

ZONING BY-LAW AMENDMENT MODIFICATION CHART (Zoning By-law 05-200)			
Provision	Required	Staff Requested Amendment	Analysis
5.1 b) i) Parking Location	Minimum distance of 5.8 metres from the streetline for single detached, semi-detached and duplex dwellings;	Exempt parking location requirements for single detached dwellings.	Application of these zoning provisions would result in undue hardship to the Owner to accommodate on-site parking for residential dwellings with smaller lot width. The requirement for parking to be located a minimum 5.8 metres from the streetline and no front yard parking limits opportunities for tandem parking on a driveway adjacent to an interior garage within a single detached dwelling. In comparison, the counterpart zone in the Ancaster Zoning By-law No. 87-57 does not impose any parking location restrictions in the front yard. These staff requested amendments are interim solutions to address zoning interpretation issues and the impracticality of the current zone provisions related to front yard parking for low density residential housing forms. On May 10, 2023, City Council approved City Initiative CI 23-E for a housekeeping amendment to Zoning By-law No. 05-200. Appendix “A” to Report PED23074 recommends, among other things, that subsections 5.1 b) i) and 5.1 b) ii) are deleted in their entirety. To date, City Initiative CI 23-E is not final and finding.
5.1 b) ii) Parking Location	No parking spaces shall be permitted in a required front yard or required flankage yard except as otherwise permitted for single detached, semi-detached or duplex dwellings.		
15.1.1 Permitted Uses	Community Garden Day Nursery Duplex Dwelling Lodging House Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Urban Farm	Duplex Dwelling, Semi-Detached Dwelling and Street Townhouse Dwelling shall be prohibited.	The “Low Density Residential 1a” designation in the Garner Neighbourhood Secondary Plan shall only permit single detached dwellings. This zone modification is required to bring the Low Density Residential (R1, 848) Zone in alignment with the UHOP policy B.2.3.1.3 b) i) of Volume 2.