



## **PUBLIC CONSULTATION MUNICIPAL PLAN AMENDMENT No. 25, 2026 and DEVELOPMENT REGULATIONS AMENDMENT No. 42, 2026**

The general public is invited to view a draft copy of the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 25, 2026 and Development Regulations Amendment No. 42, 2026.

Municipal Plan Amendment No. 25, 2026 proposes to establish accessory detached dwelling units (sometimes referred to as a garden suite) as an accessory use to single dwellings. Development Regulations Amendment No. 42, 2026 proposes to establish conditions under which an accessory detached dwelling unit may be developed.

The purpose of the amendments is to enable development of accessory detached dwelling units to provide an alternative housing option on existing properties for affordable seniors and intergenerational housing.

Council encourages residents to view the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 25, 2026 and Development Regulations Amendment No. 42, 2026, which shall be on display from **January 8 to January 28, 2026**, at the Town Office and on the Town's website at [www.pcsp.ca](http://www.pcsp.ca). The public can provide any comments or concerns on the proposed amendment to the Town Office in writing before Council considers proceeding with adoption.

The deadline for written comments shall be 4:00 pm, **January 28, 2026**.

For more information, please contact the Town Office.

Town of Portugal Cove-St. Philip's  
1119 Thorburn Road  
Portugal Cove-St. Philip's, NL  
A1M 1T6  
Tel: 709-895-8000 ext. 4 Fax: 709-895-3780  
E-mail: [planning@pcsp.ca](mailto:planning@pcsp.ca)

**TOWN OF PORTUGAL COVE-ST, PHILIP'S  
MUNICIPAL PLAN, 2014-2024**

**MUNICIPAL PLAN AMENDMENT NO. 25, 2026**

(Accessory Detached Dwelling Units)



**January 2026**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

**TOWN OF PORTUGAL COVE-ST. PHILIP'S  
MUNICIPAL PLAN, 2014-2024**

**MUNICIPAL PLAN AMENDMENT No. 25, 2026**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's:

- a) adopted the Amendment No. 25, 2026 to the Town of Portugal Cove-St. Philip's Municipal Plan on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.
- b) gave notice of the adoption of the Amendment No. 25, 2026 to the Town of Portugal Cove-St. Philip's Municipal Plan by notice on the Town's digital signage located on Thorburn Road and Portugal Cove Road, posting at the Town Office and recreation centre, on the Town's website and social media platforms, and sent out on the PCSP Connects system between \_\_\_\_\_ and \_\_\_\_\_, 2026.
- c) set the \_\_\_\_\_ day of \_\_\_\_\_, 2026, for the holding of a public hearing at the Portugal Cove-St. Philip's Town Hall to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approves the Amendment No. 25, 2026 to the Town of Portugal Cove-St. Philip's Municipal Plan as adopted.

SIGNED AND SEALED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Mayor: \_\_\_\_\_

Town Clerk: \_\_\_\_\_

**Municipal Plan/Amendment**

**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

(Town Seal)

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**TOWN OF PORTUGAL COVE-ST. PHILIP'S  
MUNICIPAL PLAN, 2014-2024**

**MUNICIPAL PLAN AMENDMENT No. 25, 2026**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000* the Town Council of Portugal Cove-St. Philip's adopts the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 25, 2026.

Adopted by the Town Council of Portugal Cove-St. Philip's on the ..... day of ..... 2026.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Mayor: \_\_\_\_\_

Town Clerk: \_\_\_\_\_ (Town Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 25, 2026, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



MCIP:

Member of Canadian Institute of Planners (MCIP)

**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**MUNICIPAL PLAN AMENDMENT No. 25, 2026**

**BACKGROUND**

The Town of Portugal Cove-St. Philip's proposes to amend its Municipal Plan 2014-2024. There is an associated Development Regulations Amendment No. 42, 2026.

The growing demand for affordable seniors and intergenerational housing has led to an increase in demand for alternative housing options on existing properties. To help meet this demand, accessory detached dwelling units were proposed within the Town's draft Municipal Plan and Development Regulations 2025-2035 currently being reviewed by the Department of Municipal and Community Affairs. Due to the time required for an entire draft Municipal Plan and Development Regulations 2025-2035 document to undergo the review and approval process, Council proposes to include accessory detached dwelling units within the existing Municipal Plan and Development Regulations 2014-2024 to allow this type of development sooner to promptly respond to changing housing needs.

The purpose of this amendment is to enable development of accessory detached dwelling units as an accessory use on the same lot as a single dwelling.

**PUBLIC CONSULTATION**

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council of Portugal Cove-St. Philip's posted notice of the proposed amendment on the Town's digital signage on Thorburn Road and Portugal Cove Road and at the Town Office and Recreation Centre (two conspicuous places) between \_\_\_\_\_ and \_\_\_\_\_ advertising the proposed amendment. Notice was also posted on the Town's website and social media platforms and sent out through the PCSP Connects system. Residents were invited to view the document and map at the Town Hall during normal business hours, and to provide any comments or concerns in writing to Council by \_\_\_\_\_. [Public consultation results summarized here].

At a future date, individuals and groups shall also have another opportunity for submissions at a Public Hearing chaired by an independent Commissioner.

**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976**

The proposed Municipal Plan Amendment No. 25, 2026 consists of text changes to the 2014-2024 Municipal Plan and Generalized Future Land Use Map. No amendment to the Regional Plan is required.

## MUNICIPAL PLAN AMENDMENT No. 25, 2026

### CHANGES TO TEXT OF MUNICIPAL PLAN

#### FROM

##### 2.2 HOUSING

- Identify opportunities to effectively respond to the changing housing needs of local seniors and young adults, and to manage developments within the more detached locations of the community.

#### TO:

##### 2.2 HOUSING

- Identify opportunities to effectively respond to the changing housing needs of local seniors and young adults, and to manage developments within the more detached locations of the community, including innovative concepts, such as cohousing **and accessory detached dwelling units**.

#### FROM:

**Policy RES-1** Council shall permit single-detached housing as the predominant use of land in areas designated Residential. Group homes and subsidiary apartments may be considered by Council as discretionary uses within single unit dwellings. Subsidiary apartments are typically secondary dwelling units that are located within the basement of a single unit residential home. Council may also consider granny suites as a type of subsidiary apartment where the secondary dwelling unit is built as an attachment to the main floor of the principal single unit home. Subsidiary apartments and granny suites are to provide for a firewall separation to the principal use in accordance with the National Building Code, and as secondary residential uses, are limited in floor area size in accordance with the provisions of the applicable use zones. Other types and densities of discretionary housing such as double dwelling, or duplex, may also be permitted, as detailed in Schedule C of the Development Regulations. Where higher density residential uses for apartments and townhouses are proposed as discretionary uses, Council may require site design information related to streetscape appearance, building and landscaping design, parking configuration and access, transition treatments to adjacent land uses and neighbourhood fit.

#### TO:

**Policy RES-1** Council shall permit single-detached housing as the predominant use of land in areas designated Residential. **Accessory detached dwelling units shall be permitted as an accessory use to a single unit residential dwelling.** Group homes and subsidiary apartments may be considered by Council as discretionary uses within single unit dwellings. Subsidiary apartments are typically secondary dwelling units that are located

within the basement of a single unit residential home. Council may also consider granny suites as a type of subsidiary apartment where the secondary dwelling unit is built as an attachment to the main floor of the principal single unit home. Subsidiary apartments and granny suites are to provide for a firewall separation to the principal use in accordance with the National Building Code, and as secondary residential uses, are limited in floor area size in accordance with the provisions of the applicable use zones. Other types and densities of discretionary housing such as double dwelling, or duplex, may also be permitted, as detailed in Schedule C of the Development Regulations. Where higher density residential uses for apartments and townhouses are proposed as discretionary uses, Council may require site design information related to streetscape appearance, building and landscaping design, parking configuration and access, transition treatments to adjacent land uses and neighbourhood fit.

**FROM:**

**Policy TC-1** Council will encourage a traditional mix of land uses within the Traditional Community designation to preserve the historical ambiance and character, and to enhance the potential of these areas as hubs of community and commercial activity. The designation will allow for the development of single dwelling housing, varied civic and cultural, and general assembly uses and buildings, recreational open space, conservation and places of worship such as churches.

**TO:**

**Policy TC-1** Council will encourage a traditional mix of land uses within the Traditional Community designation to preserve the historical ambiance and character, and to enhance the potential of these areas as hubs of community and commercial activity. The designation will allow for the development of single dwelling housing, **accessory detached dwelling units**, varied civic and cultural, and general assembly uses and buildings, recreational open space, conservation and places of worship such as churches.

**FROM:**

**Policy MIX-1** It shall be a policy of Council to permit single and double dwelling residential housing, recreational open space and conservation as the primary land uses within the Mixed Use designation.

**TO:**

**Policy MIX-1** It shall be a policy of Council to permit single and double dwelling residential housing, **accessory detached dwelling units**, recreational open space and conservation as the primary land uses within the Mixed Use designation.

**FROM:**

**Policy AG-3** Primary permitted uses within the Agricultural Zone are to be for conservation and agriculture. As discretionary uses on Town controlled lands, Council may also consider varied potential alternative land uses including single dwellings, telecommunication towers, animal pounds and kennels, forestry and mineral working resource uses, recreational open space initiatives and wind turbines.

**TO:**

**Policy AG-3** Primary permitted uses within the Agricultural Zone are to be for conservation and agriculture. As discretionary uses on Town controlled lands, Council may also consider varied potential alternative land uses including single dwellings, telecommunication towers, animal pounds and kennels, forestry and mineral working resource uses, recreational open space initiatives and wind turbines. **A single dwelling on Town controlled lands shall be permitted to have an accessory detached dwelling unit as an accessory use.**

# **TOWN OF PORTUGAL COVE-ST, PHILIP'S DEVELOPMENT REGULATIONS, 2014-2024**

## **DEVELOPMENT REGULATIONS AMENDMENT NO. 42, 2026**

(Accessory Detached Dwelling Units)



**January 2026**



**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**

**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**DEVELOPMENT REGULATIONS, 2014-2024**

**DEVELOPMENT REGULATIONS AMENDMENT No. 42, 2026**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's:

- a) adopted the Amendment No. 42, 2026 to the Town of Portugal Cove-St. Philip's Development Regulations on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.
- b) gave notice of the adoption of the Amendment No. 42, 2026 to the Town of Portugal Cove-St. Philip's Development Regulations by notice on the Town's digital signage located on Thorburn Road and Portugal Cove Road, posting at the Town Office and recreation centre, on the Town's website and social media platforms, and sent out on the PCSP Connects system between \_\_\_\_\_ and \_\_\_\_\_, 2026.
- c) set the \_\_\_\_\_ day of \_\_\_\_\_, 2026, for the holding of a public hearing at the Portugal Cove-St. Philip's Town Hall to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approves the Amendment No. 42, 2026 to the Town of Portugal Cove-St. Philip's Development Regulations as adopted.

SIGNED AND SEALED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_

Development Regulations/Amendment  
**REGISTERED**

Number \_\_\_\_\_  
Date \_\_\_\_\_  
Signature \_\_\_\_\_

(Council Seal)

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**

**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 42, 2026**  
**DEVELOPMENT REGULATIONS, 2014-2024**

Under the authority of Section 16 of the Urban and Rural Planning Act, the Town Council of Portugal Cove-St. Philip's adopts the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 42, 2026.

Adopted by the Town Council of Portugal Cove-St. Philip's on the ..... day of ..... 2026.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Mayor \_\_\_\_\_

Town Clerk \_\_\_\_\_ (Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 42, 2026, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



MCIP:

Member of Canadian Institute of Planners (MCIP)

**TOWN OF PORTUGAL COVE-ST. PHILIP'S  
DEVELOPMENT REGULATIONS AMENDMENT No. 42, 2026**

**BACKGROUND**

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. There is an associated Municipal Plan Amendment No. 25, 2026.

The growing demand for affordable seniors and intergenerational housing has led to an increase in demand for alternative housing options on existing properties. To help meet this demand, accessory detached dwelling units were proposed within the Town's draft Municipal Plan and Development Regulations 2025-2035 currently being reviewed by the Department of Municipal and Community Affairs. Due to the time required for an entire Municipal Plan and Development Regulations document to undergo the review and approval process, Council proposes to include accessory detached dwelling units within the existing Municipal Plan and Development Regulations 2014-2024 to allow this type of development sooner to promptly respond to changing housing needs.

The purpose of this amendment is to enable development of accessory detached dwelling units as an accessory use on the same lot as a single dwelling.

**PUBLIC CONSULTATION**

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council of Portugal Cove-St. Philip's posted notice of the proposed amendment on the Town's digital signage on Thorburn Road and Portugal Cove Road and at the Town Office and Recreation Centre (two conspicuous places) between \_\_\_\_\_ and \_\_\_\_\_ advertising the proposed amendment. Notice was also posted on the Town's website and social media platforms and sent out through the PCSP Connects system. Residents were invited to view the documents and maps at the Town Hall during normal business hours, and to provide any comments or concerns in writing to Council by \_\_\_\_\_. [Public consultation results summarized here].

At a future date, individuals and groups shall also have another opportunity for submissions at a Public Hearing chaired by an independent Commissioner.

**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976**

The proposed Development Regulations Amendment No. 42, 2026 consists of text changes to the St. John's Urban Region Regional Plan, 1976. No amendment to the Regional Plan is required.

## **DEVELOPMENT REGULATIONS AMENDMENT No. 42, 2026**

### **CHANGES TO TEXT OF SCHEDULE A: DEFINITIONS**

#### **ADD:**

**Accessory Detached Dwelling Unit:** means an accessory residential building on a residential lot (sometimes referred to as a garden suite) which is a self-contained dwelling unit on a lot containing a permanent, single detached dwelling. It is equipped with its own kitchen, living area, bedroom(s), bathroom, and storage space. An accessory detached dwelling unit shall not have a subsidiary unit and is detached from the primary dwelling on the same lot. It may be constructed onsite or transported as a modular unit to the lot but cannot include a mobile home or mini-home.

#### **FROM:**

#### **ACCESSORY BUILDING:**

- i) A detached subordinate building not used as a habitable dwelling, located on the same lot as the main building to which it is an accessory and which has a use that is customarily incidental or complementary to the main use of the building or land, and is typically not constructed until the principal use building is erected;
- ii) For residential uses, domestic garages, carports, ramps, sheds, swimming pools, greenhouses, cold frames, fuel sheds, vegetables storage cellars, shelters for domestic pets or radio and television antennae represent indicative accessory use buildings;
- iii) For commercial uses, workshops, equipment and tools storage, or garages are representative accessory use buildings; and,
- iv) For industrial uses, garages, offices, equipment and tools storage, raised ramps and docks are deemed to be accessory use structures and buildings.

#### **TO:**

#### **ACCESSORY BUILDING:**

- i) A detached subordinate building not used as a habitable dwelling (**except for Accessory Detached Dwelling Units**), located on the same lot as the main building to which it is an accessory and which has a use that is customarily incidental or complementary to the main use of the building or land, and is typically not constructed until the principal use building is erected;
- ii) For residential uses, domestic garages, carports, ramps, sheds, swimming pools, greenhouses, cold frames, fuel sheds, vegetables storage cellars, shelters for domestic pets or radio and television antennae represent indicative accessory use buildings;
- iii) For commercial uses, workshops, equipment and tools storage, or garages are representative accessory use buildings; and,

- iv) For industrial uses, garages, offices, equipment and tools storage, raised ramps and docks are deemed to be accessory use structures and buildings.

## **CHANGES TO TEXT OF DEVELOPMENT REGULATIONS**

**FROM:**

### **60. Subsidiary Apartments**

Subsidiary apartments, as defined by Schedule A, may be permitted upon Council approval as a discretionary use in single unit residential dwellings, and within a permitted commercial use only, and for the purposes of calculating lot area and yard requirements, shall be considered part of the self-contained dwelling. Council may also consider a granny suite as a form of a subsidiary apartment to help meet the emerging housing needs of seniors.

**TO:**

### **60. Subsidiary Apartments and Accessory Detached Dwelling Units**

#### **(1) Subsidiary Apartments**

Subsidiary apartments, as defined by Schedule A, may be permitted upon Council approval as a discretionary use in single unit residential dwellings, and within a permitted commercial use only, and for the purposes of calculating lot area and yard requirements, shall be considered part of the self-contained dwelling. Council may also consider a granny suite as a form of a subsidiary apartment to help meet the emerging housing needs of seniors.

#### **(2) Accessory Detached Dwelling Units**

**Accessory detached dwelling units, as defined by Schedule A, may be permitted as an accessory use to a single unit residential dwelling subject to the following development standards and conditions:**

<b>Accessory Detached Dwelling Unit Development Standards</b>	
<b>Standards</b>	
<b>Max. Ground Coverage</b>	<b>70% of the total ground coverage of the single unit residential dwelling</b>
<b>Max. Height</b>	<b>6.5 m</b>
<b>Min. Front Yard</b>	<b>6.0 m</b>
<b>Min. Side Yard &amp; Rear Yard</b>	<b>1.2 m</b>
<b>Min. Distance from Another Building</b>	<b>2.4 m</b>

- a. The accessory detached dwelling unit will be clearly secondary to the single detached dwelling and shall have a ground area coverage less than the ground area coverage of the single detached dwelling.

- b. Only one (1) accessory dwelling unit may be constructed on a lot in accordance with the following:

- i. For the Residential Small Lot, Residential Medium Density, Residential Low Density, Residential Rural, Traditional Community, and Mixed Use land use zones:

Minimum Lot Area Required for Accessory Detached Dwelling Unit		
	Serviced	Semi-Serviced or Unserviced
Single Dwelling only (no subsidiary apartment)	760 m <sup>2</sup>	1,860 m <sup>2</sup>
Single Dwelling with attached Subsidiary Apartment	1,200 m <sup>2</sup>	4,000 m <sup>2</sup>

- ii. For the Agriculture (town controlled) land use zone:

- a) Only one of either an accessory detached dwelling unit or a subsidiary apartment may be permitted, provided the appropriate Service NL requirements can be met.
- b) Accessory detached dwelling unit conditions:
  - i. only one per lot;
  - ii. Minimum lot size= 0.4 ha;
  - iii. On lots < 40 ha = 90 m<sup>2</sup> maximum size.
  - iv. On lots  $\geq$  40 ha = 186 m<sup>2</sup> maximum size.

- c. The applicant is responsible to submit a surveyors location plan prior to the issuance of a permit for an accessory dwelling unit.
- d. An accessory detached dwelling unit shall be placed on a cement pad or footing (no basement) or similar footing unless otherwise approved by Council.
- e. An accessory detached dwelling unit shall have a sleeping room, kitchen, and bathroom.
- f. Where available, an accessory detached dwelling unit shall be connected to municipal water and/or sewer services. Where municipal services are not available, the accessory dwelling unit may be serviced through an existing on-site water & sewage system, or may require installation of its own on-site system, as required and with approval of the Department of Government Services.
- g. An accessory detached dwelling unit shall have an accessible, hard surfaced, barrier-free exterior pathway from the primary door of the accessory dwelling unit to the parking space designated for the accessory dwelling unit.
- h. An accessory detached dwelling unit shall remain under the ownership of the owner of the primary dwelling and shall not be subdivided from the property containing the primary dwelling and sold, or sold as a separate condominium unit.

- i. An accessory detached dwelling unit may be constructed on site or be transported as a modular unit to the lot but shall not include a mobile home or a Recreational Vehicle.
- j. Accessory detached dwelling units may not be constructed on lots which have shared driveways/private roads with other lots or on lots which have a backlot-style configuration.
- k. An accessory detached dwelling unit will be permitted only in the rear yard or side yard of the main dwelling except as otherwise authorized by Council.

**CHANGES TO TEXT OF SCHEDULE B: CLASSIFICATION OF USES OF LAND AND BUILDINGS**

**FROM:**

<b>C. RESIDENTIAL USES</b>	1. Residential Dwelling Uses	(a) Single Dwelling	Single Detached Dwellings Modular Homes Double-Wide Mobiles (Rural Res.) Group Homes Subsidiary Apartments (including Granny Suites)
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**TO:**

<b>C. RESIDENTIAL USES</b>	1. Residential Dwelling Uses	(a) Single Dwelling	Single Detached Dwellings Modular Homes Double-Wide Mobiles (Rural Res.) Group Homes Subsidiary Apartments (including Granny Suites) <b>Accessory Detached Dwelling Units</b>
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**CHANGES TO TEXT OF SCHEDULE C: RESIDENTIAL SMALL LOT**

**FROM:**

**Permitted Use Classes**  
(see Regulation 101)

Single Dwelling, Double Dwelling, Multi Dwelling, Subsidiary Apartment, Apartment Building, Office (home occupations only), Recreational Open Space, Conservation, Group Home, Medical Treatment and Special Care (see Schedules A and B for definitions and examples of above Classes)

**TO:**

**Permitted Use Classes**  
(see Regulation 101)

Single Dwelling, Double Dwelling, Multi Dwelling, Subsidiary Apartment, **Accessory Detached Dwelling Unit (see Development Regulation 60 (2))**, Apartment Building, Office (home occupations only), Recreational Open Space, Conservation, Group Home, Medical Treatment and Special Care (see Schedules A and B for definitions and examples of above Classes)

## CHANGES TO TEXT OF SCHEDULE C: RESIDENTIAL MEDIUM DENSITY

FROM:

**Permitted Use Classes**

(see Regulation 101)

Single Dwelling, Recreational Open Space, Conservation

*(see Schedules A and B for definitions and examples of above Classes)*

TO:

**Permitted Use Classes**

(see Regulation 101)

Single Dwelling, **Accessory Detached Dwelling Unit (see Development Regulation 60 (2))**, Recreational Open Space, Conservation

*(see Schedules A and B for definitions and examples of above Classes)*

## CHANGES TO TEXT OF SCHEDULE C: RESIDENTIAL LOW DENSITY

FROM:

**Permitted Use Classes**

(see Regulation 101)

Single Dwelling, Recreational Open Space, Conservation

*(see Schedules A and B for definitions and examples of above Classes)*

TO:

**Permitted Use Classes**

(see Regulation 101)

Single Dwelling, Recreational Open Space, Conservation, **Accessory Detached Dwelling Unit (see Development Regulation 60 (2))**

*(see Schedules A and B for definitions and examples of above Classes)*

## CHANGES TO TEXT OF SCHEDULE C: RESIDENTIAL RURAL

FROM:

**Permitted Use Classes**

(see Regulation 101)

Single Dwelling, Recreational Open Space, Conservation

*(see Schedules A and B for definitions and examples of above Classes)*

**TO:**

**Permitted Use Classes**

(see Regulation 101)

Single Dwelling, Recreational Open Space, Conservation, **Accessory Detached Dwelling Unit (see Development Regulation 60 (2))**

*(see Schedules A and B for definitions and examples of above Classes)*

**CHANGES TO TEXT OF SCHEDULE C: TRADITIONAL COMMUNITY**

**FROM:**

**Permitted Use Classes**

(see Regulation 101)

Cultural and Civic, General Assembly, Place of Worship, Single Dwelling, Recreational Open Space, Conservation

*(see Schedules A and B for definitions and examples of above Classes)*

**TO:**

**Permitted Use Classes**

(see Regulation 101)

Cultural and Civic, General Assembly, Place of Worship, Single Dwelling, Recreational Open Space, Conservation, **Accessory Detached Dwelling Unit (see Development Regulation 60 (2))**

*(see Schedules A and B for definitions and examples of above Classes)*

**CHANGES TO TEXT OF SCHEDULE C: MIXED USE**

**FROM:**

**Permitted Use Classes**

(see Regulation 101)

Double Dwelling, Single Dwelling, Recreational Open Space, Conservation

*(see Schedules A and B for definitions and examples of above Classes)*

**TO:**

**Permitted Use Classes**

(see Regulation 101)

Double Dwelling, Single Dwelling, Recreational Open Space, Conservation, **Accessory Detached Dwelling Unit (see Development Regulation 60 (2))**

*(see Schedules A and B for definitions and examples of above Classes)*

## CHANGES TO TEXT OF SCHEDULE C: AGRICULTURE

FROM:

**Permitted Use Classes**

(see Regulation 101)

Agriculture, Conservation

*(see Schedules A and B for definition and examples of above Class)*

TO:

**Permitted Use Classes**

(see Regulation 101)

Agriculture, Conservation, **Accessory Detached Dwelling Units (see Development Regulation 60 (2))**

*(see Schedules A and B for definition and examples of above Class)*

## CHANGES TO TEXT OF SCHEDULE D: OFF-STREET PARKING REQUIREMENTS

FROM:

C	2		
		(a) Single Dwelling	Two spaces for every dwelling unit.
		(b) Double Dwelling	Two spaces for every dwelling unit.
		(c) Townhouse Dwelling	Two spaces for every dwelling unit.
		(d) Apartment Building	Three spaces for every 2-dwelling units.
		(e) Subsidiary Apartment	One space for every apartment unit or granny suite.

TO:

C	2		
		(a) Single Dwelling	Two spaces for every dwelling unit.
		(b) Double Dwelling	Two spaces for every dwelling unit.
		(c) Townhouse Dwelling	Two spaces for every dwelling unit.
		(d) Apartment Building	Three spaces for every 2-dwelling units.
		(e) Subsidiary Apartment	One space for every apartment unit or granny suite.
		(f) <b>Accessory Detached Dwelling Unit</b>	<b>One space for every accessory detached dwelling unit.</b>