Zoning Bylaw Amendments
Minor Amendments and Housekeeping Items

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#	Category	Amendment Description
1	Housekeeping - Definitions	Correct a typographical error in the "assembly hall" definition. Replaces "Fbe" with "be" in definition text. (Section 2 - Definitions)
2	Housekeeping - Development Standard	Update Two Unit Dwelling (TUD) site depth requirement in R1 district. Addresses error stating 60m site depth for TUDs, which is not a development standard used elsewhere in bylaw for TUDs. Requirement was 30m under previous Zoning Bylaw 8770. (Section 8.1.2)
3	Housekeeping - Development Standard	Correct IL1 Zoning Districts side yard subnote reference. Changes subnote reference from 1 to 2 in the permitted use table to reflect the appropriate development standard note for side yards. (Section 12.1.2)
4	Housekeeping - Development Standard	Correct R2A Zoning Districts site depth subnote references. Addresses development standard subnote for site depth added in error. (Section 8.5.3)
5	Housekeeping - Development Standard	Add established neighbourhood height subnote to RMTN1 Zoning District. Ensures 8.5m height limit consistency for low-density residential in established neighbourhoods. Address subnote error for Street Townhouse site width (Sections 8.9.2 and 8.9.4)
6	Housekeeping - Development Standard	Restore Development Permit exemption for short-term accommodations. Addresses missing subsection regarding hosting guests in principal residence that was previously in Zoning Bylaw 8770. (Section 4.3.2)
7	Housekeeping - Land Use	Correct the IL1 Zoning Districts discretionary use table for large-format retail. Restores discretionary use review requirement for retail >5,000m²; which was an unintended change from Zoning Bylaw 8770. (Section 12.1.4)
8	Housekeeping - Landscaping	Extend landscaping exemption to MUDs up to four units. Provides consistency in exempting low density Residential from landscaping requirements. Aligns Subnote 7.7.2(6) with Section 7.1(3) by adding MUDs up to four units to the exemption list. (Section 7.7.2(6))
9	Housekeeping - Landscaping	Correct specialized district landscaping table subnotes. Fixes unintended subnote error; Subnote 1 should apply only to AM district per previous Zoning Bylaw 8770. (Section 7.7.9)
10	Minor Amendment - Definitions	Amend "through site" definition to exclude sites that abut municipal buffer lands. Clarifies that sites abutting a registered municipal buffer on one frontage are not deemed through sites. (Section 2 - Definitions)
11	Minor Amendment - Development Standard	Clarify three-season room wall opening requirements. Specifies that the 50% opening requirement applies to each wall, distinguishing three-season rooms from additions. (Section 5.1.23(b))
12	Minor Amendment - Development Standard	Permit three-season rooms on upper floors for Multiple Unit Dwellings. Exempts MUDs from main floor restriction; allows three-season rooms on balconies above grade. (Section 5.1.23(a))
13	Minor Amendment - Development Standard	Clarify waste collection in front yards is permitted when screening requirements for sites can be met (low density residential pick up). Allows waste spaces in front yards when permitted obstruction

		standards are met for screening; otherwise requires side or rear yard location. (Section 5.2.6(2))
14	Minor Amendment - Development Standard	Clarify that for homestays, the maximum number of quests permitted in a mobile home are the same as a one unit dwelling. (Section 5.3.16(2)(a))
15	Minor Amendment - Development Standard	Limit building height exemption to elementary and high schools. Restricts 23m height exemption to elementary and high schools; excludes commercial and independent schools. (Section 5.1.7(2))
16	Minor Amendment - Development Standard	Clarify cumulative accessory building floor area limit. Can't exceed the main floor area of the principal and specify that the 87m² maximum applies to total floor area of all detached accessory buildings combined. (Section 5.1.2(4))
17	Minor Amendment - Development Standard	Add side yard subnote for dwelling groups in RM4 and RM5 Zoning Districts. Ensures consistent side yard requirements based on wall height for MUDs and dwelling groups. (Sections 8.13.2 and 8.14.2)
18	Minor Amendment - Development Standard	Limit development permit exemption to one accessory building per site. Clarifies that 10m² exemption applies to a single building only, not cumulative. (Section 4.3.2(a))
19	Minor Amendment - Development Standard	Exempt building-free developments from waste space requirements. Removes waste space requirement for storage yards, parking lots, and similar uses. (Section 5.2.6(1))
20	Minor Amendment - Development Standard	Add RMTN and RMTN1 Zoning Districts to corner cut-off provisions. Ensures consistent exemption for residential development abutting Municipal Reserve lands (Section 5.1.9(c)) # Category Amendment Description
21	Minor Amendment - Development Standard	Add fireplaces to permitted yard projections. Formalizes inernal interpretation allowing fireplaces to project 0.5m into side yards. (Section 5.1.17(4)(c))
22	Minor Amendment - Development Standard	Permit residential day cares in street townhouses. Extends day care, residential permission to street townhouses for consistency with townhouses. (Section 5.3.10(2))
23	Minor Amendment - Development Standard	Clarifies an internal interpretation that drive aisles providing access to a waste space are required to be hard surfaced in addition to the waste space itself. Ensures waste spaces remain accessible via hard-surfaced routes. Also, include a hard surfacing exemption for Agricultural (AG) and Future Urban Development (FUD) district. (5.2.6(2)(c))
24	Minor Amendment - Development Standard	Clarify that front porch, attached covered entries, patios or deck projections are permitted, provided a minimum 3m front yard setback is maintained. The intent is to provide for front yard projections that are consistent with block. In cases where the front yard setback can be reduced, to reflect frontages on the block, the maximum permitted front yard projection will be reduced to ensure a minimum 3m front yard setback is always provided. (Section 5.1.17(2))
25	Minor Amendment - Development Standard	Clarify that the maximum number of guests in a dwelling unit, including any accessory units, is 6 people; or in other words, having a secondary suite/garden/garage suite does not increase the number of guests permitted from 6 to 12. (Section 5.3.24(2))
26	Minor Amendment - Land Use	Clarify accessory use requirements for RMHL district. Specifies that custodial care and residential care uses must be accessory to a mobile home. (Section 8.7.2)
27	Minor Amendment - Land Use	In 2023 an amendment to the MX1 Zoning District changed the permitted land uses from "All uses of buildings and land are permitted except those specifically noted as prohibited or discretionary in the sections below" to a list of permitted land uses. In doing so, Veterinary Clinics were not identifed as

		a permitted land use. Including Veterinary Clinics as a permitted land use meets the purpose of the MX1 District of facilitating a broad range of compatible commercial, light industrial, institutional, cultural and residential uses. Veterinary Clinics were not previously identified as either Discretionary or Prohibited in the MX1 District. (Section 13.6.2)
28	Minor Amendment - Landscaping	Prohibit amenity space in required landscape strips. Ensures landscape strips are used exclusively for landscaping; prevents misinterpretation of amenity space requirements. (Section 5.1.4(f))
29	Minor Amendment - Landscaping	Clarify street townhouse landscaping strip calculation. Specifies that 25% calculation is based on site width, not front yard width. (Section 7.7.2(5))
30	Minor Amendment - Parking	Add multiple unit dwellings to dwelling group parking calculation exemptions. Provides consistent exemptions for visitor, accessible, bicycle, and loading spaces across all dwelling types with private garages. (Section 6.6(4))
31	Minor Amendment - Parking	Establish accessible parking depth for lane access. Requires 6.7m depth for accessible stalls with lane access to accommodate vehicle turning radius on narrower lanes, which is consistent with standard parking spaces. (Section 6.1(2))
32	Minor Amendment - Parking	Exempt surface parking lots from front yard parking limit. Removes 25% front yard parking restriction for uses where buildings are not permitted. (Section 6.4(2)(b))
33	Minor Amendment - Parking	Remove setback requirements for M4 surface parking lots. Eliminates irrelevant setback standards for land uses that do not permit buildings. (Section 9.4.3)
34	Minor Amendment - Submission Requirements	Require surface material labelling on site plans. Enables review of parking facilities, storage areas, and landscaping materials. (Section 4.3.4(1)(d))