

**Bylaw 14-2026  
Text amendment to  
Land Use Bylaw 24-2024 (Ward 4)**

Public Hearing  
April 21, 2026

# Amendment to RLD1

Design Regulations		
A dwelling with a total width greater than 7.32 m and less than 8.53 m shall meet a minimum of <b>one (1)</b> of the following requirements and a dwelling with a total width greater than 8.53 m shall meet a minimum of <b>two (2)</b> of the following requirements:		
(l)	Minimum width of the front façade of the first storey of a dwelling not including the attached garage.	20% of the width of the front façade
(m)	Maximum distance of the second storey above the attached garage from the front of the attached garage of a dwelling.	1.5 m
(n)	Maximum protrusion of the front attached garage from the front façade of the first storey (including a covered porch or veranda) of a dwelling.	3.0 m
(o)	Minimum width of the front facade of the first storey of a semi-detached dwelling not including the attached garage, where vehicle access from the other dwelling unit in the semi-detached building is from a lane.	0.0 m

# Amendment to RLD2

Design Regulations		
(l)	Minimum width of the front façade of the first storey of a dwelling not including the attached garage.	1.8 m or 20% of the width of the front façade, whichever is greater
(m)	Minimum width of the front facade of the first storey of a semi-detached dwelling not including the attached garage, where vehicle access from the other dwelling unit in the semi-detached building is from a lane.	0.0 m
A dwelling shall meet a minimum of one (1) of the following requirements:		
<del>(m)</del> (n)	Maximum distance of the second storey above the attached garage from the front of the attached garage of a dwelling	1.5 m
<del>(n)</del> (o)	Maximum protrusion of the front attached garage from the front façade of the first storey (including a covered porch or veranda) of a dwelling	3.0 m

# Example Product Rendering



# Motions Required for Approval

1

THAT Bylaw 14-2026, a bylaw that amends the text of Land Use Bylaw 24-2024 in the RLD1 – Small Lot Low Density Residential zone and the RLD2 – Standard Lot Low Density Residential zone to provide a regulation for the minimum width of the front façade for one unit of a semi-detached dwelling in a situation where the other unit has vehicle access from a lane, be given first reading.

2

THAT Bylaw 14-2026 be given second reading.

3

THAT Bylaw 14-2026 be considered for third reading.

4

THAT Bylaw 14-2026 be given third reading.