



## REPORT TO COUNCIL

To:	Mayor and Council
From:	Erica Kellogg – Deputy Clerk Planning and Development
Date of Meeting:	June 3 <sup>rd</sup> , 2026
Report Title:	Housekeeping Amendment to Zoning By-law No. 2001-26

### Background:

This report provides information pertaining to a proposed housekeeping amendment to Zoning By-law No. 2001-26 as amended. The purpose of the amendment is to update provisions contained in Additional Dwelling Units Detached, Section 3.7 b).

### Evaluation:

Zoning By-laws are living documents, often requiring updates and consolidations. Housekeeping amendments provide the opportunity to modify the by-law to ensure inaccurate and contradictory provisions are amended or removed while also providing an opportune time to address and correct typos, grammatical and numerical mistakes, formatting, outdated or inconsistent provisions while also incorporating previously approved Site-Specific Zoning Amendments passed by Council.

Staff have identified the need for Housekeeping Zoning By-law amendments addressing the following amendments and an explanation is provided of each revision as part of this report.

- 1) Updating Section 3.7 b) vi) Additional Dwelling Units Detached; and
- 2) Grammatical errors and restructuring sections for the purpose of clarity and ease of use.

### Analysis:

#### 1) Remove Section 3.7 b) vi) Additional Dwelling Units - Detached

At the October 4<sup>th</sup>, 2023 meeting of Council, EcoVue Consulting Services presented brought forward permissions for additional dwelling units both attached and detached. The Report included specific requirements that need to be met in order to permit additional dwelling units within permitted Zones.

**Section 3.7 b) Additional Dwelling Unit Detached** includes the following; “an additional dwelling, detached, shall not be severed from the lot containing the single detached dwelling”.

Under this provision, if a parcel were to build an additional detached dwelling, that detached dwelling could not be severed without applying for a Zoning By-law amendment. The restriction means that if a severance meet the required lot area and frontage of that zone, that severance cannot be supported. For this reason, Staff recommend removing this provision and if approved by Council, additional detached dwelling units could be severed from the original lot when the proposed newly severed lot meets the minimum lot requirements of the zone.

Respectfully Submitted,

Erica Kellogg  
Deputy Clerk – Planning and Development