

Proposed Definitions

Definition for Semi-Detached Dwellings

The Zoning Bylaw defines a semi-detached dwelling as:

“a dwelling unit on its own site, attached to another dwelling unit on its own site, with a common wall dividing the two dwelling units throughout at least 40% of the length of the longest dwelling unit, measured from the front to the rear building lines of the dwelling unit.”

Based on this current definition for a semi-detached dwelling, only one unit is permitted on each site.

Administration is proposing that the definition for a semi-detached dwelling be changed to permit up to two units on each site. This will enable consistent density permitted on a site with a width of 15 metres regardless of the unit configuration/form (i.e., two one-unit dwellings each with a suite, multiple-unit dwelling up to four units and semi-detached dwellings).

