Residential Districts – Use Review

Summary

The following document has been prepared under the greater Land Use Bylaw (LUB) Review Project goals and themes of reducing red-tape, simplifying the use of the LUB, improving customer service and respecting the community. This project aims to allow for more flexibility in the LUB while providing consistent standards and interpretation, simplifying the development process and timelines, and involving the public. The general purpose and land uses within each district play an important role as they provide clarity to what can be developed and where. Under the current LUB, several of the residential districts have been in place prior to the 1970s and require a large-scale detailed review to ensure the districts are reflective of today's development environment. Newer districts, which have been developed over the last ten years, are now maturing and require a thorough review to ensure they are still applicable and relevant for today's market.

In drafting new residential uses within the districts an emphasis was put on addressing "missing middle housing". Addressing the missing middle housing will provide for a range of housing options found on typical low density lot sizes that focus on removing barriers to access housing in neighbourhoods of choice. The inclusion of missing middle housing promotes housing at different price points, promotes walkable and transit supportive neighourhoods, responds to changing demographics, and provides opportunities for aging in place. Several use changes are proposed to increase housing options in low density districts while providing for appropriate densities in residential neighbourhoods. An example includes duplexes in the new R-L Residential Low Density district. Specific regulations for these options are currently under review.

Trending and newer residential uses were also considered as part of this review. This includes tiny homes, secondary dwellings (House Suites, Garage Suites and Garden Suites), and zero lot line developments. Tiny homes, dependent on how they are built, would be considered as a House or a Manufactured Home. Tiny homes considered as a House would be built on site on a foundation, those built on a chassis and placed on site would be considered as a Manufactured Home. Based on market demand it is anticipated that tiny homes would, in most cases, be developed in the new R-MH Manufactured Home district. House Suites, Garage Suites (formally known as Carriage Homes) and Garden Suites have been expanded to most residential districts as a permitted use. Zero lot line developments are now proposed in narrow lot developments. Regulations for each of these uses are currently under review.

While preparing this document, districts and uses from other municipalities were reviewed. This review provided a comparison of the general purpose for similar districts and the associated land uses. Ensuring that land uses are similar and competitive with other municipalities will help foster economic development within the City. Municipal review has provided insight to best practices and development trends.

In reviewing the residential uses several changes have been proposed. The key changes are highlighted below:

1. Merging of districts where appropriate

   Several similar land use districts are proposed to be combined to allow for flexibility and to reduce duplication of uses and regulations where possible. The features that made each one of these districts unique will be brought forward in the new combined district where appropriate. The existing R1 Low Density, R1C Carriage Home, and R1WS Wide/Shallow Lot districts are proposed to be combined into a single low density district. R1N Narrow Lot and R1G Small Lot will be combined into a single narrow lot district, and the R2 Medium Density and R2T Town House district will be combined into a medium density residential district. District regulations will be reviewed and revised to ensure existing development and development concepts within an approved NASP are legal conforming unless there is reason to convert to legal non-conforming. District naming will be adjusted to better reflect the purpose of the districts for ease of clarity and to become more user friendly.

2. Greater flexibility of housing options in districts to promote increased housing choice and to reduce red-tape

   Secondary dwellings (house suites, garage suites, and garden suites), duplexes, tiny homes, and zero lot developments are proposed to all be included in the proposed districts in some capacity. House suites, garage suites, and garden suites are proposed to be included in most residential districts as a permitted use. Siting criteria for these uses is still under review but it is expected to be similar to the current Secondary Suite regulations. Duplexes, similar in density to a secondary dwelling, are also proposed as a permitted use in the new R-L Residential Low Density district. It is proposed that the existing R1A Residential (Semi-detached Dwelling) district would be combined with the new R-L district and no district specific for duplex development would remain. This is the current practise in the City of Edmonton. Should this not be supported a new duplex district has been prepared as an alternative. Tiny homes, either defined as a House or Manufactured Home, are proposed to

be considered in all districts allowing for these uses. And finally, zero lot line developments which speaks to site design and not a specific use is proposed to be allowed in the revised narrow lot district.

3. Wider range of compatible non-residential uses allowed to increase flexibility and reduce future land use bylaw amendments

   In an aim to reduce red-tape and to create complete neighbourhoods several non-residential uses are proposed to be included in the residential districts. Accessory Buildings are proposed to be a permitted use in all districts, and Supportive Living and Care, Day Care Facility, Emergency Services, Public Assembly – Minor, Temporary Care Facility, and Utilities are proposed as discretionary uses in most districts. In the R-LW Residential Live Work district several more commercial uses are proposed as either a permitted or discretionary use on the ground floor of a Live Work Unit.

Included in this package is a comparison of the existing and proposed residential district general purposes and general uses. See Appendix A for a detailed comparison of existing and proposed permitted and discretionary uses. Definitions for all proposed uses are included in Appendix B.

Existing and Proposed Residential District Purposes

Existing Purpose	Proposed Purpose	Rationale
R1 - The general purpose of this District is to provide land which will be used for low density residential development. R1C - The general purpose of this District is to provide the unique opportunity for one additional self-contained Dwelling Unit on a residential lot in the form of a Carriage Home located above a detached garage with lane access thereby increasing housing choices. R1WS - The general purpose of this District is to provide residential lots that have a wide frontage and a shallow depth intended to reduce the dominance of front attached garages from the street. Development will consist of detached dwelling units with articulated front elevations through the use of dormers, bays, porches and gable ends. Front attached garages cannot be closer to the street than the live portion of the house. Front porches are strongly encouraged and are allowed to encroach into the minimum front yard.	Low Density Residential (R-L) – To provide land for a range of different styles of Houses and compatible Residential uses.	More flexibility in the parcel regulations and will reduce the number of LUB amendments (re-districting) required.
R1N - The general purpose of this District is to provide land which will be used for narrow lot single family residential development in new neighbourhoods. R1G - The general purpose of this District is to provide land which will be used for small lot	Narrow Lot Residential (R-N) - To provide land which will be used for single family Residential Development and compatible Residential uses including Zero Lot Line Development on a narrower lot and in a higher density than the Low Density Residential (R-L) District.	More flexibility in the parcel regulations and will reduce the number of LUB amendments (re-districting) required.

Existing Purpose	Proposed Purpose	Rationale
detached housing with mandatory front attached garages to create increased opportunity for more efficient utilization of land in small and comprehensively planned residential development clusters.		
R1A - The general purpose of this District is to provide land which will be used for low density residential development including semi-detached dwelling units.	Duplex Residential (R-D) - To provide land for Residential Development allowing for up to two principal Dwelling Units per Building primarily in the form of Duplexes.	Reworded for clarity.
RLW - The general purpose of this District is to provide opportunity for live-work units whereby street level commercial space is operated by the resident who occupies a residential dwelling unit above the ground floor commercial space. The form of development is similar to that of a multi-attached building but with ground floor commercial and each live-work unit having individual access to the street.	Residential Live Work (R-LW) – To provide for Live Work Units where each unit has individual access to the Street, ground level Commercial space, and Residential space above the ground level.	Updated defined terms. Removed reference to the user of the Site. Simplified.
R2 - The general purpose of this District is to provide a medium density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible with the neighbourhood, the immediate site and the growth policies of the Municipal Development Plan. R2T - The general purpose of this District is to provide for town or row house development	Medium Density Residential (R-M) - To provide a medium density Residential area with a mixture of housing types and Residential accommodation.	Shortened. Removed “regulated and encouraged development/redevelopment of residential uses that are compatible with the neighbourhood, the immediate site and the growth policies of the MDP” as these are required through the Mature Neighbourhood Overlay District and MDP.

Existing Purpose	Proposed Purpose	Rationale
in traditional side by side lots, clustered, stacked or condominium format. No front driveways permitted to or from an arterial roadway.		
R3 - The general purpose of this District is to accommodate and control medium and high density residential development.	High Density Residential (R-H) - To provide a higher density Residential area with a variety of housing styles .	Clarifies variety of housing styles at higher densities.
R4 - The general purpose of this District is to provide land for manufactured homes and manufactured home communities.	Manufactured Home Residential (R – MH) - To provide land for Manufactured Homes and Manufactured Home/Tiny Home communities.	Capitalized defined uses
R1E - The general purpose of this District is to permit existing acreage developments that have been annexed into the city to be in conformance with the Land Use Bylaw. This district is not intended for the creation of new acreages.	Acreage Residential (R-A) - To permit existing acreage Developments that have been annexed into the City to be in conformance with the Land Use Bylaw. This District is not intended for the creation of new acreages.	Capitalized “City”

Proposed Residential Land Uses

Land Uses	R-L (Low Density)	R-N (Narrow Lot)	R-A (Acreage)	R-MH (Manuf. Home)	R-D* (Duplex)	R-M (Medium Density)	R-H (High Density)	RLW (Live Work)
Accessory Building	P	P	P[2] D[3]	P	P	P	P	P
Accessory Use							D	P-LW
Apartment						P	P	
Building Sign	P	P	P	P	P	P	P	P
Commercial Entertainment Facility								D-LW
Commercial Service Facility								P-LW
Cultural Facility								P-LW
Day Care Facility	D	D	D	D	D	D	P	D
Duplex	P				P	P	D[6]	
Emergency Services	D	D	D	D	D	D	D	D
Freestanding Sign	D	D	D	D	D	D	D	D
Garage Suite	P	P	P	P		P	P	
Garden Suite	P	P	P	P		P	P	
Health and Medical Services								P-LW
Home Occupation, Major	D	D	D	D	D	D	D	D
Home Occupation, Minor	P	P	P	P	P	P	P	P
House	P	P	P	D	D	D		
House Suite	P	P	P		P[8]	P	P[9]	D
Indoor Recreation Facility								D-LW
Information Service Provider								P-LW
Live Work Unit								P
Manufactured Home				P				
Manufactured Home park				P				
Merchandise Sales and/or Rentals								P-LW[7]
Office								P-LW

Land Uses	R-L (Low Density)	R-N (Narrow Lot)	R-A (Acreage)	R-MH (Manuf. Home)	R-D* (Duplex)	R-M (Medium Density)	R-H (High Density)	RLW (Live Work)
Public and Quasi-Public Building						D	D	
Public Assembly, Major							D	
Public Assembly, Minor	D	D	D	D	D	D	P	
Restaurant								D-LW
Show Home	D	D	D	D	D	D	D	D
Specialty Food Service								D-LW
Supportive Living and Care	D	D	D	D	D	D	P	D
Temporary Care Facility	D	D	D	D	D	D	D	D
Town House						P	P	
Utilities	D	D	D	D	D	D	D	D

P – Permitted Use
P-LW – Permitted Use on ground floor within a Live Work Unit
D – Discretionary Use
D-LW – Discretionary Use on ground floor within a Live Work Unit

*** To be considered only if R-L does not contain Duplexes as a listed use**

[1] On Sites identified in an ASP or ARP
[2] Less than 100.0m^2
[3] Greater than 100.0m^2
[4] Up to a maximum of 35 Dwelling Units per hectare (D35)
[5] With a density greater than 35 Dwelling Units per hectare
[6] In existence before January 12, 2004
[7] Excluding motor vehicles, machinery and fuel
[8] In a House or Duplex (House Suite in Duplex in existence before January 1, 2009)
[9] In a pre-existing House

Existing Residential Land Uses – For Reference Only

Land Uses	R1	R1C	R1WS	R1A	R1N	R1G	RLW	R2	R2T	R3	R4	R1E
Accessory Building	P	P	P	P	P	P	P	P	P		D	
Accessory residential Structure								D		D		P[16] D[17]
Amateur Radio Tower	D			D	D	D		D				
Assisted Living Facility	D[1] D[2]	D[1]	D	D[2]				D		D		D[1]
At 22 Gunn Street – no more than 6 lots with a single dwelling per lot	P											
Bed and Breakfast	D[3]	D	D[1]	D[3]	D[3]	D		D[3]		D[3]		D
Building Sign	D			D	D	D	D	D		P	D	
Carriage Home		P										
Day Care Adult	D[2]			D[2]				D		D		
Day Care Facility	D[2]			D[2]			D	D		D		
Detached Dwelling Unit	P	P	P[6]	P	P	P		P		D[13]		P
Existing Special Residential approved prior to December 1998	D			D				D		D		
Freestanding Sign	D			D	D			D		D	D	
Ground floor Commercial							P					
Home Music Instructor			P[7] D[8]									
Home Occupation that does not generate additional traffic	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation that generates additional traffic	D	D[5]	D	D	D	D	D	D	D	D	D	D
Live-Work Unit							P					
Manufactured Home											P	
Manufactured Home park											P	

Land Uses	R1	R1C	R1WS	R1A	R1N	R1G	RLW	R2	R2T	R3	R4	R1E
Multi-attached Dwelling Unit Building								D		P[12] D[14]		
Multiple Family Building								D[11]		P[12] D[14]		
Municipal Services	D[4]			D[4]	D[4]	D[4]		D[4]		D[4]	D[4]	
Place of Worship/Assembly	D[2]			D[2]				D		D		
Public and Quasi-public Buildings								D				
Secondary Suite	P D	P D	D	P[1] D[1] D[9]	D[10]			P[1] P D[1]		D[15] D[1]		
Semi-detached Dwelling Unit				P				D		D[13]		
Show Home or Raffle Home	D	D	D	D	D	D	D	D	D	D	D	D
Temporary Care Facility	D[2]			D[2]				D		D		
Town or Row House or Stacked Town or Row House									P			
Tree Removal at 22 Gunn Street	D											

P – Permitted Use

D – Discretionary Use

[1] In a Detached Dwelling Unit
[2] On Sites designated in an ASP or ARP
[3] In a Detached Dwelling Unit or Semi-detached Dwelling Unit
[4] Limited to Police, Emergency Services and/or Utilities
[5] On a lot that does not contain a Carriage Home
[6] With a mandatory front attached Garage
[7] Up to two students
[8] Up to six students
[9] In existence in a Semi-detached Dwelling Unit on January 1, 2009
[10] In existence on January 1, 2009
[11] Up to three storeys
[12] Up to a maximum density of 35 Dwelling Units per hectare (D35)
[13] In existence before January 12, 2004
[14] More than 35 Dwelling Units per hectare
[15] Legally in existence before April 5, 2004
[16] Less than 100.0m^2
[17] Greater than 100.0m^2

Appendix A

Detailed Comparison of Existing and Proposed Permitted and Discretionary Uses for each Residential District

Low Density Districts

Residential Uses	**Existing R1 Low Density**	**Existing R1C Carriage Home**	**Existing R1WS Wide Shallow Lot**	**Existing R1A Semi-Detached Dwelling**	**Proposed R-L Low Density**
Accessory Building – includes accessory residential structure	P	P	P	P	P
Amateur Radio Tower – proposed to be removed	D	X	X	D	X
At 22 Gunn Street – no more than 6 lots with a single dwelling per lot	P	X	X	X	X
Building Sign	D	X	X	D	P
Day Care Adult – to be included in Supportive Living and Care	D[2]	X	X	D[2]	X
Day Care Facility	D[2]	X	X	D[2]	D
Duplex	X	X	X	P	P
Emergency Services – previously municipal services	D[3]	X	X	D[3]	D
Existing Special Residential – previously approved prior to December 1998	D	X	X	D	X
Freestanding Sign	D	X	X	D	D
Garage Suite – previously a Carriage Home	X	P	X	X	P
Garden Suite – new use	X	X	X	X	P
Home Occupation, Major – now includes Bed & Breakfast and Home Music Instructor	D D[4] (B&B) X (Home Music Instr)	D[5] D (B&B) X (Home Music Instr)	D D[1] (B&B) P[6] (Home Music Instr) D[7] (Home Music Instr)	D D[4] (B&B)	D
Home Occupation, Minor	P	P	P	P	P
House – previously Detached Dwelling Unit	P	P	P[8]	P	P
House Suite – Previously Secondary Suite	P D	P D	D	X	P

Residential Uses	Existing R1 Low Density	Existing R1C Carriage Home	Existing R1WS Wide Shallow Lot	Existing R1A Semi-Detached Dwelling	Proposed R-L Low Density
Public Assembly, Major – previously place of worship or assembly	D[2]	X	X	D[2]	X
Public Assembly, Minor – previously place of worship or assembly	D[2]	X	X	D[2]	D
Show Home – previously Show Home or Raffle Home	D	D	D	D	D
Supportive Living and Care – previously Assisted Living Facility	D[1] D[2]	D[1]	D	D[2]	D
Temporary Care Facility	D[2]	X	X	D[2]	D
Tree removal at 22 Gunn Street	D	X	X	X	X
Utilities	X – included in municipal services	X	X	X – included in municipal services	D

P – Permitted
D – Discretionary
X – Not Listed

[1] In a House
[2] On Sites designated in an ASP or ARP
[3] Limited to Police, Emergency Services and/or Utilities
[4] In a House or Duplex
[5] On a lot that does not contain a Garage Suite
[6] Up to two students
[7] Up to six students
[8] With a mandatory front attached Garage

Notes

- 31 existing uses; 17 proposed uses (45.2% change due to combining uses and removing outdated uses or uses outside of the City's jurisdiction)
- 9 existing permitted uses; 8 proposed permitted uses (11.1% decrease in uses due to combining uses)

- 22 existing discretionary uses; 9 proposed discretionary uses (59.1% decrease due to combining uses)
- 2 uses moved from discretionary to permitted

Narrow Lot Districts

Residential Uses	**Existing R1N Narrow Lot**	**Existing R1G Small Lot**	**Proposed R-N Narrow Lot**
Accessory Building – includes accessory residential structure	P	P	P
Amateur Radio Tower – proposed to be removed	D	D	X
Building Sign	D	D	P
Day Care Facility	X	X	D
Emergency Services – previously municipal services	D[1]	D[1]	D
Freestanding Sign	D	X	D
Garage Suite – previously a Carriage Home	X	X	P
Garden Suite – new use	X	X	P
Home Occupation, Major – now includes Bed & Breakfast and Home Music Instructor	D D[2] (B&B)	D D (B&B)	D
Home Occupation, Minor	P	P	P
House – previously Detached Dwelling Unit	P	P	P
House Suite – Previously Secondary Suite	D[3]	X	P
Public Assembly, Minor – previously place of worship or assembly	X	X	D
Show Home – previously Show Home or Raffle Home	D	D	D
Supportive Housing and Care – previously Assisted Living Facility	X	X	D
Temporary Care Facility	X	X	D
Utilities	X	X	D

P – Permitted
D – Discretionary
X – Not Listed

[1] Limited to Police, Emergency Services and/or Utilities
[2] In a House or Duplex
[3] In existence on January 1, 2009

Notes

- 12 existing uses; 16 proposed uses (33.3% increase in uses)
- 3 existing permitted uses; 7 proposed permitted uses (133.3% increase in permitted uses)
- 9 existing discretionary uses; 9 proposed discretionary uses (0% change in uses)
- 2 uses moved from discretionary to permitted

Acreage Lots

Residential Uses	**Existing R1E Estate Lot**	**Proposed R-A Acreage**
Accessory Building – includes accessory residential structure	P[1] D[2]	P[1] D[2]
Building Sign	X	P
Day Care Facility	X	D
Emergency Services – previously municipal services	X	D
Freestanding Sign	X	D
Garage Suite – previously a Carriage Home	X	P
Garden Suite – new use	X	P
Home Occupation, Major – now includes Bed & Breakfast and Home Music Instructor	D D (B&B)	D
Home Occupation, Minor	P	P
House – previously Detached Dwelling Unit	P	P
House Suite – Previously Secondary Suite	X	P
Public Assembly, Minor – previously place of worship or assembly	X	D
Show Home – previously Show Home or Raffle Home	D	D
Supportive Living and Care – previously Assisted Living Facility	D[3]	D
Temporary Care Facility	X	D
Utilities	X	D

P – Permitted
D – Discretionary
X – Not Listed

[1] Less than 100.0m^2
[2] Greater than 100.0m^2
[3] In a House

Notes

- 8 existing uses; 17 proposed uses (112.5% increase in uses)
- 3 existing permitted uses; 7 proposed permitted uses (133.3% increase in permitted uses)
- 5 existing discretionary uses; 10 proposed discretionary uses (100% increase in discretionary uses)

- 0 uses moved from discretionary to permitted

Manufactured Home Districts

Residential Uses	**Existing R4 Manufactured Home**	**Proposed R-MH Manufactured Home**
Accessory Building – includes accessory residential structure	D	P
Building Sign	D	P
Day Care Facility	X	D
Emergency Services – previously municipal services	D[1]	D
Freestanding Sign	D	D
Garage Suite – previously a Carriage Home	X	P
Garden Suite	X	P
Home Occupation, Major – now includes Bed & Breakfast and Home Music Instructor	D	D
Home Occupation, Minor	P	P
House – previously Detached Dwelling Unit	X	D
Manufactured Home	P	P
Manufactured Home park	P	P
Public Assembly, Minor – previously place of worship or assembly	X	D
Show Home – previously Show Home or Raffle Home	D	D
Supportive Living and Care – previously Assisted Living Facility	X	D
Temporary Care Facility	X	D
Utilities	X	D

P – Permitted
D – Discretionary
X – Not Listed

[1] Limited to Police, Emergency Services and/or Utilities

Notes

- 9 existing uses; 17 proposed uses (88.9% increase in uses)
- 3 existing permitted uses; 7 proposed permitted uses (133.3% increase in permitted uses)
- 6 existing discretionary uses; 10 proposed discretionary uses (66.6% increase in discretionary uses)
- 2 uses moved from discretionary to permitted

*Duplex Districts – **TO BE USED ONLY IF R-L DOES NOT CONTAIN DUPLEXES AS A LISTED USE**

Residential Uses	**Existing R1A Semi-Detached Dwelling**	**Proposed R-D Duplex**
Accessory Building – includes accessory residential structure	P	P
Amateur Radio Tower – proposed to be removed	D	X
Building Sign	D	P
Day Care Adult –to be included in Supportive Living and Care	D[1]	X
Day Care Facility	D[1]	D
Duplex – previously Semi-detached Dwelling Unit	P	P
Emergency Services – previously municipal services	D[2]	D
Existing Special Residential – previously approved prior to December 1998	D	X
Freestanding Sign	D	D
Home Occupation, Major – now includes Bed & Breakfast and Home Music Instructor	D D[3] (B&B)	D
Home Occupation, Minor	P	P
House – previously Detached Dwelling Unit	P	D
House Suite – Previously Secondary Suite	P[3] D[3] D[4]	P[3,4]
Public Assembly, Major – previously place of worship or assembly	D[1]	X
Public Assembly, Minor – previously place of worship or assembly	D[1]	D
Show Home – previously Show Home or Raffle Home	D	D
Supportive Living and Care	D[1]	D
Temporary Care Facility	D[1]	D
Utilities (previously included in municipal services)	X	D

P – Permitted
D – Discretionary
X – Not Listed

[1] On Sites designated in an ASP or ARP
[2] Limited to Police, Emergency Services and/or Utilities
[3] In a House or Duplex
[4] In existence in a Duplex on January 1, 2009

Notes

- 21 existing uses; 15 proposed uses (28.6% decrease in uses – due to combining uses, ie House Suite, and removing uses outside of City's jurisdiction)
- 5 existing permitted uses; 5 proposed permitted uses (0% change in number of permitted uses)
- 16 existing discretionary uses; 10 proposed discretionary uses (37.5% decrease in discretionary uses – due to combining uses and removing uses outside of City's jurisdiction)
- 3 uses moved from discretionary to permitted
- 1 use moved from permitted to discretionary

Medium Density Districts

Residential Uses	**Existing R2 Medium Density**	**Existing R2T Town House**	**Proposed R-M Medium Density**
Accessory Building – includes accessory residential structure	P – Accessory Building D – Accessory residential structure	P	P
Amateur Radio Tower – proposed to be removed	D	X	X
Apartment – previously Multiple Family Building	D[1]	X	P[5]
Building Sign	P	P	P
Day Care Adult – to be included in Supportive Living and Care	D	X	X
Day Care Facility	D	X	D
Duplex – previously Semi-detached Dwelling Unit	D	X	P
Emergency Services – previously municipal services	D[2]	X	D
Existing Special Residential – previously approved prior to December 1998	D	X	D
Freestanding Sign	D	X	D
Garage Suite – previously a Carriage Home	X	X	P
Garden Suite – new use	X	X	P
Home Occupation, Major – now includes Bed & Breakfast and Home Music Instructor	D D[3] (B&B)	D	D
Home Occupation, Minor	P	P	P
House – previously Detached Dwelling Unit	P	X	D
House Suite – Previously Secondary Suite	P[4] P D[4]	X	P
Public and Quasi-Public Building	D	X	D
Public Assembly, Minor – previously place of worship or assembly	D	X	D
Show Home – previously Show Home or Raffle Home	D	D	D
Supportive Living and Care – previously Assisted Living Facility	D	X	D
Temporary Care Facility	D	X	D
Town House – previously also called Multi-attached Building	D	P	P
Utilities (previously included in municipal services)	D	X	D

P – Permitted

D – Discretionary

X – Not Listed

[1] Up to three storeys
[2] Limited to Police, Emergency Services and/or Utilities
[3] In a House or Duplex
[4] In a House
[5] With similar height restrictions as R2

Notes

- 26 existing uses; 21 proposed uses (19.2% decrease in uses)
- 7 existing permitted uses; 9 proposed permitted uses (28.6% increase in permitted uses)
- 19 existing discretionary uses; 12 proposed discretionary uses (36.8% decrease in discretionary uses)
- 4 uses moved from discretionary to permitted

High Density Districts

Residential Uses	**Existing R3 Multiple Family**	**Proposed R-H High Density**
Accessory Building – includes accessory residential structure	D – Accessory residential structure	P
Accessory Use	X	D
Apartment – previously Multiple Family Building	P[1] D[2]	P
Building Sign	P	P
Day Care Adult – to be included in Supportive Living and Care	D	X
Day Care Facility	D	P
Duplex – previously Semi-detached Dwelling Unit	D[3]	D[3]
Emergency Services – previously municipal services	D[4]	D
Existing Special Residential – previously approved prior to December 1998	D	D
Freestanding Sign	D	D
Garage Suite – previously a Carriage Home	X	P
Garden Suite – new use	X	P
Home Occupation, Major – now includes Bed & Breakfast and Home Music Instructor	D D[5] (B&B)	D
Home Occupation, Minor	P	P
House – previously Detached Dwelling Unit	D[3]	X
House Suite – Previously Secondary Suite	D[6] D[7]	P
Public and Quasi-Public Building	X	D
Public Assembly, Major – previously place of worship or assembly	D	D
Public Assembly, Minor – previously place of worship or assembly	D	P
Show Home – previously Show Home or Raffle Home	D	D
Supportive Living and Care – Previously Assisted Living Facility	D	P
Temporary Care Facility	D	D
Town House – previously Multi-attached Building	P[1] D[2]	P
Utilities (previously included in municipal services)	X	D

P – Permitted

D – Discretionary

X – Not Listed

[1] Up to a maximum density of 35 Dwelling Units per hectare (D35)
[2] More than 35 Dwelling Units per hectare
[3] In existence before January 12, 2004
[4] Limited to Police, Emergency Services and/or Utilities
[5] In a House or Duplex
[6] Legally in existence before April 5, 2004
[7] In a House

Notes

- 24 existing uses; 22 proposed uses (8.3% decrease in uses – due to combining of uses)
- 4 existing permitted uses; 11 proposed permitted uses (175% increase in permitted uses)
- 19 existing discretionary uses; 11 proposed discretionary uses (42.1% decrease in discretionary uses – mostly due to combining uses)
- 8 uses moved from discretionary to permitted

Live Work Districts

Residential Uses	**Existing RLW Live Work**	**Proposed R-LW Live Work**
Accessory Building – includes accessory residential structure	P	P
Accessory Use	X	P-LW
Building Sign	P	P
Commercial Entertainment Facility	X	D-LW
Commercial Service Facility	P-LW	P-LW
Cultural Facility	P- LW[1]	P-LW
Day Care Facility	D	D
Emergency Services – previously municipal services	X	D
Freestanding Sign	X	D
Ground floor Commercial	P[2]	X
Health and Medical Services – now includes Day Care Adult as respite and day time care facilities	P-LW[3]	P-LW
Home Occupation, Major – now includes Bed & Breakfast and Home Music Instructor	D	D
Home Occupation, Minor	P	P
House Suite	X	D[5]
Indoor Recreation Facility	X	D-LW
Information Service Provider	X	P-LW
Live Work Unit	P	P
Merchandise Sales and/or Rentals	P-LW[4]	P-LW[4]
Office	P-LW	P-LW
Restaurant	X	D-LW
Show Home – previously Show Home or Raffle Home	D	D
Specialty Food Service – new use	X	D-LW
Supportive Living and Care	X	D
Temporary Care Facility	X	D
Utilities	X	D

P – Permitted Use
P-LW – Permitted Use on ground floor within a Live Work Unit
D – Discretionary Use
D-LW – Discretionary Use on ground floor within a Live Work Unit
X – Not Listed

[1] Limited to artist studio and gallery

[2] All uses indicated as P-LW in the existing RLW district were listed as a ground floor commercial use
[3] Limited to counselling services
[4] Excluding motor vehicles, machinery and fuel
[5] Need to consider unique regulations for a House Suite within a Live Work Unit

Notes

- 12 existing uses; 24 proposed uses (100% change in uses)
- 5 existing permitted (P) uses; 4 proposed permitted (P) uses (20% decrease in permitted uses)
- 5 existing permitted Live Work (P-LW) uses; 7 proposed permitted Live Work (P-LW) uses (40% increase in permitted Live-Work uses)
- 3 existing discretionary (D) uses; 9 proposed discretionary (D) uses (200% increase in discretionary uses)
- 0 existing discretionary Live Work (D-LW) uses; 4 proposed discretionary Live Work (D-LW) uses

Appendix B

Proposed Definitions

NOTE: For the most part these definitions have not been reviewed since the first circulation in April 2021. Revisions will occur in the coming months. Those that have been reviewed and revised are indicated in BLUE font. New definitions not included in the April circulation are shown in GREEN font.

Accessory Building means a secondary Building on a Site, the use of which is subordinate and incidental to that of the Principal Building on the same Site.

Accessory Use means a use which is subordinate and incidental to that of the principal use on the same Site.

Apartment means a Building or part of a Building containing three or more Dwelling Units arranged in any horizontal or vertical configuration which may have separate entrances at Grade or a shared entrance area through a common vestibule. This use does not include a Townhouse.

Building Sign are attached to or connected to, inscribed, marked or painted onto the Façade or outside surface, including windows, of a Building or part of a Building. Building Signs must not include a Dynamic or an Electronic Message. The following Signs are types of Building Signs:

(1) Awning/Canopy Sign is a lightweight Sign that is entirely supported from a Building by a fixed or retractable frame.



(2) Fascia Sign is a Sign that runs parallel to the Building Façade where it is displayed or attached, but does not include a Painted Wall Sign or a Permanent Window Sign.



(3) Identification Sign is a Sign that identifies, by name or symbol, the Building or Site where the Sign is placed. Information may include the name, address, and number of the Building.

(4) Painted Wall Sign is a Sign that is painted, inscribed, or marked directly on a Building Façade.



(5) Permanent Window Sign is a Sign which is permanently posted, painted on, attached to, or placed in or on a window or otherwise exposed so it is visible from the outside of the Building.



(6) Projecting Sign is a Sign which projects or hangs from a Building. It may be perpendicular or parallel to a Façade.



(7) Any other Sign that, in the Development Authority's opinion, has a similar definition and would be similarly regulated to the Signs above.

Commercial Entertainment Facility means a use or Development contained within a Building that has been specifically built or adapted to provide entertainment to the public. This use does not include Adult Entertainment or a facility in which Lap Dancing is performed, or a Late Night Club.

Commercial Service Facility means a Development in which Commercial services related to the day-to-day needs of customers are provided. This use may include small animal clinics, small animal grooming, and services provided by Educational Institutions, Post-Secondary.

Cultural Facility means a Development for the display, storage, restoration or events related to art, literature music, history or science. Typical examples include art galleries, libraries, and museums.

Day Care Facility means a facility providing care, and/or supervision for seven or more children under the age of 12 (including the operator's own children) between three and 24 consecutive hours in a day. Day Care Facility may include uses such as day cares, kindergarten, out-of-school care and other programs where the primary purpose is the care of children.

Duplex means a Residential Building consisting of two separate Dwelling Units, each with their own separate outdoor entrance where:

- one unit is placed over the other in whole or part, or
- the units are joined side by side or back to back and separated by a common party wall extending from the foundation to the roof.

A Duplex does not include a Secondary Dwelling.

Emergency Service means a Development providing police, fire protection, or ambulance services.

Freestanding Sign is a Sign that has independent supports placed in the ground that is not part of a Building or Structure.

Health and Medical Services means a Development that provides services related to the physical or mental health and well-being of individuals on an out-patient basis. Services may be preventative, diagnostic or rehabilitative in nature and may consist of treatment or counselling.

House means a free standing Residential Building constructed on Site and containing one Dwelling Unit.

Home Occupation, Major means a moderate impact business within a Residential Site that does not change the external appearance of the Buildings or Site and does not create any external impacts beyond the Site. This use may include a Bed and Breakfast.

Home Occupation, Minor means a low impact business within a Residential Site that does not change the external appearance of the Buildings or Site and does not create any external impacts beyond the Site.

Indoor Recreation Facility means a Building for athletic, recreation or leisure activities. This use may include outdoor sports fields located on the same Site.

Information Service Provider means a use where services, expertise or access to information is provided to the general public without appointment A typical use includes a tourism information centre.

Live Work Unit means a Dwelling Unit where a business is operated by the resident and up to two employees. This use does not include a Home Occupation, Minor or Home Occupation Major.

Manufactured Home means a factory built Residential Building containing one Dwelling Unit suitable for long term occupancy, designed to be movable, transported on its own wheels and chassis or other means and arriving at a Site ready for occupancy except for incidental operations such as placement on foundation supports and connection to utilities.

Merchandise Sales and/or Rentals means the retail sale and/or rental of goods within an enclosed Building for use or consumption by the public. Merchandise Sales and/or Rentals does not include Cannabis Retail Sales or Machinery Sales.

Office means a Development that provides professional, governmental, managerial, administrative, business support and/or consulting services, with minimal retail activity incidental to the principal use.

Public Assembly, Major means a Building used for the public gatherings and assemblies with an assembly area capacity of 250 or more people. This use includes assembly areas for religious, charitable, educational, or social activities. Typical examples include auditoriums, convention centres and places of worship.

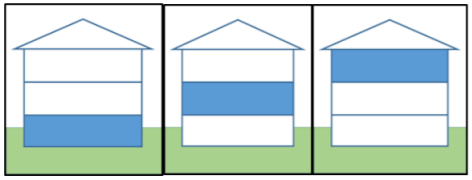
Public and Quasi-Public means any governmental or similar body and includes an agency, commission, board, authority, public corporation or department establishment by such a body.

Public Assembly, Minor means a Building used for public gatherings and assemblies with an assembly area capacity of less than 250 people. This use includes assembly areas used for religious, charitable, educational, or social activities.

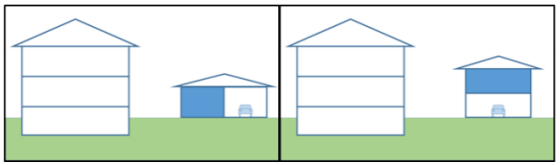
Restaurant means a use where the primary purpose of the facility is the sale of prepared foods and beverages to the public, for consumption within the premises or off the Site. Minors are not prohibited from any portion of the establishment at any time during the hours of operation. This use typically has a varied menu, with a fully equipped kitchen and preparation area, and includes fast food and family Restaurants.

Secondary Dwelling means a second self-contained Dwelling Unit located on a Parcel in which the Principal Building is a Detached Dwelling Unit. This use may take the following forms:

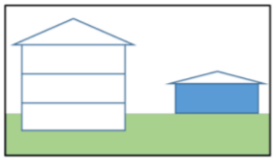
> **House Suite**: A suite incorporated into a Detached Dwelling Unit and may be located in the basement, on the main storey or on an upper storey or a combination thereof.



Garage Suite: A suite incorporated into a garage Accessory Building and may be located at Grade or above Grade or a combination thereof. The principal purpose of the Building shall remain an Accessory Building.



Garden Suite: A stand-alone suite located in a Rear or Side Yard of a Parcel containing a Detached Dwelling Unit.



Show Homes means a Dwelling Unit that is used temporarily to exhibit Dwelling Units for sale, rent, or a prize in a raffle or lottery, and may be used as a sales Office.

Specialty Food Services means development where limited type of prepared foods and beverages, excluding alcoholic beverages, are offered for sale to the public, for consumption within the premises or off the Site. Specialty Food Services may include packaging, bottling, or shipping of the products made as part of the use. Typical examples include cafes, bakeries, or butcher shops. This use does not include a Microbrewery.

Supportive Living and Care means Buildings or units in Buildings that are intended for the permanent residential living where an operator also provides or arranges for services in order to assist residents to live as independently as possible. This use also provides for respite and adult day care facilities where users are not permanent residents.

Temporary Care Facility means a facility providing temporary living accommodations in addition to services for professional care, supervision, and health treatment. Typical examples include overnight shelters, short-term medical rehabilitation centres, detoxification centres, and hospices.

Townhouse means a Residential Building containing three or more Dwelling Units, each with their own separate outdoor entrance where the units are joined side by side or back to back or a combination thereof and separated by common party walls. Units may also be placed over the other in whole or part so long as each unit has a separate outdoor entrance. Typical examples include row house, triplex and fourplex.

Utilities means public utilities as defined in Part 17 of the Act, with the exception of waste management and telecommunications.

Zero Lot Line means a Development where one Side Yard setback is reduced to 0m and each principal Dwelling Unit is developed on its own Site.