



How has the draft LUB changed after the October 7, 2024 Public Hearing?

Major Changes to the Draft LUB made after Oct. 7, 2024

Updates to Residential Land Use Districts:

Following the feedback received at the Public Hearing, an additional district was created - the High Density Residential (HDR) District. The maximum densities of each district were updated as follows:

Low Density Residential:

- 1-2 Dwelling Units/lot or 15 units/hectare (only for bare land condominium developments)

Medium Density Residential:

- 50 Dwelling Units/hectare

High Density Residential:

- 150 Dwelling Units/hectare

Updates to Community Support Centres:

Following the feedback received at the Public Hearing, additional classifications for Community Support Centres were included in the draft LUB, each with unique regulations. The classifications are as follows:

Community Support Centre, Warming Shelter:

- Temporary development only allowed during extreme weather situations

Community Support Centre, Minor:

- Developments with no overnight component (soup kitchen, counselling centre, etc.)
- Must be 100 m from schools, child care facilities, and public parks

Community Support Centre, Major:

- Emergency shelter with an overnight or residential component

Minor Changes to the Draft LUB made after Oct. 7, 2024

Updates to Community Gardens:

The regulations around community gardens have been revised following the Public Hearing to provide clearer guidance on their development and allow for accessory buildings on community garden sites.

Consideration for Multi-unit Dwellings with Party Walls:

The current LUB (LUB 05-2016) makes it challenging for the development of separately owned multi-unit developments that share a common wall.

The draft LUB simplifies the development process for developments of this nature by providing a clear definition and regulations.