



Council Report

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Date: June 9, 2026
To: Anthony Haddad, City Manager
From: Gabe Tamminga, Planner II

File No: RMS/3900-02

Subject: **Zoning Amendment Bylaw No. 2026-21: Updates**

Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2026-21", a bylaw to amend Zoning Bylaw No. 2024-22, updating the bylaw to align with Provincial legislation, clarifying definitions, refining regulations, removing redundant regulations, and general bylaw housekeeping;

AND THAT Council forward "Zoning Amendment Bylaw No. 2026-21" to the June 23, 2026 Public Hearing.

Strategic priority objective

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth, focusing on creating an inclusive, healthy, and vibrant community.

Summary

City staff use and manage the Zoning Bylaw on a regular basis to regulate land use and property development within Penticton. General updates to the Zoning Bylaw are completed as needed so that the Bylaw can be clearly interpreted and that the regulations meet the current needs of the community. Throughout the year, staff have noted regulations within the bylaw that may need additional review to ensure that the bylaw remains modern, clear and effective. This is an administrative change to the bylaw that will provide clarity on land use regulations in the City of Penticton.

Background

The Zoning Bylaw is a tool to allow local governments to regulate land use and the form, siting, height and density of development to ensure that development is guided to meet the needs of the community. This authority to have a Zoning Bylaw is regulated by Section 479 of the *Local*

Government Act. The Zoning Bylaw is consistently reviewed and typically updated each year to align with policies and current development standards.

Proposed Changes

The following analysis provides reasoning for the proposed changes and how it will assist with the bylaw interpretation.

Analysis – Definitions to Add/Replace/Remove (Chapter 3)

Action	Updates to Zoning Bylaw Definition	
Replace	CLUSTER HOUSING means a grouping of three or more attached or detached dwelling units on a single parcel.	Replacement of existing definition for interpretation clarity.
Remove	DUPLEX SUITE means a self-contained accessory dwelling unit located within a duplex, which has its own entrance, kitchen, bathroom and living area.	Removal of definition due to changes in the BC Building Code and previous Zoning Bylaw changes – all suite types will now fall under one definition.
Replace	FLOOR AREA, NET (NFA) means the total usable floor area in a building and accessory building, measured from the outside face of the exterior walls. NFA does not include the following sub-areas: <ul style="list-style-type: none"> .1 Garages, other enclosed or open parking areas .2 balconies, decks and patios .3 Garbage or loading rooms .4 Floor area devoted exclusively to mechanical or electrical equipment .5 Basements .6 Lofts .7 Stairwells and elevator shafts .8 Amenity space, indoor, up to the maximum 20% permitted as required amenity space 	Update to the definition will provide further clarity regarding what is included in the density calculation and what is not and to align with regional practices.

	.9 common hallways and corridors.	
Add	NON-MARKET HOUSING means a dwelling unit that is subject to a legal agreement securing affordability and provides either rental housing that is owned and operated by a non-profit organization or government agency, or housing that is owned and operated by a non-profit housing cooperative.	Add the definition to provide clarity for parking regulations related to non-market housing.
Add	RECYCLING DROP-OFF means a designated building or structure used for the collection and temporary storage of recyclable materials that can be transferred to a permanent recycling facility or operation. Recyclable materials include, but are not limited to, cardboard, plastics, paper, metal, bottles and similar household goods or return for deposit items.	Adding this definition to provide clarity regarding this use and is aligned with Climate Action initiatives and providing additional recycling services where possible in a limited way to ensure there is limited impact in the areas that would permit this use. In 2025, there was a Temporary Use Permit renewal to allow this use on a commercial property, this bylaw change would allow them to continue without them being required to apply for additional applications in the future to continue to operate successfully.
Replace	SECONDARY SUITE means a self-contained, accessory dwelling unit located within a dwelling unit which has one (1) or more habitable rooms (used or intended for use as a residence by one (1) or more persons living as a household), with self-contained, sleeping, living, cooking equipment, and sanitary facilities, and direct access to the open air, without	Replace definition to provide clarity and alignment with the BC Building Code and Zoning Bylaw regulations.

	passing through any part of the principal building.	
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Analysis – General Development Regulations (Chapter 4)

Action	Updates to General Development Regulations	
Replace	4.2.3 Notwithstanding any yard requirements of this Bylaw, any accessory building or structure shall be situated behind the front face of the principal building	This change is to clarify the wording around the location of accessory buildings and where they are permitted on a lot.
Add	4.2.3 .1 Notwithstanding Section 4.2.3 for accessory buildings and structures located within the A – Agricultural zone, may be situated in front of the front face of the principal dwelling.	This addition will exempt farm accessory structures and buildings from being located behind the front face of the primary building as there are often specific requirements for agricultural structures and buildings and where they can be located.
Add	4.2.4 Notwithstanding any yard requirements of this bylaw, accessory buildings or structures with a building footprint of 10.0 m ² or less, may be erected anywhere on a lot, provided that it is situated behind the front face of the principal building.	This addition will further clarify the permitted locations of accessory buildings smaller than 10m ² .
Add	Section 4.2.5 .1 fences, in accordance with Section 5.4 of this Bylaw, .2 retaining walls, in accordance Section 5.4 of this Bylaw, .3 trellises, pergolas, .4 children’s play equipment, .5 utilities, .6 mailboxes, or .7 farm garden stands	Add additional items to this bylaw section to allow flexibility in the siting of elements that are necessary for the functional operation of a property, where standard location requirements may be impractical due to site constraints, the practical use of the item or existing development conditions.
Add	4.6.4 In calculating the floor area ratio (FAR) or lot coverage for a	This provision ensures that required road dedications do

	development, the area of the parcel to be dedicated to the City for road purposes shall be included for the purpose of calculating the permitted density or lot coverage on that parcel.	not unintentionally reduce permitted density or lot coverage. By, including the dedication area in FAR and lot coverage calculations the regulation maintains fairness, reflects the original zoning intent, and avoids penalizing development proposals that are otherwise compliant with zoning regulations.
Add	4.6.5 In calculating the setbacks for a development, the area of the parcel to be dedicated to the City for road purposes shall be included for the purpose of calculating the minimum setback requirement on that parcel, provided the highway is not designated as a Collector or Arterial in the City of Penticton Official Community Plan Bylaw, as amended from time to time.	The intent of this provision is to ensure that required road dedications for local roads do not unintentionally reduce developable land area or impose additional setback constraints beyond those anticipated by the zoning of the property.

Analysis – Landscaping and Screening (Chapter 5)

Action	Updates to Landscaping and Screening	
Remove	5.1.7 Synthetic turf is prohibited	Staff have determined that technology has changed regarding synthetic turf since it was adopted into the Zoning Bylaw in 2017 and can be used in high-wear areas, water-constrained environments, or locations with impractical growing conditions. In certain situations, synthetic turf can help to reduce irrigation demand, eliminate chemical

		inputs, and provide long-term functional stability. There are still Development Permit Guidelines that speak to limited use of synthetic turf and encourage native, drought tolerant planting where possible and this change would align with the OCP.
Replace	Table 5.1: Minimum width of landscape buffer abutting a R4-L or R4-S zone	Provide clarity on the wording regarding when landscape buffers are required to separate incompatible uses from one another.
Remove	5.3.1.1 or duplex suites	Housekeeping amendment as staff are recommending removal of the definition of duplex suites.

Analysis – Parking and Loading (Chapter 6)

Action	Updates to Parking and Loading	
Replace	6.1.5.4 Notwithstanding Table 6.6, up to 25% of off-street parking spaces may be designed as small car parking spaces in accordance with Table 6.3. For properties where there is not a minimum vehicle parking space requirement, up to 100% of the vehicle parking spaces provided may be designed as small car parking spaces. Such spaces shall be clearly marked with “small car”.	This addition will provide clarity on small car parking regulations in areas where minimum parking requirements are not currently established, such as the C5 and C6 zones and designated Transit Oriented Areas.
Add	Table 6.6: Non-Market Housing: 0.5 per dwelling unit, 0 loading spaces	Clarity on parking regulations regarding non-market housing and alignment with the current development

		industry standards and other local government regulations.
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Analysis – Accessory Suite Regulation (Chapter 8)

Action	Updates to Accessory Suite Regulations	
Replace	<p>8.1 Secondary Suite All dwelling units with a secondary suite shall be subject to the following regulations:</p> <p>8.1.1 Limitation of Suites .1 No more than one (1) secondary suite shall be permitted within a dwelling unit.</p> <p>8.1.2 Sewer Service .1 No secondary suite will be allowed without connection to a community sewer system unless the lot area is at least 830 m² and meets the requirements of the sewage system regulation under the Public Health Act.</p> <p>8.1.3 Strata Titles .1 A secondary suite may not be sited or located on a separate titled parcel from the principal residence or be created as a strata lot within the dwelling unit.</p> <p>8.1.4 Amenity Space .1 A minimum of 5 m² of amenity space, outdoor shall be provided for the secondary suite.</p>	<p>This section will be replaced to match other definitions, amenity space requirements and current BC Building Code and Zoning Bylaw regulations.</p>
Remove	<p>8.2.3.3 Maximum building footprint for urban residential zones: .a R4-L (Small-Scale Multi-Unit Residential: Large Lot) .b R4-S (Small-Scale Multi-Unit Residential: Small Lot)</p>	<p>This is recommended for removal as there have been a few variance applications for this regulation and it can be difficult to achieve on smaller lots even if all of the other Zoning Bylaw regulations are</p>

	90m ² , or 15% of the lot area, whichever is less.	met indicating that the provision may be unnecessarily restrictive and no longer reflective of current development needs of the community such as long-term livability.
Replace	8.2.3.9 A minimum of 5 m ² of amenity space, outdoor shall be provided for the carriage house.	Staff have determined that amenity space requirements for smaller units such as carriage houses can be difficult to achieve in some cases and may unintentionally reduce the density available on a property. Penticton is a unique place with a variety of amenities such parks, beaches and outdoors areas that provide additional amenity for the community that promote active living. This change could provide regulatory clarity, align zoning with current housing standards, and allow the design of dwelling units to respond to development demand rather than just meeting the minimums as set out in the bylaw.
Remove	8.2.6.1 At a minimum, a dedicated, unobstructed, hard surfaced path of 1.2 m in width must be provided, linking the carriage house to the street frontage on the property.	This is a repeated regulation and needs to be removed for housekeeping purposes.
Remove	8.3 Duplex Suite 8.3.1 Limitation of Suites	This section is no longer required as staff are proposing to bring all suite

	<p>.1 No more than one (1) accessory suite shall be permitted in a duplex unit.</p> <p>8.3.2 Strata Titles</p> <p>.1 An accessory suite may not be sited or located on a separate titled parcel from the principal dwelling unit or be created as a strata lot within the duplex.</p> <p>8.3.3 Amenity Space</p> <p>.1 A minimum of 15m² of amenity space, outdoor shall be provided individually for each of the principal residence and the duplex suite.</p> <p>8.3.4 Parking and Access Requirements</p> <p>.1 One on-site parking space is required for the accessory suite in addition to those spaces required for the duplex.</p> <p>.2 All required parking spaces shall be located on the subject lot.</p>	<p>types under one definition of "Secondary Suite".</p>
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Analysis – Zone Specific Amendments (Various Chapters)

Action	Updates to Specific Zones	
Remove	Duplex Suite as a permitted use from all zones	This section is no longer required as staff are proposing to bring suites under one definition of "Secondary Suite".
Replace	<p>(R4-L) 10.1.4.1 Amenity space shall be provided at the rate of 10m² for each dwelling unit.</p> <p>(R4-S) 10.2.4.1 Amenity space shall be provided at the rate of 10m² for each dwelling unit.</p> <p>(RM2) 10.4.4.1 Amenity space shall be provided at the rate of 10m² for each dwelling unit.</p>	Staff are recommending replacing the existing amenity space requirement in these urban residential zones with a minimum of 10 m ² , consistent with urban development standards elsewhere in the region and province. By comparison, the

	<p>(RM3) 10.5.3.1 Amenity space shall be provided at the rate of 10m² for each dwelling unit.</p> <p>(RM4) 10.6.3.1 Amenity space shall be provided at the rate of 10m² for each dwelling unit.</p>	<p>City of Kelowna currently does not require minimum amenity space rates for infill projects 10 units or under.</p> <p>This standard was informed by an analysis of recently approved variance permits and reflects that reduced amenity requirements can still achieve livable housing outcomes, particularly on smaller lots, while reducing the need for future variance applications.</p>
Replace	10.4.2.3 Maximum lot coverage: 50%	Staff are recommending a moderate increase to the lot coverage maximum to this zone based upon previous variance applications and to align better at being a medium density zone. An increase of 10% is not anticipated to have significant impacts but will likely align better with the higher density development that is envisioned for this zone and the livability of the units within a development.
Replace	10.4.2.4 Maximum density: 1.0 FAR	Staff are recommending a moderate increase to the permitted density based on review of previous applications for site-specific zoning amendments from 0.8 FAR to 1.0 FAR. This density is more aligned with a high-density zone while still

		preserving the intended density envisioned with this zone.
Remove	10.4.2.7.a.i When less than 8.0 m in height and not exceeding two (2) storeys	The removal of this is recommended as the current low density zones in the bylaw (R4-S and R4-L) allow for this setback with a height of 11.0m and three storeys which would mean the RM2 has a more restrictive height even though this is considered a higher-density zone.
Replace	10.4.2.7.a principal building 1.5m	This setback will allow for efficient use of smaller properties that are proposing infill development while ensuring adequate provision for landscaping and screening, emergency access and compliance with BC Building Code requirements.
Add	(C3) 11.3.1.22 Recycling drop-off (C4) 11.4.1.31 Recycling drop-off (C7) 11.7.1.39 Recycling drop-off (C8) 11.8.1.3 Recycling drop-off (M1) 12.1.1.31 Recycling drop-off (M2) 12.2.1.6 Recycling drop-off	Adding a recycling drop-off as a permitted use in some commercial and industrial zones will allow for greater accessibility to recycling services. At the moment, this is not a permitted use in any commercial zone within the Zoning Bylaw, and this addition is not anticipated to have negative impacts as these zones have been analyzed for land use compatibility.
Add	11.3.1.23 government service , including outdoor storage , works yards	This addition to the C3 zone will align with the rest of the commercial and mixed use

		zones (C4, C5, and C6) in the City which already permit this use.
Remove	<p>12.1.3.1 An accessory use may include an indoor display, office and technical training and/or retail sales area for products assembled or manufactured on site.</p> <p>12.3.1.2 The floor area devoted to accessory uses shall not exceed 25% of the gross floor area of a building.</p> <p>12.2.3.2 An accessory use may include an indoor display, office and technical training and/or retail sales for products assembled or manufactured on site.</p> <p>12.2.3.3 The floor area devoted to accessory uses shall not exceed 25% of the gross floor area of the industrial use.</p>	This change to the M1 and M2 zones further protects Industrial uses within the zone. By removing some of these accessory uses staff have determined that this would assist in limiting incompatible uses and align with OCP Policies that speak to the protection of this valuable land base.
Remove	<p>10.3.2.5.a single storey building 50%</p> <p>10.3.2.5.b two (2) storey building 40%</p>	Remove and replace the lot coverage maximums to align with the SSMUH Policy manual and the other low density residential zones in the bylaw.
Replace	10.3.2.5 Maximum strata lot coverage: 50%	This will replace the above regulation to align with SSMUH zoning and policies.

Map Changes

Staff are recommending map changes for the following properties:

<i>2670 Skaha Lake Road</i>	This change is a mapping error. The property was rezoned from CT1 (Tourist Commercial to RM3 (Medium Density Multiple Housing) in 2016 but the mapping was not changed at the time. This will reflect the correct zone on the property.
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Analysis

The recommended bylaw amendments are informed by a comprehensive review of current regulations and industry’s best practices at the regional and provincial levels. Key reference materials include the *Small-Scale Multi-Unit Housing Provincial Policy Manual*, *Digitally Accelerated Standardized Housing (DASH) Guidelines*, the *Planning Institute of BC Housing Advisory Bulletins*, the *CMHC Standardized Housing Design Catalogue*, *Small Housing BC Gentle Density Housing Bylaw Guide* and comparative reviews of zoning bylaws from other local governments. These resources help identify innovative regulatory approaches that support more efficient and predictable development approval processes.

In addition, development variance permits are reviewed annually to identify recurring challenges faced by builders, architects, designers, and homeowners in meeting existing zoning requirements. Where consistent patterns emerge, staff conduct further analysis and comparison to determine opportunities to modernize and refine bylaw regulations in alignment with contemporary development standards and housing needs.

As such, staff have determined that these changes will assist with processing efficiency, align with goals and policies and provide clarity around interpretation of the bylaw.

As such, staff are recommending that Council forward the bylaw amendment to the June 23, 2026 Public Hearing.

Alternate recommendations

THAT Council deny first reading of “Zoning Amendment Bylaw No. 2026-21”.

Attachments


Attachment A – Comparison of bylaws and reference materials

Attachment B – Zoning Amendment Bylaw No. 2026-21

Attachment C – Zoning Bylaw Map

Respectfully submitted,

Gabe Tamminga
Planner II

General Manager of Development Services <i>BL</i>	City Manager 
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Attachment A - Comparison of Zoning Bylaws and Reference Materials

Amenity Space Compare

City of Penticton	<ul style="list-style-type: none"> • Minimum amenity space required for all unit types, except in the downtown zones of C5 and C6 • 20m² per dwelling unit for most low-density and high-density zones • Development Permit Guidelines speak to amenity
City of Kelowna	<ul style="list-style-type: none"> • For developments of less than 10 units total, no minimum amenity space required • Multifamily development amenities are determined by dwelling types
City of West Kelowna	<ul style="list-style-type: none"> • No minimum amenity space requirements • Development Permit guidelines speak to amenity
City of Westminster	<ul style="list-style-type: none"> • No minimum amenity space requirements • Offers density bonuses for amenity contributions
City of Prince George	<ul style="list-style-type: none"> • No minimum amenity space requirements • Development Permit guidelines speak to amenity
City of Maple Ridge	<ul style="list-style-type: none"> • Minimum amenity space requirement of 5m² or less per dwelling unit depending on the zone

Reference Materials[Provincial Policy Manual and Site Standards](#)

- Discusses landscaping and amenities to inform the limitations of these requirements and how they can unintentionally restrict development.

[DASH Regulatory Guidelines](#)

- Compares different municipalities Zoning Bylaw regulations for infill development
- Recommended Zoning Bylaw values to consider and Design Standards

[Peer Learning Network Resource Library | Planning Institute of British Columbia](#)

- Housing development economics
- Local Government tools for infrastructure and housing

[Gentle Density Housing Bylaw Guide: A Pathway for Local Governments](#)

- Urban Infill Zoning Bylaw recommendations

- Compares western Canadian cities Zoning Bylaws including Kelowna

[Housing Design Catalogue: Designs](#)

- Provides different standardized designs for infill development
- BC specific examples to review and technical packages to download

The Corporation of the City of Penticton

Bylaw No. 2026-21

A Bylaw to Amend Zoning Bylaw 2024-22

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw No. 2024-22;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2026-21".

2. **Amendment:**

Zoning Bylaw No. 2024-22 is hereby amended as follows:

2.1 Delete definition of "**CLUSTER HOUSING**" and replace with:

"**CLUSTER HOUSING** means a grouping of three or more attached or detached **dwelling** units on a single parcel."

2.2 Delete definition of "**DUPLEX SUITE**" in its entirety.

2.3 Delete definition of "**FLOOR AREA, NET (NFA)**" and replace with:

"**FLOOR AREA, NET (NFA)** means the total usable floor area in a **building** and **accessory building**, measured from the outside face of the exterior walls. **NFA** does not include the following sub-areas:

- .1 **Garages**, other enclosed or open parking areas
- .2 **Balconies, decks** and **patios**
- .3 Garbage or loading rooms
- .4 Floor area devoted exclusively to mechanical or electrical equipment
- .5 **Basements**
- .6 Lofts
- .7 Stairwells and elevator shafts
- .8 **Amenity space, indoor**, up to the maximum 20% permitted as required amenity space
- .9 Common hallways and corridors"

2.4 Add to "Chapter 3 – Definitions" as follows:

"NON-MARKET HOUSING means a **dwelling unit** that is subject to a legal agreement securing affordability and provides either rental housing that is owned and operated by a non-profit organization or government agency, or housing that is owned and operated by a non-profit housing cooperative."

2.5 Add to "Chapter 3 – Definitions" as follows:

"RECYCLING DROP-OFF means a designated **building** or **structure** used for the collection and temporary storage of recyclable materials that can be transferred to a permanent recycling facility or operation. Recyclable materials include, but are not limited to, cardboard, plastics, paper, metal, bottles and similar household goods or return for deposit items."

2.6 Delete definition of **"SECONDARY SUITE"** and replace with:

"SECONDARY SUITE means a self-contained, **accessory dwelling unit** located within a **dwelling unit** which has one (1) or more habitable rooms (used or intended for **use** as a residence by one (1) or more persons living as a **household**), with self-contained, sleeping, living, cooking equipment, and sanitary facilities, and direct access to the open air, without passing through any part of the **principal building**."

2.7 Remove and replace Section 4.2.3 as follows:

"Notwithstanding any **yard** requirements of this Bylaw, any **accessory building** or **structure** shall be situated behind the front face of the **principal building**."

2.8 Add to Section 4.2.3 as follows:

.1 Notwithstanding Section 4.2.3 for **accessory buildings** and **structures** located within the A – Agricultural zone, may be situated in front of the front face of the **principal dwelling**."

2.9 Add Section 4.2.4 as follows:

"Notwithstanding any yard requirements of this bylaw, **accessory buildings** or **structures** with a building footprint of 10.0 m² or less, may be erected anywhere on a lot, provided that it is situated behind the front face of the **principal building**."

2.10 Add to Section 4.2.5 as follows:

- .1 **fences**, in accordance with Section 5.4 of this Bylaw,
- .2 **retaining walls**, in accordance with Section 5.4 of this Bylaw,
- .3 trellises, pergolas,

- .4 children's play equipment,
- .6 utilities.
- .7 mailboxes, or
- .8 farm garden stands

2.11 Renumber Section 4.2.5 to 4.2.6, 4.2.6 to 4.2.7, and 4.2.7 to 4.2.8.

2.12 Add Section 4.6.4 to "4.6 – Highway Setbacks and Future Road Right-of-Way" as follows:

"4.6.4 In calculating the **floor area ratio (FAR)** or **lot coverage** for a development, the area of the parcel to be dedicated to the City for road purposes shall be included for the purpose of calculating the permitted density or **lot coverage** on that parcel."

2.13 Add Section 4.6.5 to "4.6 – Highway Setbacks and Future Road Right-of-Way" as follows:

"4.6.5 In calculating the **setbacks** for a development, the area of the parcel to be dedicated to the City for road purposes shall be included for the purpose of calculating the minimum **setback** requirement on that parcel, provided the highway is not designated as a Collector or Arterial in the City of Penticton Official Community Plan Bylaw, as amended from time to time."

2.14 Remove Section 5.1.7 from "5.1 – General Landscaping Requirements" in its entirety.

2.15 Remove and replace Table "5.1 – Required Landscape Buffers" as follows:

Table 5.1 – Required Landscape Buffers			
Standard	Residential – 5 or more dwelling units	Commercial (excluding C5 zone)	Industrial
Minimum width of landscape buffer abutting a R4-L or R4-S zone	3.0 m	3.0 m	3.0 m
Minimum visual screen height abutting a residential zone	1.2 m	1.2 m	1.8 m
Minimum width of landscape buffer along highway, excluding lanes	3.0 m	3.0 m	N/A

2.16 Remove the words "or **duplex suites**" from Section 5.3.1.1.

2.17 Remove and replace Section 6.1.5.4 as follows:

“Notwithstanding Table 6.6, up to 25% of **off-street parking spaces** may be designed as small car **parking spaces** in accordance with Table 6.3. For properties where there is not a minimum **vehicle parking space** requirement, up to 100% of the **vehicle parking spaces** provided may be designed as small car **parking spaces**. Such spaces shall be clearly marked with “small car”.

2.18 Add to Table “6.6 – Parking Requirements – Residential Uses” as follows:

Non-Market Housing	0.5 per dwelling unit	0
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2.19 Remove and replace Sections 8.1, 8.1.1, 8.1.2, 8.1.3 and 8.1.4 as follows:

8.1 Secondary Suite

All **dwelling** units with a **secondary suite** shall be subject to the following regulations:

8.1.1 Limitation of Suites

- .1 No more than one (1) **secondary suite** shall be permitted within a **dwelling** unit.

8.1.2 Sewer Service

- .1 No **secondary suite** will be allowed without connection to a community sewer system unless the **lot** area is at least 830 m² and meets the requirements of the sewage system regulation under the *Public Health Act*.

8.1.3 Strata Titles

- .1 A **secondary suite** may not be sited or located on a separate titled parcel from the principal residence or be created as a **strata lot** within the **dwelling** unit.

8.1.4 Amenity Space

- .1 A minimum of 5 m² of **amenity space, outdoor** shall be provided for the **secondary suite**.

2.20 Remove Section 8.2.3.3 from “8.2.3 – Development Regulations” in its entirety.

2.21 Remove and replace Section 8.2.3.9 of as follows:

.1	Minimum amenity space, outdoor	A minimum of 5 m ² of amenity space, outdoor shall be provided for the carriage house .
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- 2.22 Remove Section 8.2.6.1 "Access" in its entirety.
- 2.23 Remove Sections 8.3 and 8.3.1 of Page 8-3, Sections 8.3.2, 8.3.3 and 8.3.4 of Page 8-4 in its entirety.
- 2.24 Remove Sections 10.1.1.6 of Page 10-1, 10.2.1.6 of Page 10-4, and 10.3.1.2 of Page 10-6 in its entirety.
- 2.25 Remove and replace Section 10.1.4.1 as follows:
- ".1 **Amenity space** shall be provided at the rate of 10m² for each **dwelling unit**."
- 2.26 Remove and replace Section 10.2.4.1 as follows:
- ".1 **Amenity space** shall be provided at the rate of 10m² for each **dwelling unit**."
- 2.27 Remove and replace Section 10.4.4.1 as follows:
- ".1 **Amenity space** shall be provided at the rate of 10m² for each **dwelling unit**."
- 2.28 Remove and replace Section 10.5.3.1 as follows:
- ".1 **Amenity space** shall be provided at the rate of 10m² for each **dwelling unit**."
- 2.29 Remove and replace Section 10.6.3.1 as follows:
- ".1 **Amenity space** shall be provided at the rate of 10m² for each **dwelling unit**."
- 2.30 Remove and replace Section 10.4.2.3 as follows:
- ".1 Maximum lot coverage: 50%."
- 2.31 Remove and replace Section 10.4.2.4 as follows:
- .1 Maximum **density**: 1.0 **FAR**
- 2.32 Remove Section 10.4.2.7.a.i of Page 10-8 its entirety.
- 2.33 Remove and replace Section 10.4.2.7.a as follows:
- .7 Minimum **interior side yard**:
- .a **principal building** 1.5m

- 2.34 Add to Section 11.3.1 as follows:
- “.22 Recycling drop-off”
- 2.35 Add to Section 11.4.1 as follows:
- “.31 Recycling drop-off”
- 2.36 Add to Section 11.7.1 as follows:
- “.39 Recycling drop-off”
- 2.37 Add to Section 11.8.1 as follows:
- “.3 Recycling drop-off”
- 2.38 Add to Section 12.1.1 as follows:
- “.31 Recycling drop-off”
- 2.39 Add to Section 12.2.1 as follows:
- “.6 Recycling drop-off”
- 2.40 Add to Section 11.3.1 as follows:
- “.23 **government service**, including **outdoor storage**, works yard”
- 2.41 Remove Section 12.1.3.1 of Page 12-2 in its entirety.
- 2.42 Remove Section 12.3.1.2 of Page 12-6 in its entirety.
- 2.43 Remove Section 12.2.3.2 of Page 12-4 in its entirety.
- 2.44 Remove Section 12.2.3.3 of Page 12-4 in its entirety.
- 2.45 Remove Section 10.3.2.5.a of Page 10-6 in its entirety.
- 2.46 Remove Section 10.3.2.5.b of Page 10-6 in its entirety.
- 2.47 Remove and replace Section 10.3.2.5 as follows:
- “.5 Maximum **strata lot coverage**: 50%.”
- 2.48 Delete Schedule ‘B’ and replace with the following Schedule:

