



# Land Use Bylaw Amendments – Low Density Residential Development

C2025-0705

2025 September 9

# Previous Council Direction

On 2025 June 24, Council adopted Notice of Motion EC2025-0653, which directed Administration to bring forward Land Use Bylaw amendments to:

1. Remove unnecessary language in the R-G district regarding the rear setback rule describing the location of the required parking stall.
2. Align in the R-CG and H-GO districts parcel coverage when no garage is provided.
3. Amend the multi-residential district rules to clarify that a secondary suite when combined with low-density residential development located in a multi-residential district uses the low-density rules.
4. Amend the H-GO district to allow for development of two or less units to follow the typical landscaping rules for single and semi-detached dwellings.
5. Amend the R-CG district so that all development except rowhouses follow the same fence rules.





# Recommendation

That Council give three readings to **Proposed Bylaw 59P2025**, amendments to Land Use Bylaw 1P2007 (Attachment 2).

# Proposed Amendments

1. Amend the R-G rear setback rules consider the location of the parking stall for the main dwelling unit only, which clarifies that a greater setback is not required when a suite parking stall is provided on the driveway
2. Align the H-GO parcel coverage rules with the R-CG district by allowing the same method for calculating uncovered parking stall coverage



# Proposed Amendments

3. Align the rules for secondary suites within single and semi-detached homes across all districts helps streamline application reviews
4. Allow single and semi-detached homes in the H-GO district to follow the general low density landscaping requirements
5. Align the fence rules for all types of low density housing, except for rowhouses



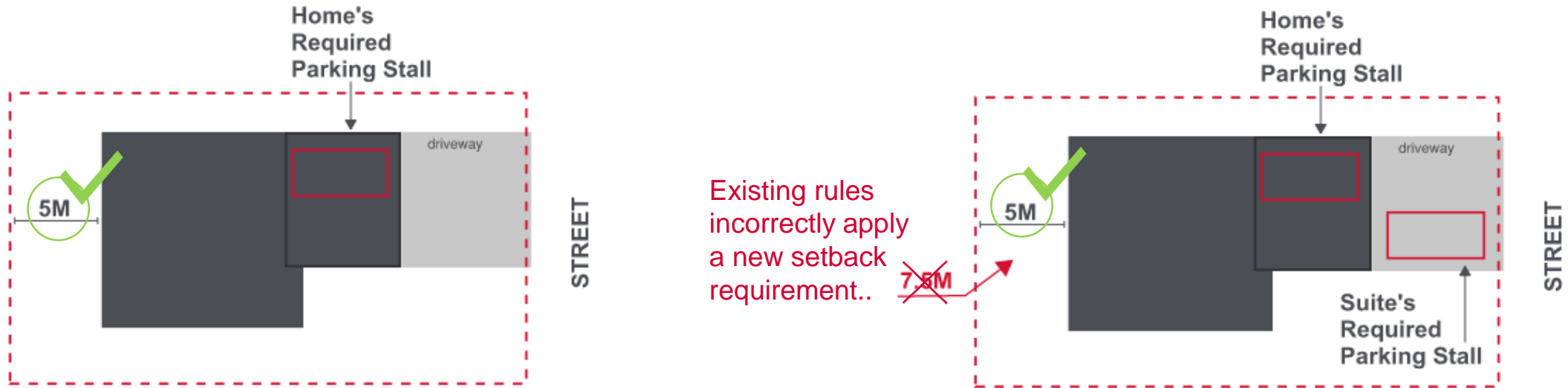


# Recommendation

That Council give three readings to **Proposed Bylaw 59P2025**, amendments to Land Use Bylaw 1P2007 (Attachment 2).

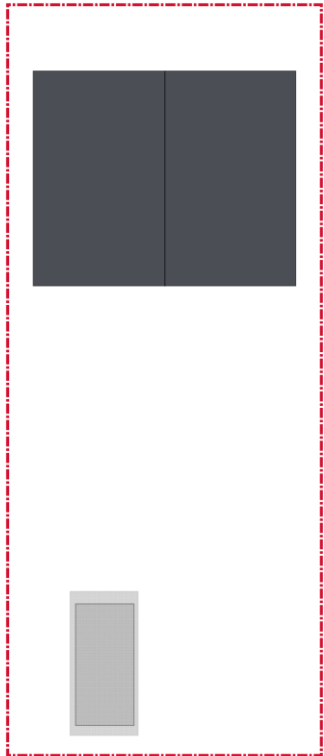
# Supplementary Slides

# Proposed Amendment to R-G Rear Setback



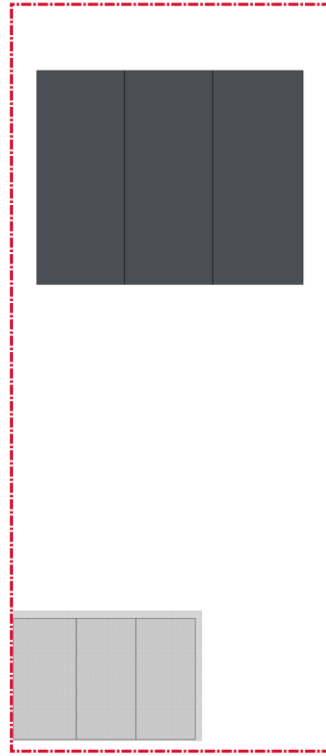
Clarify that a greater rear setback is not required when a suite parking stall is provided on the driveway in the R-G district.

# Proposed Amendment to H-GO Parking Stall Coverage



1 stall  
21sqm  
✓

**R-CG rules**

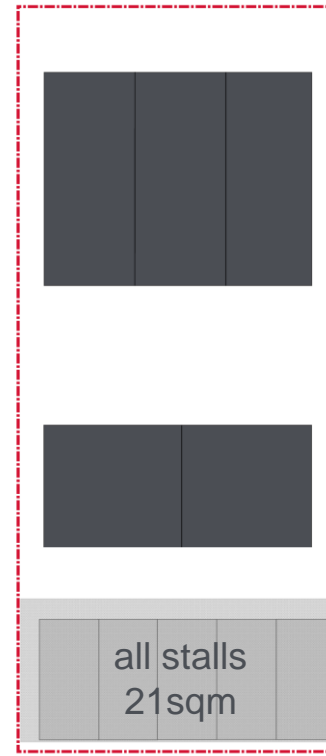


2+ stalls  
(>1 stall)  
19sqm  
✓

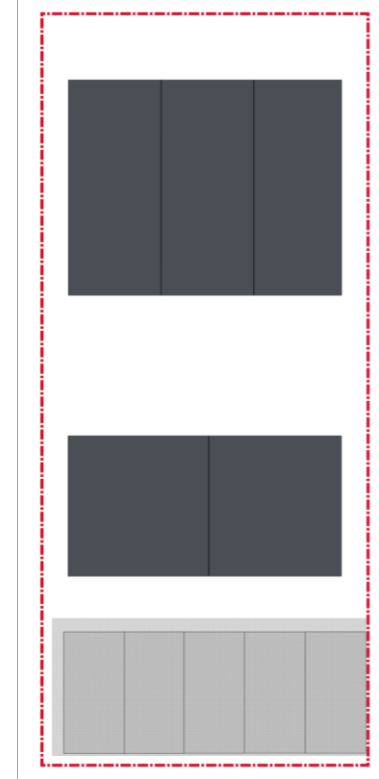


1 stall  
21sqm  
✓

**H-GO rule**



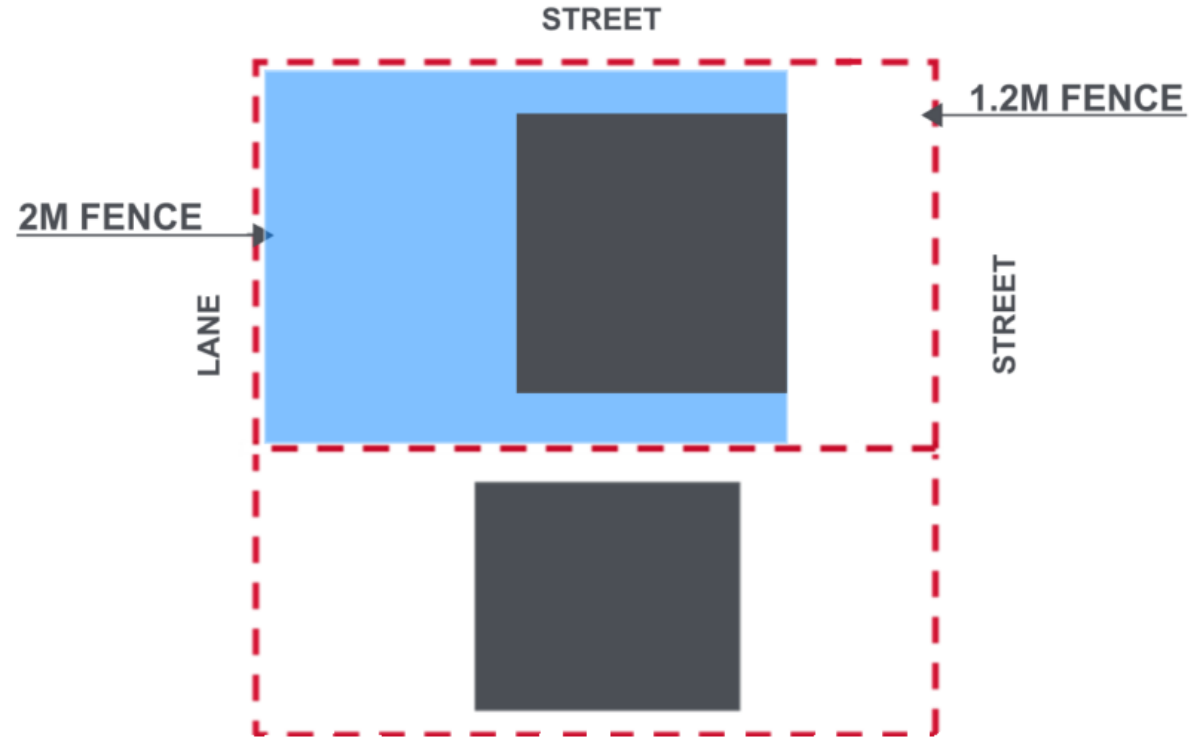
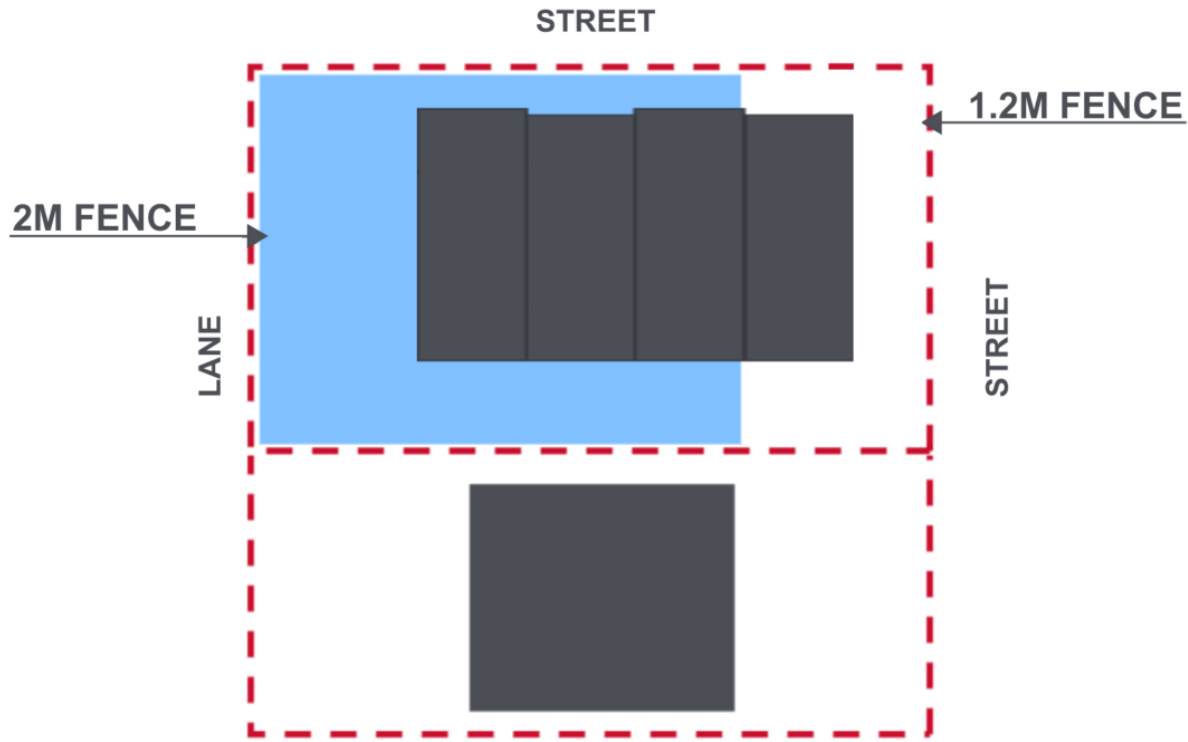
reduction  
to 19sqm...  
✗



2+ stalls  
19sqm  
✓

**Proposed H-GO rule**

# Fence rules in R-CG



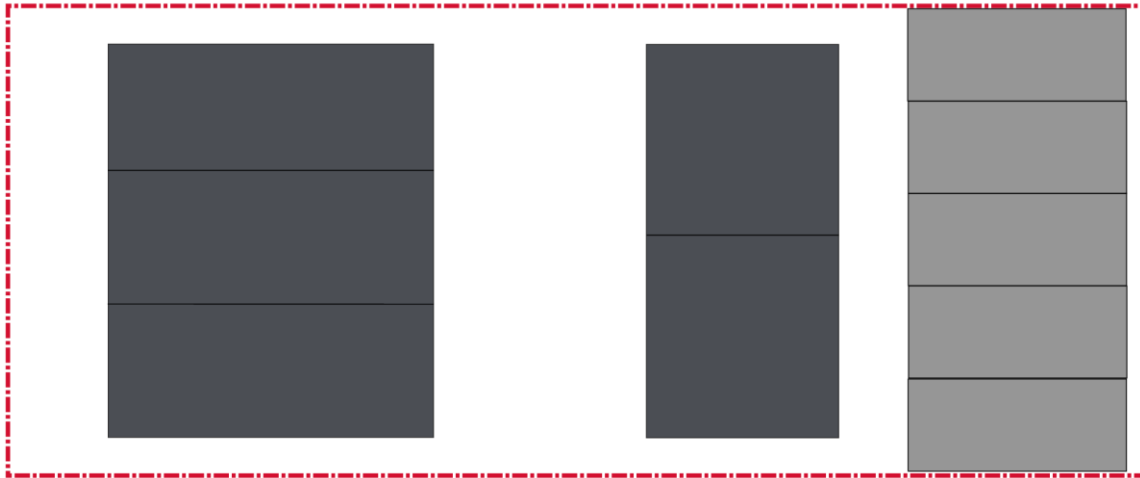
Current R-CG fence rule is intended for rowhouses and unintentionally prevents the general fence rules to be applied to other built forms.

Proposing to allow the general fence rules to apply in R-CG.

*Images are not drawn to scale*

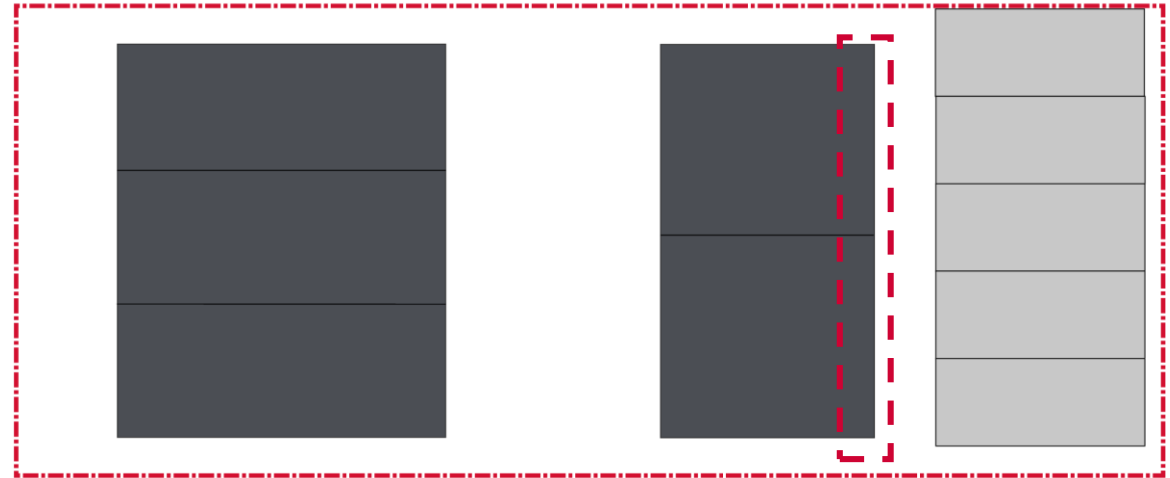
# Parking stall coverage in H-GO

Current 21sqm stall coverage



Currently 21sqm of parcel area is taken for each uncovered parking stall, reducing the area that could be used for homes.

Proposed reduction to 19sqm stall coverage



Proposing 19sqm per stall when two or more stalls are required, allowing more area for homes.



*Images are not drawn to scale*