

CITY OF WHITEHORSE
BYLAW 2024-16

A bylaw to amend Zoning Bylaw 2012-20

WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the Whitehorse Zoning Bylaw be amended to allow for a wider range of opportunities for residential development;

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Section 2 of Zoning Bylaw 2012-20 is hereby amended by modifying the existing definitions in subsection 2.2 of “GARDEN SUITE”, “HOUSING, DUPLEX”, “HOUSING, SINGLE DETACHED”, “HOUSING, TOWNHOUSE”, “HOUSING, TRIPLEX”, and “LIVING SUITE” to read as follows:

“GARDEN SUITE” means a secondary dwelling unit located on a lot where the principal use is single detached, duplex, triplex, or townhouse housing.”

“HOUSING, DUPLEX” means two dwelling units in a single building side by side or above and below each other. Each duplex unit may contain up to two living suites.”

“HOUSING, SINGLE DETACHED” means a detached building that may contain one principal dwelling unit and up to two living suites, including modular homes but excluding mobile homes.”

“HOUSING, TOWNHOUSE” means three or more side-by-side dwelling units in a single building, sharing common interior walls and each having a private ground oriented entrance. Each townhouse unit may contain up to two living suites.”

“HOUSING, TRIPLEX” means three individual dwelling units in a single building, each having a private ground oriented entrance. Each triplex unit may contain up to two living suites.”

“LIVING SUITE” means a separate, self-contained, dwelling unit within a single detached house, or duplex, triplex, or townhouse unit.”

2. Section 6 of Zoning Bylaw 2012-20 is hereby amended by deleting existing subsection 6.7.1 d) and renumbering the remaining subsections accordingly.
3. Section 6 of Zoning Bylaw 2012-20 is hereby amended by modifying existing subsections 6.7.1 f), 6.7.1 g), and 6.7.1 h) to read as follows:

“6.7.1 Garden suites, when permitted, shall:

- f) be limited to up to two suites per lot;
- g) have a minimum setback of 1.0 m from the principal building; and
- h) have a maximum of 60 m² gross floor area on the second storey in urban residential areas.”

4. Section 6 of Zoning Bylaw 2012-20 is hereby amended by modifying existing section 6.7.2 to read as follows:

“6.7.2 When permitted, garden suites may be located in the front, side, or rear yard.”

5. Section 6 of Zoning Bylaw 2012-20 is hereby amended by deleting existing subsection 6.7.3 and renumbering the remaining subsections accordingly.

6. Section 6 of the Zoning Bylaw 2012-20 is hereby amended by adding new subsection 6.7.4 to read as follows and renumbering the remaining subsections accordingly:

“6.7.4 The minimum setbacks for garden suites in the RC1 and RC2 zones shall be the same as the setbacks applicable to the principal uses in each zone.”

7. Section 6 of the Zoning Bylaw 2012-20 is hereby amended to delete existing subsection 6.7.5, subsection 6.7.6, and subsection 6.7.7, and renumbering the remaining subsections accordingly.

8. Section 6 of the Zoning Bylaw 2012-20 is hereby amended by adding new subsection 6.7.5 to read as follows and renumbering the remaining subsections accordingly:

“6.7.5 The minimum setbacks for garden suites in urban residential areas are as follows:

- a) The front yard setback shall be the same as the setback applicable to principal uses in each zone;
- b) For garden suites under 4.5 m in height, the minimum required side and rear yard setbacks are 1.5 m. One of the side yard setbacks may be reduced to 0.6 m when the garden suite is located in the side or rear yard;
- c) For garden suites 4.5 to 7.0 m in height, the minimum side and rear yard setbacks required are 1.5 m;
- d) Notwithstanding section 6.7.5 a) and b), the minimum rear yard setback for garden suites with lane access is 0.6 m. The rear yard setback for garden suites without lane access may also be reduced to 0.6 m, at the discretion of the Development Officer, if the rear lot line is adjacent to a public right-of-way or undeveloped or publicly owned land such greenbelt, parks, schools, etc.; and

- e) In no case shall the side yard setback for a garden suite be 0 m.”

9. Section 6 of the Zoning Bylaw 2012-20 is hereby amended by adding new subsection 6.7.6 to read as follows and renumbering the remaining subsections accordingly:

“6.7.6 When side or rear yard setbacks are reduced to less than 1.5 m, the following applies:

- a) building entryways and doorways are prohibited on the side of the building facing the reduced side yard setback, unless it is adjacent to a lane;
- b) windows are placed so as to minimize overlook onto adjacent properties; and
- c) the development complies with any other additional provisions a Development Officer deems necessary to preserve the privacy of adjacent properties.”

10. Section 6 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 6.7.8 to read as follows:

“6.7.8 Garden suites may be permitted where a living suite or garden suite is established, up to a maximum of two living or garden suites in any combination on a single parcel (e.g., two garden suites, two living suites, or one of each), unless otherwise specified in this bylaw.”

11. Section 6 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 6.7.9 to read as follows:

“6.7.9 Garden suites shall have unobstructed pedestrian access to a street frontage and a parking area to the satisfaction of a Development Officer.”

12. Section 6 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 6.7.10 to read as follows:

“6.7.10 Garden suites shall only be permitted where the principal use is single detached housing, duplex, triplex, or townhouse housing.”

13. Section 6 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 6.7.11 to read as follows:

“6.7.11 Garden suites must be maintained on the same parcel as a principal dwelling.”

14. Section 6 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 6.13.1 to read as follows:

“6.13.1 Living suites shall conform to the following regulations:

- a) living suites may not exceed more than 100 m² gross floor area, including basement floor area; and
 - b) living suites are only permitted in a single detached house, duplex, triplex, or townhouse unit, unless otherwise specified in this bylaw.”
15. Section 6 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 6.13.2 to read as follows:

“6.13.2 Living suites may be permitted where a garden suite is established, up to a maximum of two living or garden suites in any combination on a single parcel (e.g., two living suites, two garden suites, or one of each), unless otherwise specified in this bylaw.”

16. Section 6 of the Zoning Bylaw 2012-20 is hereby amended by deleting existing subsection 6.13.3 and renumbering the remaining subsections accordingly.
17. Section 6 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 6.13.4 to read as follows:

“6.13.4 Living suites shall have unobstructed pedestrian access to a street frontage and a parking area to the satisfaction of a Development Officer.”

18. Section 7 of the Zoning Bylaw 2012-20 is hereby amended by modifying the existing rows titled “Housing, Apartment*”, “Housing, Multiple (excluding apartments)*”, and “Living and Garden Suites” in Table 7.3.6 a) Residential Parking Requirements to read as follows:

Housing, Apartment*	1	Dwelling unit	1	Up to 930m ² GFA	1 per building
	1 visitor	7 dwelling units	1	Over 930m ² GFA	
Housing, Multiple (excluding apartments)*	1	Dwelling unit	N/A	N/A	1 per building
	1 visitor	7 dwelling units	N/A	N/A	
Living and Garden Suites	1	2 living or garden suites	N/A	N/A	N/A

19. Section 7 of the Zoning Bylaw 2012-20 is hereby amended by adding new subsection 7.3.8 to read as follows and renumbering the remaining subsection accordingly:

“7.3.8 Residential uses in the CC, CM1, CM2, CN, CNC, and CN2 zones are exempt from providing off-street visitor parking and loading spaces.”

20. Section 7 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 7.6.3 to read as follows:

“7.6.3 In a residential zone, off-street parking spaces:

- a) may be located within a driveway with a 1.0 m setback from the front property line or exterior side property line; and
 - b) shall not be located in an interior side yard setback adjacent to a public thoroughfare (lane, trail, etc.), unless the parking area is screened from view by either fencing or landscaping.”
21. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by adding new subsection 9.1.6 a) to read as follows and renumbering the remaining subsections accordingly:
- “9.1.6 Other Regulations
- a) A maximum of one living suite or one garden suite shall be permitted.”
22. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by adding new subsection 9.2.6 a) to read as follows and renumbering the remaining subsection accordingly:
- “9.2.6 Other Regulations
- a) A maximum of one living suite or one garden suite shall be permitted.
23. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.3.2 b) to read as follows:
- “9.3.2 Principal Uses
- b) housing: multiple, residential care homes”
24. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.3.6 a) to read as follows:
- “9.3.6 Other Regulations
- a) the minimum number of units per building is three.”
25. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by deleting existing subsection 9.3.6 c) and renumbering the remaining subsections accordingly.
26. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 9.5.3 e) to read as follows:
- “9.5.3 Secondary Uses
- e) living suites”
27. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by deleting existing subsection 9.5.6 d) and renumbering the remaining subsections accordingly.
28. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.6.1 to read as follows:
- “9.6.1 Purpose

To provide a comprehensive development zone for compact fee-simple single detached, duplex and multiple housing that is developed as part of a complete neighbourhood.”

29. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.6.2 b) to read as follows:

“9.6.2 Principal Uses

- b) housing: single detached, duplex, multiple, residential care homes”

30. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsections 9.6.5 b), 9.6.5 c), and 9.6.5 j) to read as follows:

“9.6.5 Development Regulations

- b) the minimum lot area for single detached, duplex, and multiple housing is 320 m².
c) the minimum lot area for duplex housing where each unit is on a separate fee simple lot is 275 m².
j) the minimum rear yard setback is 11.0 m for the principal building, except:
(1) in the case that the principal building is one storey, the rear yard setback may be reduced to 6.0 m, or
(2) if more than one dwelling unit is provided, the rear yard setback may be reduced to 3.0 m.”

31. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.6.6 b) to read as follows:

“9.6.6 Other Regulations

- b) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of section 5 (accessory development, site design, yards, etc.); the specific use regulations of section 6 (bed and breakfast lodging, home based businesses, etc.); the parking regulations of section 7; and the sign regulations of section 8. Regulations in Section 6.14 Multiple Housing do not apply to multiple housing developments in this zone.”

32. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by adding new subsections 9.6.6 a) and 9.6.6 b) to read as follows and renumbering remaining subsections accordingly:

“9.6.6 Other Regulations

- a) The maximum number of dwelling units per lot is four. Up to two of these units may be living or garden suites.
b) Lots with a dwelling that is attached to another dwelling on a separate adjacent lot (e.g., duplex with each unit on a

separate, fee simple lot) cannot build up to four dwelling units, but can provide up to two suites.”

33. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.7.2 b) to read as follows:

“9.7.2 Principal Uses

- b) housing: single detached, duplex, multiple, residential care homes”

34. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsections 9.7.5 c), and 9.7.5 d) to read as follows:

“9.7.5 Development Regulations

- c) the minimum lot area for single detached, duplex, and multiple housing is 490 m².
d) the minimum lot area for duplex housing where each unit is on a separate fee simple lot is 390 m².”

35. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by deleting existing subsection 9.7.5 d) and renumbering the remaining subsections accordingly.

36. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.7.6 b) to read as follows:

“9.7.6 Other Regulations

- b) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of section 5 (accessory development, site design, yards, etc.); the specific use regulations of section 6 (bed and breakfast lodging, home based businesses, etc.); the parking regulations of section 7; and the sign regulations of section 8. Regulations in Section 6.14 Multiple Housing do not apply to multiple housing developments in this zone.”

37. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by adding new subsections 9.7.6 a) and 9.7.6 b) to read as follows and renumbering remaining subsections accordingly:

“9.7.6 Other Regulations

- a) The maximum number of dwelling units per lot is four. Up to two of these units may be living or garden suites.
b) Lots with a dwelling that is attached to another dwelling on a separate adjacent lot (e.g., duplex with each unit on a separate, fee simple lot) cannot build up to four dwelling units, but can provide up to two suites.”

38. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing

subsection 9.8.1 to read as follows:

“9.8.1 Purpose

To provide a zone for single detached, duplex, and multiple housing on urban lots with a broad range of residential related uses.”

39. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.8.2 b) to read as follows:

“9.8.2 Principal Uses

- b) housing: single detached, duplex, multiple, residential care homes”

40. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsections 9.8.5 b), 9.6.5 c), and 9.6.5 d) to read as follows:

“9.8.5 Development Regulations

- b) the minimum lot area for single detached, duplex, and multiple housing is 400 m².
c) the minimum lot area for duplex housing where each unit is on a separate fee simple lot is 337 m².
d) the maximum site coverage is 35%. The maximum site coverage may be increased to 50% if more than one dwelling unit is provided.”

41. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.8.6 b) to read as follows:

“9.8.6 Other Regulations

- b) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of section 5 (accessory development, site design, yards, etc.); the specific use regulations of section 6 (bed and breakfast lodging, home based businesses, etc.); the parking regulations of section 7; and the sign regulations of section 8. Regulations in Section 6.14 Multiple Housing do not apply to multiple housing developments in this zone.”

42. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by adding new subsections 9.8.6 a) and 9.8.6 b) to read as follows and renumbering remaining subsections accordingly:

“9.8.6 Other Regulations

- a) The maximum number of dwelling units per lot is four. Up to two of these units may be living or garden suites.
b) Lots with a dwelling that is attached to another dwelling on a separate adjacent lot (e.g., duplex with each unit on a separate, fee simple lot) cannot build up to four dwelling units,

but can provide up to two suites.”

43. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by adding new subsections 9.9.3 d) and 9.9.3 f) to read as follows and renumbering remaining subsections accordingly:

“9.9.3 Secondary Uses

- d) garden suites
- f) living suites”

44. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.11.5 c) to read as follows:

“9.11.5 Development Regulations

- c) the minimum lot area is 360 m².”

45. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.11.6 a) to read as follows:

“9.11.6 Other Regulations

- a) The maximum number of dwelling units per lot is four. Up to two of these units may be living or garden suites.”

46. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by adding new subsection 9.11.6 b) to read as follows and renumbering remaining subsections accordingly:

“9.11.6 Other Regulations

- b) Lots with a dwelling unit that is attached to another dwelling on a separate adjacent lot (e.g., duplex with each unit on a separate fee simple lot) cannot build up to four dwelling units, but can provide up to two suites.”

47. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.14.1 to read as follows:

“9.14.1 Purpose

To provide a zone for single detached, duplex, and multiple housing on larger urban serviced lots with a restricted range of associated uses.”

48. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.14.2 b) to read as follows:

“9.14.2 Principal Uses

- b) housing: single detached, duplex, multiple”

49. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by adding a new subsections 9.14.3 b) and 9.14.3 d) to read as follows and renumbering the

remaining subsections accordingly:

“9.14.3 Secondary Uses

- b) garden suites
- d) living suites”

50. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsections 9.14.4 b), 9.14.4 c), 9.14.4 f), and 9.14.4 h) to read as follows:

“9.14.4 Development Regulations

- b) the minimum lot area is 700 m².
- c) the maximum site coverage is 35%. The maximum site coverage may be increased to 50% if more than one dwelling unit is provided.
- f) the minimum side yard setback is 3.0 m on one side and 1.5 m on the other side. The minimum side yard setback may be reduced to 1.5 m on both sides if more than one dwelling unit is provided.
- h) the minimum rear yard setback is 6.0 m except on a corner lot. The minimum rear yard setback may be reduced to 3.0 m if more than one dwelling unit is provided.”

51. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsections 9.14.5 a), 9.14.5 b), and 9.14.5 c) to read as follows:

“9.14.5 Other Regulations

- a) All housing developments shall install a hard-surfaced driveway, walkway, and complete landscaping of the front yard in accordance with section 5.5.2.8 of this bylaw within one year of issuance of the occupancy permit. Where a lot fronts on two streets, the landscaping standard shall apply to both frontages.
- b) Occupancy approval shall not be granted for any housing until the building exterior has been completed.
- c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of section 5 (accessory development, site design, yards, etc.); the specific use regulations of section 6 (bed and breakfast lodging, home based businesses, etc.); the parking regulations of section 7; and the sign regulations of section 8. Regulations in Section 6.14 Multiple Housing do not apply to multiple housing developments in this zone.”

52. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by adding new subsection 9.14.5 a) to read as follows and renumbering the remaining subsections accordingly:

“9.14.5 Other Regulations

- a) The maximum number of dwelling units per lot is four. Up to two of these units may be living or garden suites.”

53. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.15.1 to read as follows:

“9.15.1 Purpose

To provide a zone for a range of single detached, duplex, and multiple housing on urban lots with a broad range of residential related uses.”

54. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.15.2 b) to read as follows:

“9.15.2 Principal Uses

- b) housing: single detached, duplex, multiple, residential care homes”

55. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by deleting existing subsections 9.15.5 e), 9.15.5 f), and 9.15.5 m) and renumbering the remaining subsections accordingly.

56. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsections 9.15.5 c), 9.15.5 d), 9.15.5 g), and 9.15.5 j) to read as follows:

“9.15.5 Development Regulations

- c) the minimum lot area for single detached, duplex, and multiple housing is 462 m².
- d) the minimum lot area for duplex housing where each unit is on a separate fee simple lot is 372 m².
- g) the maximum site coverage is 40%. The maximum site coverage may be increased to 50% if more than one dwelling unit is provided.
- j) the minimum rear yard setback is 3.0 m on one side and 1.5 m on the other side except that:
 - (1) where there is access to the rear of the lot by a lane, the side yard setback requirement may be reduced to 1.5 m on both sides; and
 - (2) in the case of a side-by-side duplex on separate, adjacent lots, one side yard setback may be reduced to zero and the other shall be 3.0 m; and
 - (3) where more than one dwelling unit is provided, the side yard setbacks may be reduced to 1.5 m on both sides.”

57. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.15.6 c) to read as follows:

“9.15.6 Other Regulations

- c) In addition to the regulations listed above, other regulations

may apply. These include the general development regulations of section 5 (accessory development, site design, yards, etc.); the specific use regulations of section 6 (bed and breakfast lodging, home based businesses, etc.); the parking regulations of section 7; and the sign regulations of section 8. Regulations in Section 6.14 Multiple Housing do not apply to multiple housing developments in this zone.”

58. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by adding new subsections 9.15.6 a) and 9.15.6 b) to read as follows and renumbering remaining subsections accordingly:

“9.15.6 Other Regulations

- a) The maximum number of dwelling units per lot is four. Up to two of these units may be living or garden suites.
- b) Lots with a dwelling that is attached to another dwelling on a separate adjacent lot (e.g., duplex with each unit on a separate fee simple lot) cannot build up to four units, but can provide up to two suites.”

59. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.16.2 b) to read as follows:

“9.16.2 Principal Uses

- b) housing: single detached, duplex, multiple, residential care homes”

60. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by deleting existing subsections 9.16.5 e), 9.16.5 f), and 9.16.5 n) and renumbering the remaining subsections accordingly.

61. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsections 9.16.5 c), 9.16.5 d), 9.16.5 g), and 9.16.5 j) to read as follows:

“9.16.5 Development Regulations

- c) the minimum lot area for single detached, duplex, and multiple housing is 462 m².
- d) the minimum lot area for duplex housing where each unit is on a separate fee simple lot is 372 m².
- g) the maximum site coverage is 40%. The maximum site coverage may be increased to 50% if more than one dwelling unit is provided.
- j) the minimum rear yard setback is 3.0 m on one side and 1.5 m on the other side except that:
 - (1) where there is access to the rear of the lot by a lane, the side yard setback requirement may be reduced to 1.5 m on both sides; and

- (2) in the case of a side-by-side duplex on separate, adjacent lots, one side yard setback may be reduced to zero and the other shall be 3.0 m; and
- (3) where more than one dwelling unit is provided, the side yard setbacks may be reduced to 1.5 m on both sides.”

62. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.16.6 c) to read as follows:

“9.16.6 Other Regulations

- c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of section 5 (accessory development, site design, yards, etc.); the specific use regulations of section 6 (bed and breakfast lodging, home based businesses, etc.); the parking regulations of section 7; and the sign regulations of section 8. Regulations in Section 6.14 Multiple Housing do not apply to multiple housing developments in this zone.”

63. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by adding new subsections 9.16.6 a) and 9.16.6 b) to read as follows and renumbering the remaining subsections accordingly:

“9.16.6 Other Regulations

- a) The maximum number of dwelling units per lot is four. Up to two of these units may be living or garden suites.
- b) Lots with a dwelling that is attached to another dwelling on a separate adjacent lot (e.g., duplex with each unit on a separate fee simple lot) cannot build up to four units, but can provide up to two suites.”

64. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

PUBLIC NOTICE:

PUBLIC HEARING:

SECOND READING:

THIRD READING and ADOPTION:

Laura Cabott, Mayor

Corporate Services