

Existing Municipal Planning Strategy Text	Proposed Amendments
Chapter 4 - Site Plan Approval Required for Certain Types of Residential Use (p.30) Site plan approval will be used to accommodate certain types of uses in the residential designation. Uses which will be permitted by site plan approval are: expansions to mobile home parks; boarding and rooming houses; group homes; nursing homes; adult day centers; medium density group dwellings; hostels and institutional uses that are to be developed on lots less than 2323m² (25,000 ft²) and less than 371.8m² (4000 ft²) in gross floor area exclusive of vestibules, washrooms and closets.	Chapter 4 - Site Plan Approval Required for Certain Types of Residential Use (p.30) Site plan approval will be used to accommodate certain types of uses in the residential designation. Uses which will be permitted by site plan approval are: ~~expansions to~~ mobile home parks; boarding and rooming houses; ~~group homes; nursing homes; adult day centers;~~ medium density group dwellings; ~~hostels and institutional uses~~ that are to be developed on lots less than 2323m² (25,000 ft²) and less than 371.8m² (4000 ft²) in gross floor area exclusive of vestibules, washrooms and closets. Site Plan Approvals should be only used in situations where physical changes to the site are proposed or required. Where no physical changes are proposed, a Development Permit can be issued where the use complies with requirements of the Land Use Bylaw.
Existing Land Use Bylaw Text	Proposed Amendments
Part 5	Part 5
N/A	5.62 Boarding or Rooming Houses (1) Boarding or rooming houses with more than three (3) rooms are permitted, subject to a Development Permit approval, in any zone that allows dwelling units, provided: i) 0.5 on-site parking spaces for each room can be accommodated on-site ii) parking area is located at the side or rear of the main building where required by the respective zone. (2) Unless otherwise provided in subsection (3), where boarding or rooming house has more than three (3) rooms, the maximum number of rooms per lot shall not exceed the maximum number of dwelling units per lot permitted by the respective zone. (3) The maximum number of rooms shall not exceed six (6) per lot when proposed in the R-1 and R-H Zones.
Part 7 – General Provisions for All Residential Zones	Part 7 – General Provisions for All Residential Zones
7.5 Uses Permitted by Development Agreement	7.5 Uses Permitted by Development Agreement

Unless otherwise specified in section 7.7, Municipal Planning Strategy Residential Policy 4.16 provides that the following uses may be considered for development in the residential designation by Development Agreement:

(1) New multiple unit buildings (townhouses, group dwellings) containing more than eight (8) units per lot, or expansions that would create more than eight (8) units, provided they are not located within the Architecturally Sensitive (A-S) area.

(2) Boarding or rooming houses with more than three (3) rental rooms provided one (1) on-site parking space for each room, suite or rental accommodation is provided at the side or rear of the main building. For Senior Citizen's boarding or rooming houses with more than three (3) rental rooms, one (1) on-site parking space for every two (2) rooms, suites or rental accommodations, or fraction thereof, shall be provided at the side or rear of the main building;

(3)...

7.7 Residential Uses Permitted by Site Plan Approval

Municipal Planning Strategy Residential Policy 4.15 provides that the following residential related uses may be considered for development by Site Plan approval:

(1) Boarding or rooming houses with more than three (3) rental rooms provided one (1) on-site parking space for each room, suite or rental accommodation is provided at the side or rear of the main building. For senior citizen's boarding or rooming houses with more than three (3) rental rooms, one (1) on-site parking space for every two (2) persons, suites or rental accommodations, or fraction thereof, shall be provided at the side or rear of the main building;

Unless otherwise specified in section 7.7, Municipal Planning Strategy Residential Policy 4.16 provides that the following uses may be considered for development in the residential designation by Development Agreement:

(1) New multiple unit buildings (townhouses, group dwellings) containing more than eight (8) units per lot, or expansions that would create more than eight (8) units, provided they are not located within the Architecturally Sensitive (A-S) area.

(2) Boarding or rooming houses with more than three (3) rental rooms where:
a) the proposed number of rooms exceeds the maximum number of dwelling units per lot permitted by the respective zone;
b) the proposed number of rooms exceeds six (6) per lot where proposed in the R-1 and R-H zones; ~~provided one (1) on-site parking space for each room, suite or rental accommodation is provided at the side or rear of the main building. For Senior Citizen's boarding or rooming houses with more than three (3) rental rooms, one (1) on-site parking space for every two (2) rooms, suites or rental accommodations, or fraction thereof, shall be provided at the side or rear of the main building;~~

(3)...

7.7 Residential Uses Permitted by Site Plan Approval

Notwithstanding section 7.5, Municipal Planning Strategy Residential Policy 4.15 provides that the following ~~residential related uses~~ may be considered for development by Site Plan approval where physical changes to the site are proposed or required. Where no physical changes are proposed, a Development Permit can be issued where the use complies with requirements identified in subsections **(1)** and **(2)**:

(1) Boarding or rooming houses with more than three (3) rental rooms where physical changes to the site are also proposed and where:
a) the proposed number of rooms exceeds the maximum number of dwelling units permitted by the respective zone; or
b) the proposed number of rooms exceeds six (6) when proposed in the R-1 and R-H zones; and

Attachment 2

(2) Medium density group dwellings, provided they are not located within the Architecturally Sensitive (A-S) area.	c) provided ~~one (1)~~ 0.5 on-site parking space for each room, ~~suite or rental accommodation can be~~ is provided at the side or rear of the main building ~~where required by the respective zone.~~ ~~For Senior Citizen's boarding or rooming houses with more than three (3) rental rooms, one (1) on-site parking space for every two (2) rooms, suites or rental accommodations, or fraction thereof, shall be provided at the side or rear of the main building;~~ (2) Medium density group dwellings, provided they are not located within the Architecturally Sensitive (A-S) area.
Part 16 16.8 Boarding or Rooming Houses Boarding or rooming houses with more than three (3) rentals rooms may be permitted by Development Agreement or Site Plan Approval in any commercial zone that allows dwellings.	Part 16 16.8 Boarding or Rooming Houses ~~Boarding or rooming houses with more than three (3) rentals rooms may be permitted by Development Agreement or Site Plan Approval in any commercial zone that allows dwellings.~~
Part 24 24.10 Boarding or Rooming Houses Boarding or rooming houses with more than three (3) rentals rooms may be permitted by Development Agreement or Site Plan Approval in the Commercial Industrial (CI-4) and Waterfront Comprehensive Development (WCD) zones.	Part 24 24.10 Boarding or Rooming Houses ~~Boarding or rooming houses with more than three (3) rentals rooms may be permitted by Development Agreement or Site Plan Approval in the Commercial Industrial (CI-4) and Waterfront Comprehensive Development (WCD) zones.~~
Part 35 12. Boarding or Rooming House means a dwelling unit in which the proprietor supplies rooms with or without meals but without private cooking facilities for monetary gain exclusive of rooms, if any, of the lessee or owner or members of his/her family and which is not open to the general public.	Part 35 12. Boarding or Rooming House means a dwelling unit in which the proprietor supplies rooms with or without meals but without private cooking facilities for monetary gain exclusive of rooms, if any, of the lessee or owner or members of his/her family and which is not open to the ~~traveling~~ general public.