issues, ensuring all new units are accessible and meet our community's standards for safety and convenience.

### ***3. General Garage Parking Requirement***

This issue came to the Town's attention following the submission of an application under the “General Garage” category. It was then realized that the number of parking spaces required by current regulations exceeds what is actually necessary. According to the current regulations, General Garages are required to provide five spaces per service bay, in addition to one space per employee. while the requirement for General Industry (of which General Garage is classified under the use class in Appendix B: Classification of Uses and Buildings of the Development Regulations) is one space for every employee, plus an additional three spaces. Therefore, the Town is proposing an amendment to align the parking requirements for General Industry and General Garage.

### **2016 Paradise Municipal Plan**

The proposed changes to the 2016 Paradise Development Regulations do not require an amendment to the 2016 Paradise Municipal Plan. The proposed amendment is in line with the objective of healthy, livable neighbourhoods by ensuring access to housing and facilitating the development of homes that cater to a diverse range of needs.

### **St. John's Urban Region Regional Plan**

The proposed changes to the 2016 Paradise Development Regulations do not require an amendment to the 2016 Paradise Municipal Plan or the St. John's Urban Region Regional Plan.

### **Public Consultation**

During the preparation of this amendment, the Town of Paradise published a notice in The Shoreline newspaper on April 26, and May 3, 2024. A notice was also posted on the Town's website advertising Development Regulation Amendment No. 25, 2024 from April 26, 2024 until May 13, 2024. The notice was also published on the Town's social media page and sent out on Voyent (Town's email alert system) on April 26, 2024. The amendment documents were available on the Town's website for the public to review during that same time. The Town accepted written submissions on the proposed change in writing from April 26 until 4:30pm, May 13, 2024. The Town did not receive any written submissions.

## Town of Paradise Development Regulations Amendment No. 25, 2024

The 2016 Paradise Development Regulations is amended as follows:

### 1. Accessory Buildings

To add accessory buildings to the zone standard table, an amendment to the text of Development Regulations is required. This involves making the following changes to the Zone Standards tables:

#### 1.1. Section 4.2 Accessory Buildings

A text in the table of Section 4.2.2 (g) will be amended from

Lot Size (m <sup>2</sup> )	Building Footprint of all Accessory Buildings	Maximum Height
Less than 1860 m <sup>2</sup>	7% of the Lot Area or 70 m <sup>2</sup> , whichever is less.	4.0 m
1860 m <sup>2</sup> or greater, but less than 3600 m <sup>2</sup>	70 m <sup>2</sup>	4.5 m
3600 m <sup>2</sup> or greater, but equal or less than 4050 m <sup>2</sup>	90 m <sup>2</sup> Greater than 90 m <sup>2</sup> to 150 m <sup>2</sup> subject to public notice and Council review and approval.	4.5 m
Greater than 4050 m <sup>2</sup>	90 m <sup>2</sup> Greater than 90 m <sup>2</sup> subject to public notice and Council review and approval.	4.5 m Greater than 4.5 m subject to public notice and Council review and approval.

To

Lot Size (m <sup>2</sup> )	Building Footprint of all Accessory Buildings	Maximum Height
Less than 1860 m <sup>2</sup>	7% of the Lot Area or 70 m <sup>2</sup> , whichever is less.	4.0 m
1860 m <sup>2</sup> or greater, but less than 3600 m <sup>2</sup>	70 m <sup>2</sup>	4.5 m
3600 m <sup>2</sup> or greater, but equal or less than 4050 m <sup>2</sup>	90 m <sup>2</sup> <b>Greater than 90 m<sup>2</sup> to 150 m<sup>2</sup> subject to public notice and Council review and approval. While larger footprints may be considered by Council under this section to a maximum of 150 m<sup>2</sup>, variances shall not be permitted.</b>	4.5 m
Greater than 4050 m <sup>2</sup>	90 m <sup>2</sup> Greater than 90 m <sup>2</sup> subject to public notice and Council review and approval.	4.5 m Greater than 4.5 m subject to public notice and Council review and approval.

## 1.2. Section 9.10 Residential Low Density (RLD)

A text in the Zone Standards Table will be amended from

### 4. Zone Standards

Standard	Single Dwelling	Single Dwelling (Unserviced)
Minimum Lot Area (m <sup>2</sup> )	580	1,860 (infill)
Minimum Frontage (m)	18.0	30.5 (infill)
Minimum Building Line Setback (m)	7.6	7.6 Where Development is infill on an Existing Street, Setback to be generally consistent with adjacent dwellings but no greater than 30 m in accordance with Section 4.6
Maximum Building Line Setback (m)	15.0	30.0
Minimum Side Yard (m)	1.2/2.4	1.2/3.0
Minimum Flanking Street Side Yard (m)	7.6	7.6
Minimum Rear Yard (m)	9.0	9.0
Maximum Lot Coverage	45%	
Maximum Height (m)	<b>9.0</b>	<b>9.0 (2023-06-02)</b>

To

### 4. Zone Standards

Standard	Single Dwelling	Single Dwelling (Unserviced)
Minimum Lot Area (m <sup>2</sup> )	580	1,860 (infill)
Minimum Frontage (m)	18.0	30.5 (infill)
Minimum Building Line Setback (m)	7.6	7.6 Where Development is infill on an Existing Street, Setback to be generally consistent with adjacent dwellings but no greater than 30 m in accordance with Section 4.6
Maximum Building Line Setback (m)	15.0	30.0
Minimum Side Yard (m)	1.2/2.4	1.2/3.0
Minimum Flanking Street Side Yard (m)	7.6	7.6
Minimum Rear Yard (m)	9.0	9.0
Maximum Lot Coverage	45%	
Maximum Height (m)	<b>9.0</b>	<b>9.0 (2023-06-02)</b>
Accessory Buildings	Refer to Section 4.2 Accessory Buildings	



### 1.3. Section 9.11 Residential Medium Density (RMD)

A text in the Zone Standards Table will be amended from

#### 5. Zone Standards

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling
Minimum Lot Area (m <sup>2</sup> )	450	270 per d u	180 per d u
Minimum Frontage (m)	15.25	9.0 per d u	6.0 per d u
Minimum Building Line Setback (m)	7.6	7.6	7.6
Maximum Building Line Setback (m)	15.0	15.0	15.0
Minimum Side Yard (m)	1.2/2.4	2.4	3.0 on end unit
Minimum Flanking Street Side Yard (m)	7.6	7.6	7.6
Minimum Rear Yard (m)	8.0	8.0	8.0
Maximum Lot Coverage	45%	45%	55%
Maximum Height (m) <b>(2023-06-02)</b>	<b>9.0</b>	<b>9.0</b>	<b>9.0</b>
Landscaping (Minimum) Front Yard	50%	33%	33%

Standard	Single Dwelling (Unserviced)
<b>Minimum Lot Area (m<sup>2</sup>)</b>	<b>1,860 (infill)</b>
<b>Minimum Frontage (m)</b>	<b>30.5 (infill)</b>
<b>Minimum Building Line Setback (m)</b>	<b>7.6</b>
<b>Maximum Building Line Setback (m)</b>	<b>30.0</b>
<b>Minimum Side Yard (m)</b>	<b>1.2/3.0</b>
<b>Minimum Flanking Street Side Yard (m)</b>	<b>7.6</b>
<b>Minimum Rear Yard (m)</b>	<b>9.0</b>
<b>Maximum Height (m)</b>	<b>9.0 (2023-06-02)</b>
<b>Landscaping (Minimum) Front Yard</b>	<b>50%</b>

#### 6. Standards for Multi-Unit Residential Buildings

Minimum Lot Area Per Unit (m <sup>2</sup> )	140
Lot Depth (min)	30.0
Minimum Frontage (m)	25.0
Minimum Building Line Setback (m)	7.6
Minimum Side Yard (m)	3.0 (Flanking Street – 7.6)
Minimum Rear Yard (m)	10.0
Maximum Lot Coverage	45%
Maximum Height (m)	14.0

**10. Standards for a Cluster Development (2023-04-21)**

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling	Multi-unit
Minimum Lot Area (m <sup>2</sup> )	335	164 per d. u.	140 per d. u.	90 per d u
Minimum Frontage (m)	20.0			
Minimum Building Line Setback (m)	7.6			
Minimum Side Yard (m)	6.0 m as oriented from the public Street			
Minimum Flanking Street Side Yard (m)	7.6			
Minimum Rear Yard (m)	8.0 m as oriented from the public Street			
Maximum Lot Coverage	45%			
Maximum Height (m)	9.0	9.0	9.0	14.0
Landscaping (Minimum) Front Yard	Front Yard to a depth of 6.0 m, exclusive of any access, must be landscaped.			

To:

**5. Zone Standards**

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling
Minimum Lot Area (m <sup>2</sup> )	450	270 per d u	180 per d u
Minimum Frontage (m)	15.25	9.0 per d u	6.0 per d u
Minimum Building Line Setback (m)	7.6	7.6	7.6
Maximum Building Line Setback (m)	15.0	15.0	15.0
Minimum Side Yard (m)	1.2/2.4	2.4	3.0 on end unit
Minimum Flanking Street Side Yard (m)	7.6	7.6	7.6
Minimum Rear Yard (m)	8.0	8.0	8.0
Maximum Lot Coverage	45%	45%	55%
Maximum Height (m) (2023-06-02)	<b>9.0</b>	<b>9.0</b>	<b>9.0</b>
Landscaping (Minimum) Front Yard	50%	33%	33%
Accessory Buildings	Refer to Section 4.2 Accessory Buildings		

Standard	Single Dwelling (Unserviced)
Minimum Lot Area (m <sup>2</sup> )	1,860 (Infill)
Minimum Frontage (m)	30.5 (Infill)
Minimum Building Line Setback (m)	7.6
Maximum Building Line Setback (m)	30.0
Minimum Side Yard (m)	1.2/3.0
Minimum Flanking Street Side Yard (m)	7.6
Minimum Rear Yard (m)	9.0
Maximum Height (m)	9.0 (2023-06-02)
Landscaping (Minimum) Front Yard	50%
Accessory Buildings	Refer to Section 4.2 Accessory Buildings

**6. Standards for Multi-Unit Residential Buildings**

Minimum Lot Area Per Unit (m <sup>2</sup> )	140
Lot Depth (min)	30.0
Minimum Frontage (m)	25.0
Minimum Building Line Setback (m)	7.6
Minimum Side Yard (m)	3.0 (Flanking Street – 7.6)
Minimum Rear Yard (m)	10.0
Maximum Lot Coverage	45%
Maximum Height (m)	14.0
Accessory Buildings	Refer to Section 4.2 Accessory Buildings

**10. Standards for a Cluster Development (2023-04-21)**

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling	Multi-unit
Minimum Lot Area (m <sup>2</sup> )	335	164 per d. u.	140 per d. u.	90 per d u
Minimum Frontage (m)	20.0			
Minimum Building Line Setback (m)	7.6			
Minimum Side Yard (m)	6.0 m as oriented from the public Street			
Minimum Flanking Street Side Yard (m)	7.6			
Minimum Rear Yard (m)	8.0 m as oriented from the public Street			
Maximum Lot Coverage	45%			
Maximum Height (m)	9.0	9.0	9.0	14.0
Landscaping (Minimum) Front Yard	Front Yard to a depth of 6.0 m, exclusive of any access, must be landscaped.			
Accessory Buildings	Refer to Section 4.2 Accessory Buildings			



**1.4. Section 9.12 Residential High Density (RHD)**

A text in the Zone Standards Table will be amended from

**4. Zone Standards**

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling	Multi-unit
Minimum Lot Area (m <sup>2</sup> )	300	188 per d. u.	140 per d. u.	90 per d u
Minimum Frontage (m)	10.0	7.5 per d.u.	5.5 per d. u.	25.0
Minimum Building Line Setback (m)	6.0	6.0	6.0	6.0
Maximum Building Line Setback (m)	15.0	15.0	15.0	15.0
Minimum Side Yard (m)	1.2	1.2	2.4 (on end unit)	6.0
Minimum Flanking Road Side Yard (m)	7.6	7.6	7.6	7.6
Minimum Rear Yard (m)	8.0	8.0	8.0	8.0
Maximum Lot Coverage	50%	45%	55%	55%
Maximum Height (m) <b>(2023-06-02)</b>	<b>9.0</b>	<b>9.0</b>	10.0	17.0
Landscaping (Minimum) Front Yard	40%	20%	40%	

**6. Standards for a Cluster Development (2023-04-21)**

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling	Multi-unit
Minimum Lot Area (m <sup>2</sup> )	335	164per d. u.	140 per d. u.	90 per d u
Minimum Frontage (m)	20.0			
Minimum Building Line Setback (m)	7.6			
Minimum Side Yard (m)	6.0 m as oriented from the public Street			
Minimum Flanking Street Side Yard (m)	7.6			
Minimum Rear Yard (m)	8.0 m as oriented from the public Street			
Maximum Lot Coverage	55%			
Maximum Height (m)	9.0	9.0	9.0	14.0
Landscaping (Minimum) Front Yard	Front Yard to a depth of 6.0 m, exclusive of any access, must be landscaped.			

To



#### 4. Zone Standards

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling	Multi-unit
Minimum Lot Area (m <sup>2</sup> )	300	188 per d. u.	140 per d. u.	90 per d u
Minimum Frontage (m)	10.0	7.5 per d.u.	5.5 per d. u.	25.0
Minimum Building Line Setback (m)	6.0	6.0	6.0	6.0
Maximum Building Line Setback (m)	15.0	15.0	15.0	15.0
Minimum Side Yard (m)	1.2	1.2	2.4 (on end unit)	6.0
Minimum Flanking Road Side Yard (m)	7.6	7.6	7.6	7.6
Minimum Rear Yard (m)	8.0	8.0	8.0	8.0
Maximum Lot Coverage	50%	45%	55%	55%
Maximum Height (m) <b>(2023-06-02)</b>	<b>9.0</b>	<b>9.0</b>	10.0	17.0
Landscaping (Minimum) Front Yard	40%	20%	40%	
Accessory Buildings	Refer to Section 4.2 Accessory Buildings			

#### 6. Standards for a Cluster Development (2023-04-21)

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling	Multi-unit
Minimum Lot Area (m <sup>2</sup> )	335	164per d. u.	140 per d. u.	90 per d u
Minimum Frontage (m)	20.0			
Minimum Building Line Setback (m)	7.6			
Minimum Side Yard (m)	6.0 m as oriented from the public Street			
Minimum Flanking Street Side Yard (m)	7.6			
Minimum Rear Yard (m)	8.0 m as oriented from the public Street			
Maximum Lot Coverage	55%			
Maximum Height (m)	9.0	9.0	9.0	14.0
Landscaping (Minimum) Front Yard	Front Yard to a depth of 6.0 m, exclusive of any access, must be landscaped.			
Accessory Buildings	Refer to Section 4.2 Accessory Buildings			

**1.5. Section 9.13 Residential Watershed (RWS)**

A text in the Zone Standards Table will be amended from

**4. Zone Standards**

The following standards shall apply to Lots created for Single-detached Dwellings:

Standard		Standard	
Minimum Lot Area (m <sup>2</sup> )	580	<b>Maximum</b> Building Line Setback (m)	15.0
Minimum Corner Lot Area (m <sup>2</sup> )	700	Minimum Side Yard (m)	1.2 and 2.4
Minimum Frontage (m)	18.0	Minimum Flanking Road Side Yard (m)	7.6
Minimum Frontage Corner Lot (m)	23.0	Minimum Rear Yard (m)	9.0
Minimum Lot Depth (m)	32.0	Maximum Lot Coverage	33%
<b>Maximum</b> Lot Development Area (m <sup>2</sup> )	700	Maximum Height (m) <b>(2023-06-02)</b>	<b>9.0</b>

To

**4. Zone Standards**

The following standards shall apply to Lots created for Single-detached Dwellings:

Standard		Standard	
Minimum Lot Area (m <sup>2</sup> )	580	<b>Maximum</b> Building Line Setback (m)	15.0
Minimum Corner Lot Area (m <sup>2</sup> )	700	Minimum Side Yard (m)	1.2 and 2.4
Minimum Frontage (m)	18.0	Minimum Flanking Road Side Yard (m)	7.6
Minimum Frontage Corner Lot (m)	23.0	Minimum Rear Yard (m)	9.0
Minimum Lot Depth (m)	32.0	Maximum Lot Coverage	33%
<b>Maximum</b> Lot Development Area (m <sup>2</sup> )	700	Maximum Height (m) <b>(2023-06-02)</b>	<b>9.0</b>
Accessory Buildings	Refer to Section 4.2 Accessory Buildings and the City of St. John's and Paradise Watershed Agreement		



## 1.6. Section 9.14 Residential Rural (RR)

A text in the Zone Standards Table will be amended from

### 4. Zone Standards

Standard	Single Dwelling
Minimum Lot Area (m <sup>2</sup> )	4050
Minimum Frontage (m)	45.0 35.0 For <b>Stokes Road</b> , Three Island Pond Road, Topsail Pond Road (north of Buckingham Drive, Buckingham Drive (east of Topsail Pond Road), Shalloway Place, Angel's Road, Dawe's Road, Vanellen Place, and Hansen Place. <b>(2020-08-14)</b>
Building Line Setback (m)	7.6 to 45 conform generally with the Setback distances of dwellings on adjoining Lots.
Building Line Setback Greater than 45 (m)	Discretion of Council
Minimum Side Yard (m)	1.2/2.4
Minimum Flanking Road Side Yard (m)	7.6
Minimum Rear Yard (m)	9.0
Maximum Height (m)	<b>9.0 (2023-06-02)</b>

To

### 4. Zone Standards

Standard	Single Dwelling
Minimum Lot Area (m <sup>2</sup> )	4050
Minimum Frontage (m)	45.0 35.0 For <b>Stokes Road</b> , Three Island Pond Road, Topsail Pond Road (north of Buckingham Drive, Buckingham Drive (east of Topsail Pond Road), Shalloway Place, Angel's Road, Dawe's Road, Vanellen Place, and Hansen Place. <b>(2020-08-14)</b>
Building Line Setback (m)	7.6 to 45 conform generally with the Setback distances of dwellings on adjoining Lots.
Building Line Setback Greater than 45 (m)	Discretion of Council
Minimum Side Yard (m)	1.2/2.4
Minimum Flanking Road Side Yard (m)	7.6
Minimum Rear Yard (m)	9.0
Maximum Height (m)	<b>9.0 (2023-06-02)</b>
Accessory Buildings	Refer to Section 4.2 Accessory Buildings

**1.7. Section 9.15 Rural Residential Conservation (RRC)**

A text in the Zone Standards Table will be amended from

**4. Zone Standards**

<b>Standard</b>	<b>Single Dwelling</b>
Minimum Building Line Setback (m)	7.6
Maximum Building Line Setback (m)	30.0
Minimum Side Yard (m)	3.0
Minimum Flanking Road Side Yard (m)	7.6
Minimum Rear Yard (m)	9.0
Maximum Height (m)	10.0

To

**4. Zone Standards**

<b>Standard</b>	<b>Single Dwelling</b>
Minimum Building Line Setback (m)	7.6
Maximum Building Line Setback (m)	30.0
Minimum Side Yard (m)	3.0
Minimum Flanking Road Side Yard (m)	7.6
Minimum Rear Yard (m)	9.0
Maximum Height (m)	10.0
<b>Accessory Buildings</b>	<b>Refer to Section 4.2 Accessory Buildings</b>



## 1.8. Section 9.17 Planned Mixed Development (Residential) (PMDR)

A text in the Zone Standards Table will be amended from

### 5. Single, Semi-detached and Row Dwelling Development Standards

The following standards apply within a Planned Residential Mixed Development:

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling
Minimum Lot Area (m <sup>2</sup> )	335	164 per d.u.	164 per d.u.
Minimum Lot Frontage (m)	11.0	6 m per d.u.	6 per d.u.
Minimum Building Line (m)	7.6	7.6	7.6
Minimum Rear Yard (m)	8.0	8.0	8.0
Minimum Side Yard (m)	1.2 and 2.4	1.8, 0.0 common Lot Line	2.4, 0.0 common Lot Line
Side Yard on a Flanking Street (m)	7.6	7.6	7.6
Maximum Building Height (m)	9.0	9.0	9.0
Maximum Lot Coverage (m)	45%	45%	45%

### 6. Row Dwelling Cluster

Row Dwellings may also be developed in a cluster of several Buildings with grouped vehicular parking and private access. Such Development shall meet the following minimum standards:

Lot Area (min)	554 m <sup>2</sup>
Lot Frontage (min)	18.2 m
Lot Coverage (min)	45%

### 7. Apartment Buildings

The following standards will apply to multi-unit residential buildings within a Planned Residential Mixed Development

Standard	Apartment Buildings
Minimum Lot Area (m <sup>2</sup> )	554
Minimum Lot Frontage (m)	18.2
Minimum Building Line (m)	4.5
Minimum Rear Yard (m)	8.0
Minimum Side Yard (m)	1.5 for ground level storey and 1.0 per storey above ground level storey
Side Yard on a Flanking Street (m)	7.6
Maximum Building Height (m)	17.0
Maximum Lot Coverage	45%
Maximum Density	60 units per building

To:

**5. Single, Semi-detached and Row Dwelling Development Standards**

The following standards apply within a Planned Residential Mixed Development:

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling
Minimum Lot Area (m <sup>2</sup> )	335	164 per d.u.	164 per d.u.
Minimum Lot Frontage (m)	11.0	6 m per d.u.	6 per d.u.
Minimum Building Line (m)	7.6	7.6	7.6
Minimum Rear Yard (m)	8.0	8.0	8.0
Minimum Side Yard (m)	1.2 and 2.4	1.8 , 0.0 common Lot Line	2.4 , 0.0 common Lot Line
Side Yard on a Flanking Street (m)	7.6	7.6	7.6
Maximum Building Height (m)	9.0	9.0	9.0
Maximum Lot Coverage (m)	45%	45%	45%
Accessory Buildings	Refer to Section 4.2 Accessory Buildings		

**6. Row Dwelling Cluster**

Row Dwellings may also be developed in a cluster of several Buildings with grouped vehicular parking and private access. Such Development shall meet the following minimum standards:

Standard	Row Dwelling Cluster
Lot Area (min)	554 m <sup>2</sup>
Lot Frontage (min)	18.2 m
Lot Coverage (min)	45%
Accessory Buildings	Refer to Section 4.2 Accessory Buildings

**7. Apartment Buildings**

The following standards will apply to multi-unit residential buildings within a Planned Residential Mixed Development

Standard	Apartment Buildings
Minimum Lot Area (m <sup>2</sup> )	554
Minimum Lot Frontage (m)	18.2
Minimum Building Line (m)	4.5
Minimum Rear Yard (m)	8.0
Minimum Side Yard (m)	1.5 for ground level storey and 1.0 per storey above ground level storey
Side Yard on a Flanking Street (m)	7.6
Maximum Building Height (m)	17.0
Maximum Lot Coverage	45%
Maximum Density	60 units per building
Accessory Buildings	Refer to Section 4.2 Accessory Buildings



### 1.9. Section 9.18 Residential Mixed (RM)

A text in the Zone Standards Table will be amended from

#### 5. Zone Standards

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling	Apartment Building
Minimum Lot Area (m <sup>2</sup> )	450	270 per d.u.	180 per d.u.	140 per d u.
Minimum Frontage (m)	15.25	9.0 per d.u.	6.0 per d.u.	25
Minimum Building Line Setback (m)	7.6	7.6	7.6	7.6
Maximum Building Line Setback (m)	15.0	15.0	15.0	15.0
Minimum Side Yard (m)	1.2/2.4	2.4	3.0	3
Minimum Flanking Road Side Yard (m)	7.6			
Minimum Rear Yard (m)	9.0			
Maximum Lot Coverage	33%			
Maximum Height (m)	9.0			

#### 6. Standards for Non-Residential Uses

For non-residential Uses, the standards of the Commercial Neighbourhood Use Zone shall apply.

#### 7. Standards for a Cluster Development (2023-04-21)

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling	Multi-unit
Minimum Lot Area (m <sup>2</sup> )	335	164per d. u.	140 per d. u.	90 per d u
Minimum Frontage (m)	20.0			
Minimum Building Line Setback (m)	7.6			
Minimum Side Yard (m)	6.0 m as oriented from the public Street			
Minimum Flanking Street Side Yard (m)	7.6			
Minimum Rear Yard (m)	8.0 m as oriented from the public Street			
Maximum Lot Coverage	45%			
Maximum Height (m)	9.0	9.0	9.0	14.0
Landscaping (Minimum) Front Yard	Front Yard to a depth of 6.0 m, exclusive of any access, must be landscaped.			

To

### 5. Zone Standards

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling	Apartment Building
Minimum Lot Area (m <sup>2</sup> )	450	270 per d.u.	180 per d.u.	140 per d.u.
Minimum Frontage (m)	15.25	9.0 per d.u.	6.0 per d.u.	25
Minimum Building Line Setback (m)	7.6	7.6	7.6	7.6
Maximum Building Line Setback (m)	15.0	15.0	15.0	15.0
Minimum Side Yard (m)	1.2/2.4	2.4	3.0	3
Minimum Flanking Road Side Yard (m)	7.6			
Minimum Rear Yard (m)	9.0			
Maximum Lot Coverage	33%			
Maximum Height (m)	9.0			
Accessory Buildings	Refer to Section 4.2 Accessory Buildings			

### 6. Standards for Non-Residential Uses

For non-residential Uses, the standards of the Commercial Neighbourhood Use Zone shall apply.

### 7. Standards for a Cluster Development (2023-04-21)

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling	Multi-unit
Minimum Lot Area (m <sup>2</sup> )	335	164 per d. u.	140 per d. u.	90 per d u
Minimum Frontage (m)	20.0			
Minimum Building Line Setback (m)	7.6			
Minimum Side Yard (m)	6.0 m as oriented from the public Street			
Minimum Flanking Street Side Yard (m)	7.6			
Minimum Rear Yard (m)	8.0 m as oriented from the public Street			
Maximum Lot Coverage	45%			
Maximum Height (m)	9.0	9.0	9.0	14.0
Landscaping (Minimum) Front Yard	Front Yard to a depth of 6.0 m, exclusive of any access, must be landscaped.			
Accessory Buildings	Refer to Section 4.2 Accessory Buildings			



### 1.10. Section 9.19 Residential Mini Home (RMH)

A text in the Zone Standards Table will be amended from

#### 5. Zone Standards

Standard	Single Dwelling
Minimum Lot Area (m <sup>2</sup> )	336
Minimum Frontage (m)	12.0
Minimum Building Line Set Back (m)	3.65
Maximum Building Line Set Back (m)	15.0
Minimum Side Yard (m)	1.2/3.65
Minimum Flanking Road Side Yard (m)	7.6
Minimum Rear Yard (m)	3.65
Maximum Lot Coverage	33%
Maximum Height (m)	8.0

To

#### 5. Zone Standards

Standard	Single Dwelling
Minimum Lot Area (m <sup>2</sup> )	336
Minimum Frontage (m)	12.0
Minimum Building Line Set Back (m)	3.65
Maximum Building Line Set Back (m)	15.0
Minimum Side Yard (m)	1.2/3.65
Minimum Flanking Road Side Yard (m)	7.6
Minimum Rear Yard (m)	3.65
Maximum Lot Coverage	33%
Maximum Height (m)	8.0
Accessory Buildings	Refer to Section 4.2 Accessory Buildings

## **2. Access to Subsidiary Apartments**

To ensure that newly proposed units as subsidiary apartments would meet the standards, the text in the Development Regulations will be amended from

### **“5.15 Subsidiary Apartments**

Where permitted, a Subsidiary Apartment shall meet the following requirements:

- a. It shall occupy less than 50% of the Gross Floor Area of the dwelling in which it is situated.
- b. The appearance of the main dwelling is maintained.
- c. One (1) off-street parking space is provided in addition to that required for the main dwelling.
- d. In new unserviced Developments, the single dwelling and apartment shall require the approval for on-site septic system by the applicable provincial authority.
- e. **In existing Developments, a Subsidiary Apartment shall require the approval for on-site septic system by the applicable provincial authority. (2022-03-25)ʹ**

To

### **“5.15 Subsidiary Apartments**

Where permitted, a Subsidiary Apartment shall meet the following requirements:

- a. It shall occupy less than 50% of the Gross Floor Area of the dwelling in which it is situated.
- b. The appearance of the main dwelling is maintained.
- c. One (1) off-street parking space is provided in addition to that required for the main dwelling.
- d. In new unserviced Developments, the single dwelling and apartment shall require the approval for on-site septic system by the applicable provincial authority.
- e. **In existing Developments, a Subsidiary Apartment shall require the approval for on-site septic system by the applicable provincial authority. (2022-03-25)**
- f. An application for a subsidiary apartment shall include:
  - i. submission of detailed plans, including indication of access to the newly proposed unit.
  - ii. any additional information that may be required by Council.”

### 3. General Garage Parking Requirement

The text of general garage parking requirements in the Development Regulations Section 8.2 table under "Industrial" will be amended from

<b>Industrial</b>	
Hazardous Industry General Industry Light Industry	One (1) space for every employee, plus three (3)
General Garage	Five (5) spaces per service bay plus one (1) space per employee
Service Station	One (1) space for every 20 m <sup>2</sup> of Net Floor Area.

To

<b>Industrial</b>	
Hazardous Industry General Industry Light Industry	One (1) space for every employee, plus three (3)
Service Station	One (1) space for every 20 m <sup>2</sup> of Net Floor Area.