



Zoning By-law Review

Draft Technical Memo No. 2 – Residential
Zoning



September 2026

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What is a Zoning By-law?



Zoning by-laws are a tool that Fort Erie uses to regulate the use and character of land and buildings – from the Town's neighbourhoods to its natural areas, and shopping and employment areas. A zoning by-law is a set of rules that say **what** can be built and **where**. It sets out the rules for where new buildings should go, how existing buildings can change, what types of buildings they can be, and what types of uses, businesses, and activities can happen on a property. Zoning regulations work together with a municipality's Official Plan, secondary plans, and Urban Design Guidelines to shape growth and change in an orderly way.



The Town of Fort Erie is also developing a Community Planning Permit System, which is a tool that streamlines development processes by combining multiple planning approvals into a single approval process. In Fort Erie, this system will specifically target the Town's seven Strategic Growth Areas.

To learn more about the Community Planning Permit System, scan the QR code.

What is the Zoning By-law Review?



Fort Erie's current zoning by-law came into effect in the 1990s and has been updated many times in the years since. In 2025, Town Council adopted a new Official Plan for Fort Erie that sets out the community's vision to 2051. The Zoning By-law Review is an opportunity to make sure that the Town's rules for development align with the most recent Provincial policy and legislation, the Town's new Official Plan, and evolving community needs.

How Does Zoning Impact Residents, Landowners, and Businesses?



Zoning by-law regulations influence what kinds of homes can be built in a neighbourhood, help protect important natural areas, enable where businesses can operate, and even shape how walkable a neighbourhood is. These rules affect things like housing options, access to services, and how your property can be used now and in the future.

What are the Technical Memos?



There are many inputs, considerations, and ideas that inform a new Zoning By-law. To keep the planning process grounded and transparent, a series of Technical Memos is being prepared to help document the issues Fort Erie is trying to solve, provide analysis behind proposed solutions, and set out zoning directions before the By-law is written. They give the community, Council, and agencies a clear window into the rationale behind the By-law and how it aligns with the Town's vision set out in the Official Plan.

How Can I Participate in the Zoning By-law Review?



Visit Let's Talk Fort Erie – Zoning By-law Review (letstalk.forterie.ca/zoning-by-law-review) to learn more and subscribe for updates about upcoming public meetings and ways to share your feedback about this Technical Memo.

1. Overview

This Memo is intended to support implementation of the Town of Fort Erie Official Plan through an updated residential zoning framework that advances broader housing options while maintaining conformity with local policy direction. It reviews the Official Plan, Secondary Plans, current Zoning By-law 129-90, as amended, and recent variance and exception zone patterns to identify how zoning can better enable a wider range of dwelling types, additional residential units, and context-appropriate intensification. The recommendations are intended to inform a modernized zoning by-law that improves clarity and usability, supports complete communities, and applies tailored standards for established neighbourhoods, rural residential areas, waterfront lands, and Secondary Plan areas.

1.1 What are Housing Options?

In the Ontario land use planning framework, “housing options” refers to planning for a range and mix of housing types, unit sizes, densities, tenures, and affordability levels so that communities can accommodate people with different household sizes, incomes, ages, abilities, and stages of life. The Provincial Planning Statement, 2024 directs municipalities to support an appropriate supply and mix of housing, make efficient use of land and infrastructure, and enable residential intensification where appropriate. In practice, this includes traditional low-rise built forms such as single-detached and semi-detached dwellings, ground-related built forms such as townhouses, duplexes, triplexes, fourplexes and other small-scale multi-unit housing, additional residential units, low- and mid-rise apartments, mixed-use residential built forms, affordable housing, and supportive housing.

For Fort Erie, housing options must be understood through the Town’s local context. Within the Community Area designation, the Official Plan supports a broader range of residential built forms, intensification, additional residential units, small-scale neighbourhood-serving uses, and complete communities where municipal services and infrastructure can be efficiently used. At the same time, Fort Erie includes rural residential areas, the Hamlet of Snyder, established waterfront neighbourhoods, and secondary plan areas such as Bridgeburg, Gateway, Ridgeway/Thunder Bay, Stevensville, Crystal Beach, and Douglastown-Black Creek, each with different servicing conditions, built form expectations, lot patterns, character considerations, and land use permissions. The zoning by-law review therefore needs to enable more housing choice where policy and infrastructure support it, while tailoring land use permissions, standards, and transitions to reflect Fort Erie’s established neighbourhoods, waterfront setting, rural areas, and planned growth areas.

1.2 Current Policy and Zoning

1.2.1 Official Plan

The Town of Fort Erie Official Plan establishes the policy framework for residential development, intensification, neighbourhood compatibility, and the provision of housing options across the Town. Schedule E: Land Use Plan identifies the principal land use designations that inform the zoning framework, including the Community Area designation, Rural Residential designation, the Hamlet of Snyder, and site-specific waterfront policy areas. Together, these policies provide direction on where a broader range of housing should be enabled, where growth should be limited, and where zoning standards should be calibrated to reflect servicing, built form, natural heritage, rural character, and neighbourhood compatibility considerations.

Community Area Designation

Within the Community Area designation, the Official Plan supports the development of complete communities through a range of housing options and essential everyday amenities. The designation permits residential uses, additional residential units, supportive housing, home occupations, small-scale commercial uses, and public service facilities. This policy direction provides the foundation for a zoning framework that can accommodate a broader range of housing types, unit sizes, tenures, affordability levels, and neighbourhood-supportive uses, while ensuring that development proceeds where municipal infrastructure and services can be efficiently used.

The objectives for Community Areas emphasize an adequate supply and mix of housing to meet current and future needs, including affordable housing and supportive housing. The Official Plan also encourages residential intensification and infill development where development can be integrated with surrounding land uses and where municipal services and facilities are available or planned. Non-residential uses are also contemplated where they are appropriate in a residential context and contribute to quality of life, community wellbeing, access to everyday amenities, and complete communities.

Rural Residential

The Official Plan also distinguishes Rural Residential lands from the Town's Community Areas. The Rural Residential designation applies to existing low-rise residential areas that are generally located outside settlement areas, on larger lots, and in some cases near Lake Erie or along scenic roadways such as the Niagara Parkway. The designation is not intended to accommodate new growth. Instead, it recognizes existing development and existing lots of record while contemplating the protection of the

natural landscape, open spaces, rural character, and applicable natural environment system policies. In limited instances, Rural Residential lands are located within Settlement Areas because they were brought into the designated Settlement Area through the 2022 Niagara Region Official Plan. These lands will require further planning study to determine whether they should be redesignated for more urban-oriented land uses.

The Rural Residential policies are important for the zoning by-law review because they indicate that the implementing zoning should generally maintain existing residential permissions rather than enable broader intensification or new lot creation. Permitted uses are limited to legally existing development, development on existing lots of record, home occupations, and additional residential units. New development and redesignation to Rural Residential are prohibited, and the extension of full municipal servicing is not planned except in limited circumstances related to existing services or public health concerns. Development must also demonstrate regard for the natural environment system, compatibility with agricultural uses including minimum distance separation requirements, and adequate servicing.

Hamlet of Snyder

The Hamlet of Snyder represents a distinct rural settlement context. It contains rural residential, commercial, open space, and institutional uses and is partially serviced through connection to a Regional watermain but does not have municipal wastewater servicing. As a result, significant growth, development, or redevelopment is not anticipated over the planning horizon. The Official Plan directs that rural residential, commercial, and industrial development and lot creation occur only in accordance with the Plan and recognizes that the Town may undertake a more detailed study to guide future land use planning matters within the Hamlet.

Community Design

In addition to land use permissions, the Official Plan includes development criteria and community design policies that are directly relevant to the structure of the new zoning by-law. For development and intensification within the Community Area, the Town may consider the proposed type, mix, density, and affordability of housing; the adequacy of municipal water, wastewater, and stormwater infrastructure; access to public service facilities, amenities, parks, and open space; impacts on transportation and active transportation; parking, buffering, landscaping, cultural heritage, and natural environment protection; sustainability and green infrastructure; infrastructure life-cycle costs; and phasing in relation to servicing availability.

Built Form

The Official Plan emphasizes compatibility, transition, and high-quality community design. Scale, massing, setbacks, and orientation are to be addressed through the development review process, including secondary plans, plans of subdivision, demonstration plans, and urban design briefs where applicable. Where Community Area lands abut Agricultural or Rural designations, minimum distance separation policies apply. More broadly, the community design policies promote excellence in urban design, active transportation, public realm enhancement, accessible and safe public spaces, sustainable design, and compatible integration with the character of the Town's neighbourhoods.

The Plan also provides specific direction for building height and residential built form. Low-rise residential development is generally directed to the interior of neighbourhoods and may include detached, semi-detached, duplex, triplex, fourplex, townhouse, apartment, and additional residential unit forms to a maximum height of three storeys. Mid-rise residential development is generally directed to collector roads, arterial roads, or the Niagara Parkway and is generally greater than three storeys and no higher than six storeys. High-rise residential development is generally greater than six storeys and no higher than eight storeys, except in the Garrison Road SGA or where site-specific policy areas apply. The Official Plan provides further direction related to development criteria, such as access, servicing, stormwater management, amenity areas, active transportation, landscaping, buffering, compatibility, and traffic safety.

The Official Plan further links permitted height to road classification and planned right-of-way width. This approach provides a policy basis for zoning that distinguishes between low-rise, mid-rise, and high-rise permissions based on the planned function and capacity of the transportation network. The following tables summarize the maximum permitted heights by Town and Regional road classification.

Table 1: Official Plan Road Classification, Permitted Built Form, and Maximum Permitted Height

Town Road Classification	Permitted Built Form	Maximum Permitted Height
Local and Private Roads	Low-rise	3-storeys
Collector Roads and the Niagara Parkway	Mid-rise	6-storeys
Arterial Roads	High-rise	8-storeys, except in accordance with Policy C.5.5

Regional Road	Permitted Built Form	Maximum Permitted Height
Regional roads with a planned right-of-way width of 20.0 metres or less	Low-rise	3-storeys
Regional roads with a planned right-of-way width greater than 20.0 metres but less than 26.0 metres	Mid-rise	6-storeys
Regional roads with a planned right-of-way width of 26.0 metres or greater	High-rise	8-storeys, except in accordance with Policy C.5.5 and Policy C.5.6

In the Garrison Road Strategic Growth Area and the Strategic Economic Area designation, maximum height is 10 storeys where lands abut an Arterial Road or a Regional road with planned ROW greater than or equal to 26.0 m. Further, and for lands fronting on private roads, a lesser maximum height may be appropriate because these roads are generally not designed or maintained to accommodate higher traffic volumes associated with more intensive residential development. This could be implemented through a general provision or regulation that limits development on private roads to low-rise forms, restricts certain dwelling typologies or unit counts, or requires frontage on a public road for mid-rise or high-rise development. The final approach will be determined through development of the new Zoning By-law.

Additional Residential Units

Additional residential units (ARUs) are recognized by the both the Province and the Town as an important tool to increase housing choice and support residential intensification. The Planning Act requires that on parcels of fully serviced land within Settlement Areas, the Official Plan permits a maximum of three ARUs per lot, in addition to the principal residential dwelling. Up to two ARUs may be permitted within a single detached, semi-detached, or townhouse dwelling, with up to one additional residential unit in an accessory building or structure on the same lot. Accordingly, the new Town's land use planning framework, including the Official Plan and Zoning By-law, must be aligned with provincial direction regarding ARUs.

The policies establish several implementation considerations for the zoning by-law. No more than one additional parking space may be required for each additional residential unit, in addition to the parking requirement for the principal dwelling, unless otherwise established by the implementing zoning by-law. Adequate sewage and water services must be available or provided to the satisfaction of the Town and Region, and severances to separate an additional residential unit from the principal dwelling are not permitted. The zoning by-law may also establish detailed regulations related to location, size, scale, setbacks, parking, and other matters necessary to ensure compatibility and effective implementation. The implementing zoning by-law may establish more detailed regulations regarding additional residential units, including location, size, scale, setbacks, and parking, as well as other regulations as deemed necessary.

Home Occupations

Home occupations, including bed and breakfast establishments, are contemplated as accessory uses within a principal dwelling or accessory building. The policy intent is to support live/work opportunities while maintaining compatibility with surrounding residential areas. The zoning by-law is expected to provide more detailed direction on the types of activities permitted, the scale of the use, the number of employees, parking, exterior storage or display, and any contexts or dwelling types where home occupations may be prohibited.

Small Scale Commercial Uses

Small-scale commercial uses are also supported within the Community Area where they are complementary to residential neighbourhoods and serve the daily needs of residents. The Official Plan limits these uses to appropriate locations and built form contexts, including corner lots, locations with frontage and direct access from the public realm, and mixed-use buildings where commercial uses are generally located at grade with residential uses above or to the rear. The zoning by-law is expected to establish the appropriate mix of uses, building types, scale, and performance standards, including measures to address potential nuisance impacts such as noise, odour, screening, and landscaping where small-scale commercial uses abut residential uses.

Site-Specific Policy Area 36 – Fort Erie Waterfront Area

Site-Specific Policy Area 36 applies to the Fort Erie Waterfront Area, generally located on lands abutting Lake Erie between Point Abino Road South and Helena Street, as shown on Schedule O.36 of the Official Plan. This area is characterized by low-rise detached dwellings on historic lotting patterns, with many lots established before comprehensive land use and infrastructure planning. The Official Plan states that development, redevelopment, and intensification of the broader waterfront area is not

planned in the absence of a comprehensive study addressing land use, servicing, transportation, hydrologic function, archaeological potential, cultural heritage, and the natural environment system, including the water resource system.

Within the waterfront policy area, permitted uses are limited to legally existing uses, home occupations, additional residential units, and short-term rentals, subject to the Official Plan and implementing zoning by-law. Development criteria focus on maintaining harmonious and complementary building height, massing, orientation, setbacks, landscaped open space, and lot coverage. The policies also establish that changes to existing lot frontage or lot depth require an Official Plan amendment, and that the zoning by-law may provide more detailed and potentially more restrictive direction. This policy framework indicates that waterfront zoning should generally maintain existing low-rise residential character and avoid enabling broader redevelopment or intensification without further study.

1.2.2 Secondary Plans

The Town of Fort Erie Official Plan is implemented in part through a series of Secondary Plans that provide more detailed land use, density, built form, height, servicing, design, and implementation direction for specific communities and growth areas. Policy A.3.5 of the Official Plan states that where there is an inconsistency between the parent Official Plan and an in-effect Secondary Plan, the policies of the Secondary Plan prevail. The exception to this is Policy C.5.7, which establishes that the built form and height permissions of the OP prevail over the Secondary Plans, except Crystal Beach. As a result, the new zoning by-law must account for the detailed permissions and limitations established by each Secondary Plan, particularly where those policies establish more specific residential designations, density ranges, height permissions, mixed-use requirements, or implementation criteria than the parent Official Plan.

For the purposes of the zoning by-law review, the Secondary Plans are important because they do not apply a single uniform approach to residential permissions across the Town. Instead, they reflect the planned function, character, servicing context, and development expectations of individual areas, including Bridgeburg, Gateway, Spears-High Pointe, Ridgeway/Thunder Bay, Stevensville, Douglastown-Black Creek, South End, and Crystal Beach. The following table summarizes the key residential and mixed-use designations identified in the Secondary Plans and highlights the principal zoning considerations that should be carried forward into the new by-law. **Appendix A** provides a summary of applicable land use designations within the various secondary plans.

Overall, the Secondary Plans confirm that the zoning framework should be flexible enough to accommodate a range of residential forms, while also being precise enough to respect area-specific

policy direction. Low density designations generally continue to emphasize single-detached, semi-detached, and duplex forms, with density permissions and compatibility controls varying by Secondary Plan. Medium density designations typically support townhouses, triplexes, fourplexes, and low-rise apartments, although permitted densities, maximum heights, and requirements for zoning by-law amendments or site plan control differ by area. Higher-density apartment permissions are more limited and are concentrated in specific locations such as Gateway and Spears-High Pointe, where Secondary Plan policies establish more explicit density and height permissions.

The Secondary Plans also provide important direction for mixed-use and character areas. Several Secondary Plans require or encourage at-grade commercial uses with residential uses above, prohibit drive-through facilities in certain core areas, or establish maximum heights and design expectations for mixed-use buildings. Crystal Beach also includes a distinct Waterfront Residential designation and more specific direction for Erie Road and other gateway or landmark sites. These policies signal that the new zoning by-law should not rely solely on broad residential zones; it should also incorporate area-specific standards, schedules, overlays, exceptions, or tailored zone categories where necessary to maintain conformity with Secondary Plan permissions and to avoid inadvertently downzoning lands that are intended to accommodate higher density or mixed-use development.

1.2.3 Zoning By-law 129-90

Zoning By-law 129-90 is the Town's current implementing zoning instrument and establishes the residential zone structure, permitted uses, and development standards that apply across Fort Erie. The by-law generally reflects a traditional zoning framework, with residential permissions organized by zone category and differentiated primarily by housing type, lot size, lot frontage, height, density, and location. This structure provides a high degree of regulatory certainty, but it also results in several distinct residential zones that distinguish between low-density neighbourhoods, multiple residential areas, rural residential lands, and waterfront contexts.

The current residential zone structure includes several low-density residential zones that primarily permit single-detached dwellings, a broader neighbourhood residential zone that also accommodates semi-detached and duplex dwellings, two multiple residential zones that permit townhouse, small-scale multi-unit, and apartment forms, and separate rural and waterfront residential zones that respond to larger lots, private servicing conditions, shoreline character, and rural or waterfront context. The following table summarizes the principal residential zones and provides a brief characterization of the general intent and development permissions associated with each zone.

Appendix B provides a summary of applicable residential zones from Zoning By-law 129-90.

The existing zoning framework demonstrates that Fort Erie already differentiates residential areas by both use and neighbourhood context. For example:

- > The R1, R2, R2A, and R2B Zones are closely related low-density zones that primarily regulate single-detached dwellings through varying lot area, frontage, height, and yard requirements.
- > The R3 Zone introduces additional ground-related housing forms, including semi-detached and duplex dwellings, while the RM1 Zone provides for townhouse and smaller multiple-unit forms at a modest density.
- > The RM2 Zone permits apartment and higher-density residential forms and provides the tallest residential height permissions in the current by-law.

The Rural Residential, Waterfront Residential, and Waterfront Rural Residential Zones also highlight the importance of context-sensitive zoning in Fort Erie. These zones generally maintain single-detached residential permissions but apply larger lot standards, lower lot coverage, and different yard requirements to reflect rural servicing conditions, shoreline conditions, and established waterfront character. These distinctions are relevant to the new zoning by-law because they identify areas where broader residential permissions may not be appropriate without further policy direction, servicing review, or area-specific analysis.

In summary, the Zoning By-law 129-90 establishes a clear basis for reviewing the residential zoning, but it also presents opportunities for modernization. Several zones perform similar low-density functions and may warrant consolidation, renaming, or restructuring to better align with the Official Plan's low-rise, mid-rise, and high-rise residential framework. At the same time, any consolidation should be carefully calibrated to avoid unintentionally increasing permissions in established neighbourhood contexts, sensitive rural or waterfront areas, or downzoning lands that are otherwise intended to accommodate multiple residential forms. The review should therefore consider whether a simplified zone structure can be augmented with context-specific standards, overlays, exceptions, or schedules to maintain policy conformity while improving clarity and usability.

1.2.4 Minor Variance and Exception Zone Analysis

The minor variance and exception zone analysis provides an important indicator of how the current zoning by-law is functioning in practice. Where recurring variances or site-specific exceptions are concentrated around particular standards, this may indicate that the existing regulations are too restrictive, outdated, difficult to apply across varied lot contexts, or not sufficiently aligned with contemporary development patterns. Conversely, where exceptions are limited to unique site conditions or policy-specific circumstances, they may continue to warrant site-specific treatment rather than broad changes to the parent zone standards.

Across all parent zone categories, Residential zones represent the largest share of exception zones, with 350 identified exceptions. The concentration of exceptions in residential zones reflects both the extent of residentially zoned land in Fort Erie and the frequency with which individual residential lots require adjustments to accommodate existing conditions, additions, infill development, redevelopment, or site-specific built form outcomes.

Most residential exceptions relate to development standards rather than fundamental changes in land use. The most common amendments address minimum lot frontage, minimum lot area, and yard setbacks, with some exceptions also modifying height, lot coverage, floor area, or related built form standards. This pattern suggests that the underlying residential permissions are generally stable, but that some parent zone standards may not consistently reflect the range of existing lot fabric, historic lotting patterns, shoreline conditions, or contemporary housing forms found across the Town.

For the residential zoning review, these findings support a targeted modernization approach. Recurring residential variances and exceptions should be reviewed to determine whether certain parent zone standards can be updated, simplified, or recalibrated to better reflect established lot patterns and reasonable development expectations. However, exceptions that respond to unique site constraints, waterfront conditions, environmental features, subdivision-specific design, or Secondary Plan implementation should generally be carried forward as site-specific provisions, overlays, schedules, or exception zones as appropriate. This approach would improve the clarity and usability of the new zoning by-law while avoiding unintended broadening of permissions in locations where site-specific policies and land use regulations remain necessary for conformity purposes.

1.3 Approaches to Zoning Residential Areas

Municipal zoning by-laws establish the regulatory framework that guides how residential areas evolve over time, influencing both the types of housing permitted and the physical form of development. As communities respond to changing housing needs, growth pressures, and policy objectives, municipalities are increasingly exploring alternative approaches to zoning that balance predictability with flexibility.

This section outlines three distinct zoning framework options for consideration: a traditional use-based approach, a form-based approach focused on built form and urban design outcomes, and a hybrid approach that combines elements of both. Each framework offers a different method of organizing permitted uses and regulating development, with varying implications for implementation, adaptability, and alignment with the Official Plan. The following subsections describe the key

characteristics of each approach and highlight how they may support the municipality’s long-term planning objectives.

1.3.1 Traditional Zoning Framework

The traditional zoning framework is the most widely used and familiar approach in Ontario municipalities. It organizes residential zones primarily around specific land uses, with each permitted use explicitly listed in the by-law.

Under this approach, zoning regulations provide granular control over permitted uses, meaning that individual housing types and related uses are clearly defined and assigned to particular zones. This offers a high degree of certainty for both municipal staff and property owners, as allowable uses are straightforward to interpret. As shown in **Figure 1**, the existing Fore Erie Zoning By-law uses a traditional zoning framework.

Built-form standards such as setbacks, lot coverage, and building height are typically applied uniformly within each zone, reflecting the expectation that each zone accommodates a relatively consistent land use pattern. As a result, zoning categories often correspond directly to housing typologies (e.g., single-detached, townhouse, or apartment zones).

This framework can also support detailed conformity with the Official Plan through the use of sub-zones, allowing the municipality to introduce more detailed requirements in specific locations, such as along arterial roads or within established neighbourhoods.

The traditional framework emphasizes clarity and administrative simplicity. However, its reliance on narrowly defined use categories and granular regulations can make it less adaptable to evolving housing forms or mixed-use residential environments and can result in overly technical zoning by-laws.

10.2 PERMITTED USES	
(a)	One single detached dwelling and uses, buildings and structures accessory thereto.
(b)	Home Occupations
(c)	Two (2) Accessory Dwelling Units, or one (1) Accessory Dwelling Unit and one (1) Detached Accessory Dwelling Unit as per the regulations of Subsection 6.43
(d)	Short-Term Rental, Owner Occupied
10.3 REGULATIONS FOR DWELLINGS	
Minimum Lot Frontage	18m 20m for a corner lot
Minimum Lot Area	600 sq. m.
Maximum Lot Coverage	Lot size < 600 sq m - 25 percent Lot size = 600 sq m 800 sq m - 30 percent Lot size > 800 sq m - 35 percent
Minimum Front Yard	7.5m
Minimum Interior Side Yard	(i) 1.5m for a one-storey dwelling (ii) 2.0m for 2 storeys (iii) 2.5 m for 2.5 storeys (iii) On an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 3m
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot line.
Minimum Rear Yard	10m
Maximum Height of Building	i) 2.5 storeys ii) 9m

Figure 1: Permitted Uses and built form requirements from the existing Fort Erie Zoning By-law

1.3.2 Form-Based Zoning Framework

The form-based zoning framework shifts the focus from land use to the physical form and character of development (i.e., the 'look' and 'feel' of development itself). Rather than organizing zones around specific uses, this approach prioritizes the desired built-form outcomes, such as building scale, massing, and relationship to the public realm such as streets. Under this framework, permitted uses are typically grouped into broad categories and regulated based on their potential impact on surrounding areas, rather than being exhaustively listed. **Figure 2** illustrates this framework in the City of Ottawa's new Zoning By-law, where all residential dwelling types are permitted under a single use category, "dwelling unit." This approach enables greater flexibility by allowing a range of housing types to be accommodated within a consistent built form.

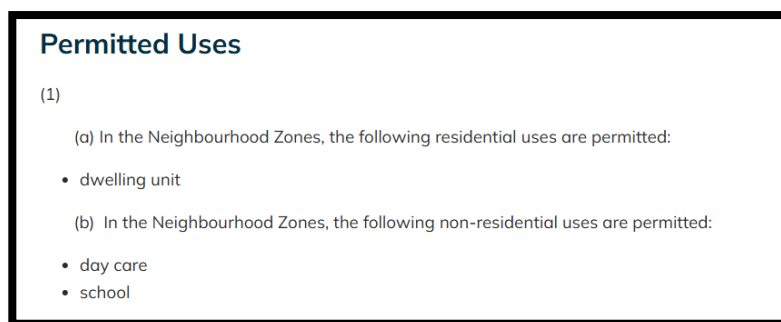


Figure 2: Permitted uses in the Neighbourhood Zone from the Ottawa Zoning by-law

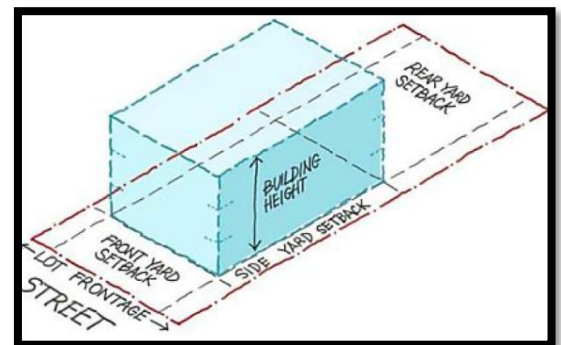


Figure 3: Visual diagram of a building envelope from the City of Cambridge draft Zoning By-law

Built-form requirements are the primary organizing element of the zoning framework. Regulations often define maximum building envelopes or dimensional standards, which may be communicated through diagrams or visual tools, such as the build envelope diagram in Figure 3 from the draft City of Cambridge Zoning By-law. This helps illustrate how development should fit within the community context and can improve transparency for the public, as well as interpretation of the zoning by-law itself.

Similar to the traditional framework, form-based zoning can incorporate context-specific provisions, such as regulations for development along different road classifications or adjacent to a range of land uses. However, these provisions are generally applied in a limited way, primarily to address potential compatibility issues. The overall emphasis remains on how built form relates to and integrates with the surrounding neighbourhood.

The form-based approach supports a more adaptable and design-oriented regulatory system, encouraging a cohesive urban form while accommodating a range of residential uses. However, it may be less suitable for communities that prefer to maintain more precise control over permitted land uses.

1.3.3 Hybrid Zoning Framework

The hybrid zoning framework combines elements of both traditional and form-based approaches to balance regulatory clarity with flexibility and design outcomes. This model is increasingly being explored by municipalities seeking to modernize their zoning by-laws while balancing community desire to regulate specific types of residential development.

Under a hybrid system, residential uses are organized into broader categories, similar to a form-based approach. However, the hybrid model retains clearly defined terms to support interpretation and administration. The City of Cambridge is currently developing a new zoning by-law that reflects this approach. As illustrated in Figure 4, Cambridge combines use categories with specific defined uses, applying permissions more broadly while relying on context-specific built-form regulations to shape neighbourhood character. This approach allows municipalities to maintain a degree of precision while reducing the complexity associated with listing numerous individual uses.

	Use	RR	R1	R2	R3
1	Additional residential unit (subject to Section 4.19 of this By-law)	P	P	P	P
2	Adult or continuing education school	NP	P	P	P
3	Apartment dwelling	NP	P	P	P
4	Back-to-back townhouse dwelling	NP	P	P	P
5	Bed and breakfast establishment	P (3)(4)	P (3)(4)	P (3)(4)	P (3)(4)
6	Crisis intervention home	NP	P (2)	P (2)	P (2)
7	Elementary school	NP	P	P	P
8	Group home	NP	P (2)	P (2)	P (2)
9	Home child care	NP	P	P	P
10	Home occupation (subject to Section 4.8 of this By-law)	NP	P	P	P
11	Long term care home	NP	P	P	P
12	Multiple dwelling	NP	P	P	P
13	Place of worship	NP	P	P	P
14	Retirement home	NP	P	P	P
15	Secondary school	NP	P	P	P
16	Semi-detached dwelling	NP	P	P	P
17	Single-detached dwelling	NP	P	P	P
18	Stacked townhouse dwelling	NP	P	P	P
19	Townhouse dwelling	NP	P (1)	P (1)	P (1)

Figure 4: Permitted uses from the draft City of Cambridge Zoning by-law

Built-form requirements are closely linked to both zone and context, allowing standards to vary depending on location, density, or housing type. This can include the use of schedules, overlays, or maps that specify different height limits, intensification areas, or other development criteria.

The hybrid framework is particularly effective in implementing Official Plan policies, as it can incorporate context-specific provisions and tailored regulations for different neighbourhoods or growth areas. This makes it well suited to supporting a broader range of housing typologies and facilitating gentle intensification while acknowledging the strengths of traditional zoning frameworks. The hybrid approach offers a balanced and flexible structure that can adapt to changing planning priorities while maintaining a clear regulatory framework.

1.4 Zoning Directions

The following zoning directions translate the policy and zoning analysis into a recommended framework for the new residential zoning by-law. The directions are intended to support a broader range of housing options in appropriate locations, simplify the existing residential zone structure, and maintain context-sensitive controls for rural, waterfront, and Secondary Plan areas. Together, the recommendations address the proposed zone structure, development standards, permitted uses, parking, waterfront zoning, and the implementation of Secondary Plan policies.

1.4.1 Zone Structure

Based on the Official Plan, Secondary Plan policies, Zoning By-law 129-90, and the minor variance and exception zone analysis, a hybrid residential zone structure is recommended for the new zoning by-law. This approach would simplify the existing residential zone framework while retaining sufficient precision to implement Fort Erie’s varied policy contexts. The structure should align residential zones with the Official Plan’s low-rise, mid-rise, and high-rise framework, while maintaining distinct zoning tools for rural residential, waterfront residential, and area-specific Secondary Plan contexts where broader permissions or standardized urban standards may not be appropriate.

Table 2: Proposed Residential Zone Structure

Proposed Zone	Purpose and General Application	Key Implementation Considerations
Low-Rise Residential (R1)	Applies to most established low-rise residential areas	Should permit a broad range of low-rise forms supported by the Official Plan,

Proposed Zone	Purpose and General Application	Key Implementation Considerations
	within the Community Area designation and consolidates the general function of the existing R1, R2, R2A, R2B, and portions of the R3 framework where low-rise forms are appropriate.	including single-detached, semi-detached, duplex, triplex, fourplex, townhouse, low-rise apartment, and additional residential units, subject to built form standards, servicing capacity, lot fabric, and compatibility. Sub-zones or standards may be used to distinguish larger established lots, smaller lots, and areas where specific Secondary Plan policies apply.
Mid-Rise Residential (R2)	Applies to lands designated or intended for medium density residential development, including lands currently zoned RM1 and selected lands within Secondary Plan areas where townhouses, stacked townhouses, low-rise apartments, or mid-rise residential forms are contemplated.	Should implement medium density permissions through standards for height, density, setbacks, amenity areas, landscaped open space, parking, and transition to adjacent low-rise areas. Maximum height should generally align with the Official Plan road-classification framework and applicable Secondary Plan policies, typically up to three to six storeys depending on location and policy context.
High-Rise Residential (R3)	Applies to lands intended for apartment-form and higher-density residential development, including lands currently zoned RM2 and lands identified through the Gateway, Spears-High Pointe, or other applicable Secondary Plans for higher-density residential use.	Should permit apartment dwellings and related higher-density residential forms, with height and density standards tied to road classification, planned right-of-way width, servicing capacity, compatibility, and applicable Secondary Plan limits. The zone should avoid downzoning lands where Secondary Plans establish higher-density permissions and should use holding provisions, exceptions, or site-specific standards where additional studies or

Proposed Zone	Purpose and General Application	Key Implementation Considerations
		infrastructure confirmation are required based on policy direction (as applicable).
Rural Residential (RR)	Applies to existing rural residential lands outside the Community Area and settlement areas, including larger privately serviced residential lots and areas where the Official Plan does not contemplate new growth.	Should maintain existing low-rise residential permissions and large-lot standards, while permitting additional residential units and home occupations where supported by policy, servicing, and compatibility requirements. The zone should not enable broader intensification, new lot creation, or urban residential forms unless supported by an Official Plan amendment or other applicable policy process.
Waterfront Residential (WR)	Applies to established waterfront residential areas, including lands within the Fort Erie Waterfront Area and Crystal Beach Waterfront Residential context where shoreline character, historic lotting, and policy limitations require tailored treatment.	Should maintain low-rise residential character and carry forward more restrictive standards related to height, lot coverage, setbacks, landscaped open space, shoreline yards, and compatibility. Broader redevelopment, lot reconfiguration, or intensification should not be enabled without the comprehensive study or policy approvals contemplated by the Official Plan. The applicable of a Holding (H) Symbol may be used in this regard.
Mixed-Use Residential (MXR)	Applies to lands within the Community Area designation where mixed-use development is permitted in the Official Plan or through Secondary Plans. Mixed-uses generally refer to where residential uses are	Should implement area-specific requirements for at-grade commercial uses, residential uses above or behind commercial space, minimum and maximum heights, drive-through prohibitions, active street frontages, parking, loading, screening, and transition to adjacent

Proposed Zone	Purpose and General Application	Key Implementation Considerations
	permitted with commercial, office, or neighbourhood-supportive uses.	residential areas. The zone may be structured as a residential-commercial zone or as a companion mixed-use zone depending on the overall by-law organization.

This structure would reduce the number of base residential zones while improving alignment with the Official Plan's built form framework. It also creates a clearer distinction between urban residential areas intended to accommodate a broader range of housing options and rural or waterfront areas where policy direction supports a more restrictive and context-sensitive approach. The R1, R2, and R3 zones would form the primary urban residential hierarchy, while the RR and WR zones would carry forward policy-based limitations for rural and waterfront areas. The MXR zone would ensure that Secondary Plan mixed-use requirements are implemented directly rather than relying on exceptions to residential or commercial zones, as may be applicable outside of Strategic Growth Areas where the CPPS will apply. The MXR zone may also function as a template zone to be used by the Town outside of the Strategic Growth Areas for future development.

The recommended structure should be implemented with sub-zones, schedules, overlays, holding provisions, or exception zones where necessary to reflect existing lot fabric, Secondary Plan density permissions, waterfront constraints, environmental features, subdivision-specific standards, and recurring site-specific exceptions. In particular, the consolidation of existing low-density zones should not automatically result in a uniform set of permissions across all low-rise areas. Instead, the new by-law should use calibrated development standards to distinguish between established large-lot neighbourhoods, smaller-lot neighbourhoods, planned intensification areas, and areas where semi-detached, duplex, townhouse, or small-scale apartment forms require additional compatibility controls.

1.4.2 Schedules, Overlays, and Exception Zones

The proposed parent zones should be supported by schedules, overlays, holding provisions, and site-specific exceptions where additional precision is needed to implement the Official Plan and Secondary Plans. These tools can preserve a simplified zone structure while addressing policy areas, site conditions, and development permissions that cannot be fully implemented through the parent zone standards alone. Examples may include:

- > **Height overlay or schedule:** Establish height permissions from the Official Plan permissions, including low-rise, mid-rise, high-rise, without creating separate zones for varying height permissions.
- > **Road Classification Schedule:** A schedule could identify the applicable road classification or planned right-of-way context and link those areas to permitted heights and, where appropriate, dwelling typologies. For example, lands on local or private roads may be limited to low-rise forms, while lands on collector roads, arterial roads, the Niagara Parkway, or qualifying Regional roads may be eligible for mid-rise or high-rise permissions where supported by the Official Plan, Secondary Plan policies, servicing capacity, and compatibility standards.
- > **Strategic Growth Area transition overlay or schedule:** The new zoning by-law should consider how built form transitions between Strategic Growth Areas and adjacent Residential areas are implemented, including whether the Strategic Growth Area boundary should be refined through a future Official Plan process or whether zoning can address the interface through mapped transition areas, graduated height permissions, increased setbacks, stepbacks, landscaped buffers, angular planes, or other standards. This would allow the Town to manage the edge condition between growth areas and established neighbourhoods while maintaining the intended intensification function of the Strategic Growth Area.
- > **At-grade commercial or active frontage overlay:** Implement Secondary Plan policies that require commercial, office, retail, restaurant, or community-supportive uses at grade with residential uses above or behind.
- > **Drive-through prohibition overlay:** Apply location-specific prohibitions in core, mixed-use, or pedestrian-oriented Secondary Plan areas where drive-through facilities are not contemplated.
- > **Waterfront Residential overlay or exception:** Implement Fort Erie Waterfront Area and Crystal Beach Waterfront Residential policies related to low-rise character, shoreline setbacks, lot coverage, landscaped open space, building footprint, lot reconfiguration, and limits on broader redevelopment or intensification.
- > **Holding provisions:** Use a holding symbol where Official Plan or Secondary Plan policies require confirmation of servicing, transportation capacity, stormwater management, environmental constraints, land assembly, or other studies before full development permissions are activated.
- > **Site-specific exception zones:** Carry forward approved developments, legal existing conditions, subdivision-specific standards, unique lot fabric, waterfront conditions, or other site-specific permissions that remain necessary and cannot be appropriately generalized through the parent zone.

1.4.3 Development Standards

Development standards are the primary tool for translating the proposed residential zone structure into built form outcomes that are compatible, functional, and policy-conforming. In the new zoning by-law, these standards should be calibrated to support a broader range of housing options while maintaining appropriate controls for lot fabric, building scale, setbacks, height, landscaped open space, servicing, parking, transition, and context-sensitive areas such as rural, waterfront, and Secondary Plan lands.

- > **Establish a consistent residential standards framework by zone:** The new zoning by-law should include a clear standards table for each residential zone that addresses minimum lot area, minimum lot frontage, minimum front yard, minimum interior and exterior side yards, minimum rear yard, maximum building height, maximum lot coverage, landscaped open space, parking, amenity area, and any applicable density standard. This will allow the R1, R2, R3, RR, WR, and MXR zones to be compared and administered consistently, responding to the Town's various land use contexts as envisioned by the Official Plan.
- > **Calibrate height permissions to the Official Plan road-classification framework:** Maximum height should generally reflect the Official Plan distinction between low-rise, mid-rise, and high-rise forms, including three storeys on local and private roads, up to six storeys on collector roads, the Niagara Parkway, and applicable Regional roads, and up to eight storeys on arterial roads or Regional roads with larger planned rights-of-way, subject to any more specific Secondary Plan permissions or limitations.
- > **Use sub-zones or schedules to recognize different lot fabric within the R1 Zone:** Because the proposed R1 Zone consolidates several existing low-density zones, the new by-law should avoid applying one uniform standard across all low-rise neighbourhoods. Sub-zones or schedules should distinguish larger established lots, conventional lots, smaller lots, and areas where semi-detached, duplex, townhouse, fourplex, or small-scale apartment forms may require different lot frontage, lot area, yard, height, or lot coverage standards.
- > **Carry forward Secondary Plan density and height permissions:** The R2, R3, and MXR zones should include standards that avoid downzoning lands identified for medium density, high density, or mixed-use development. Where Secondary Plans establish specific density ranges, maximum heights, minimum heights, site plan requirements, drive-through prohibitions, or at-grade commercial requirements, these should be translated into zone standards, overlays, schedules, or site-specific exception zones. It is important to note that it is not recommended that specific density targets be identified in the zoning regulations, but rather that the performance standards enable those density targets to be achieved.

- > **Regulate built form and compatibility for gentle intensification:** Standards for semi-detached dwellings, duplexes, triplexes, fourplexes, townhouses, low-rise apartments, and small-scale multi-unit housing should address building height, massing, setbacks, entrance orientation, lot coverage, landscaped open space, privacy, amenity space, waste storage, and parking location. These standards should enable additional housing options while maintaining compatibility with established neighbourhoods based on direction from the Official Plan.
- > **Differentiate standards for townhouse and apartment forms:** The R2 Zone should include specific standards for townhouse, stacked townhouse, low-rise apartment, and other medium density forms, including minimum lot frontage, minimum lot area, maximum number of townhouse units in a row where appropriate, separation between buildings, private or common amenity areas, landscaped buffers, parking placement, and transition standards adjacent to low-rise residential zones.
- > **Address mixed-form condominium developments:** The new zoning by-law should consider how to regulate condominium developments that include multiple residential built forms on a single lot or within one condominium plan, such as developments that combine townhouse, stacked townhouse, low-rise apartment, or other multiple residential forms. Recent development applications demonstrate that the current framework may require blended zones or site-specific zoning to accommodate these types of development. A clearer approach could include a dedicated multiple residential zone, site-specific development standards, or a general provision that allows more than one permitted residential form on the same lot.
- > **Establish higher-density standards for the R3 Zone:** The R3 Zone should include standards for apartment and higher-density residential forms, including maximum height, density, setbacks (where appropriate), landscaped open space, outdoor amenity area, parking and loading, waste storage, pedestrian access, driveway location, and transition to lower-density areas. Holding provisions or site-specific exceptions may be appropriate where servicing, transportation, stormwater, or compatibility matters require further confirmation or where the Official Plan contemplates additional study in this regard.
- > **Maintain restrictive standards for Rural Residential lands:** The RR Zone should carry forward large-lot standards, private servicing considerations, rural residential setbacks, maximum lot coverage, accessory building controls, minimum distance separation requirements where applicable, and limitations on urban residential forms. Additional residential units and home occupations should be permitted only where adequate servicing, access, and compatibility can be demonstrated.
- > **Maintain tailored standards for Waterfront Residential lands:** The WR Zone should include standards that protect shoreline character and established waterfront lot patterns, including more restrictive lot coverage, height, front and rear yard setbacks, shoreline or lake-facing yard

requirements, landscaped open space, building footprint controls, and limits on lot reconfiguration or intensified redevelopment where required by the Official Plan or Secondary Plan policies.

- > **Implement mixed-use residential standards through the MXR Zone:** The MXR Zone should regulate ground-floor commercial or active frontage requirements, residential uses above or behind commercial uses, minimum and maximum building heights, drive-through prohibitions, parking and loading location, screening, landscaping, waste storage, building orientation, and transition to adjacent residential areas. Where Secondary Plans establish different mixed-use requirements, these should be reflected through area-specific standards.
- > **Modernize additional residential unit standards:** The new by-law should clearly regulate additional residential units in accordance with the Official Plan and applicable legislation, including permissions within the principal dwelling, accessory buildings, or both; maximum number of units; parking requirements; servicing requirements; entrance location; setbacks for detached units; height and lot coverage for accessory structures; and restrictions on severance of additional residential units from the principal dwelling.
- > **Update standards that commonly generate variances or exceptions:** Recurring residential exceptions related to lot frontage, lot area, setbacks, lot coverage, height, and floor area should be reviewed to determine whether parent zone standards can be recalibrated. Where exceptions reflect broadly recurring conditions, updated base standards may be appropriate; where they respond to unique site, waterfront, environmental, subdivision, or Secondary Plan circumstances, they should be carried forward as exceptions or overlays.
- > **Use transition standards between residential zones:** Where medium- or high-density development abuts low-rise residential areas, the new by-law should include transition tools such as increased setbacks, landscaped buffers, stepbacks, height limits near lot lines, fencing or screening, lighting controls, and limits on parking or loading areas near sensitive interfaces.
- > **Address servicing, access, and infrastructure through standards or holding provisions:** For areas where intensification is dependent on municipal servicing, road capacity, stormwater management, or other infrastructure, the zoning by-law should use holding provisions, site-specific standards, or development criteria to ensure that residential permissions are implemented only where adequate services and infrastructure are available or planned.
- > **Carry forward necessary exception zones, overlays, and special provisions:** The new zoning by-law should retain or translate existing site-specific exceptions where they remain necessary to implement approved developments, recognize legal existing conditions, address environmental or hazard constraints, protect waterfront character, or implement Secondary Plan policies. This will help modernize the parent zone structure without losing important site-specific controls.

1.4.4 Permitted Uses

The permitted-use framework should translate the proposed zone structure into clear permissions for residential uses and dwelling typologies. The intent is to enable a broader range of housing options within the Community Area, while maintaining more limited and context-sensitive permissions in rural and waterfront areas. The following table identifies the residential uses and dwelling typologies that should generally be applied to each proposed zone, subject to the development standards, servicing requirements, Secondary Plan policies, overlays, holding provisions, and site-specific exceptions identified elsewhere in this memo.

Table 3: Proposed Use Permissions in the Residential Zones

Proposed Zone	Recommended Residential Uses and Dwelling Typologies	Implementation Considerations
R1 – Low-Rise Residential	Single-detached dwelling; semi-detached dwelling; duplex dwelling; triplex dwelling; fourplex dwelling; street townhouse dwelling; low-rise apartment dwelling where supported by Official Plan or Secondary Plan policy; additional residential units; supportive housing; home occupation; bed and breakfast establishment where appropriate.	This zone should implement the broad low-rise permissions contemplated by the Official Plan, but permissions should be calibrated through sub-zones or schedules. Single-detached, semi-detached, duplex, triplex, and fourplex forms may be broadly permitted where servicing and lot standards can be met. Townhouses and low-rise apartments should be directed to appropriate locations, such as larger sites, planned intensification areas, or Secondary Plan locations, and may require additional compatibility standards.
R2 – Mid-Rise Residential	Townhouse dwelling; stacked townhouse dwelling; triplex dwelling; fourplex dwelling; low-rise apartment dwelling; mid-rise apartment dwelling where supported by road classification and Secondary Plan policy; additional residential units where applicable;	The R2 Zone should carry forward and modernize the general function of the existing RM1 Zone and applicable medium-density Secondary Plan permissions. It should be the primary zone for townhouses, stacked townhouses, small-scale multi-unit housing, low-rise apartments, and mid-rise forms up to the

Proposed Zone	Recommended Residential Uses and Dwelling Typologies	Implementation Considerations
	supportive housing; institutional-residential or seniors housing forms where appropriate.	applicable height limit. Permissions should be tied to density, height, transition, amenity, parking, and site plan considerations.
R3 – High-Rise Residential	Apartment dwelling; mid-rise apartment dwelling; high-rise apartment dwelling where permitted by the Official Plan or Secondary Plan; multiple dwelling; supportive housing; seniors housing; long-term care or assisted living residential forms where appropriately defined; accessory amenity and service uses associated with residential development.	The R3 Zone should carry forward the general function of the existing RM2 Zone and apply to lands intended for apartment-form and higher-density residential development. High-rise permissions should be limited to locations supported by the Official Plan road-classification framework and specific Secondary Plan permissions, including Gateway and Spears-High Pointe. Holding provisions or site-specific standards may be used where servicing, transportation, or compatibility matters must be resolved.
RR – Rural Residential	Single-detached dwelling on an existing lot of record; legally existing residential uses; additional residential units where servicing and policy requirements are satisfied; home occupation; bed and breakfast establishment where appropriate; accessory dwelling-related uses and structures.	The RR Zone should remain restrictive and should not permit urban residential typologies such as semi-detached dwellings, townhouses, apartments, or other intensified forms as-of-right. Permissions should reflect the Official Plan's direction that Rural Residential lands are not intended for new growth and should be subject to private servicing, natural environment, agricultural compatibility, and minimum distance separation considerations.

Proposed Zone	Recommended Residential Uses and Dwelling Typologies	Implementation Considerations
WR – Waterfront Residential	Single-detached dwelling; legally existing residential uses; additional residential units where permitted by policy and servicing; home occupation; short-term rental where separately regulated and permitted; accessory dwelling-related uses and structures.	The WR Zone should maintain established low-rise waterfront character and should not broadly permit semi-detached, townhouse, apartment, or higher-density forms without further policy direction or comprehensive study. Permissions should be tailored to the Fort Erie Waterfront Area, Crystal Beach Waterfront Residential context, shoreline constraints, historic lotting patterns, and applicable site-specific policies.
MXR – Mixed-Use Residential	Residential units above or behind commercial, office, restaurant, retail, or neighbourhood-supportive uses; apartment dwelling; townhouse or stacked townhouse dwelling where compatible and supported by the applicable Secondary Plan; live-work unit; supportive housing; seniors housing; accessory residential amenity uses.	The MXR Zone should implement Secondary Plan mixed-use and core-area permissions, including at-grade commercial requirements, active frontages, residential uses above or to the rear of commercial space, drive-through prohibitions, and area-specific height limits. Stand-alone residential uses should only be permitted where supported by the applicable Secondary Plan or site-specific policy direction.

The table above identifies the general residential use permissions recommended for each proposed zone. To implement these permissions effectively, the zoning by-law should pair the permitted-use framework with clear definitions, calibrated development standards, and location-specific tools that ensure each dwelling type is enabled only where it is supported by policy, servicing, lot fabric, and neighbourhood compatibility considerations.

- > **Define residential uses consistently:** The new by-law should use clear definitions for dwelling unit, single-detached dwelling, semi-detached dwelling, duplex, triplex, fourplex, townhouse, stacked townhouse, apartment dwelling, additional residential unit, supportive housing, and live-work unit to avoid interpretation issues. In some cases, terms may be defined but not necessarily

permitted to support implementation of the official plan while affording the Town greater control over some types of development.

- > **Ensure use permissions and standards are harmonized:** A dwelling typology should only be enabled where both the permitted-use table and the applicable development standards support the form. This is particularly important for townhouses, low-rise apartments, mid-rise buildings, and mixed-use residential forms.
- > **Establish a clear regulatory framework for residential accessory uses:** Additional residential units, home occupations, bed and breakfast establishments, accessory dwelling-related uses, and short-term rentals should be treated as accessory or separately regulated uses rather than as primary residential typologies.
- > **Carry forward policy-specific limits:** Rural Residential and Waterfront Residential lands should remain more restrictive, while R2, R3, and MXR permissions should be calibrated to avoid downzoning lands where Secondary Plans support medium density, high density, or mixed-use development.
- > **Use overlays or exceptions for location-specific typologies:** Where a typology is appropriate only in certain contexts, such as low-rise apartments in selected R1 areas or high-rise apartments in specific Secondary Plan areas, the permission should be implemented through a sub-zone, overlay, schedule, holding provision, or exception rather than applied broadly across the parent zone.

1.4.5 Zoning the Proposed Low-rise Residential (R1) Zone

The proposed Low-Rise Residential (R1) Zone should function as the primary neighbourhood residential zone for lands within the Community Area designation that are intended to accommodate low-rise built forms. The intent is to open low-rise neighbourhoods to a broader range of gentle infill and missing-middle housing options, while ensuring that new development remains compatible with established neighbourhood character, lot fabric, servicing conditions, and the Official Plan's direction for low-rise residential areas.

The R1 Zone should consolidate the general function of the existing low-density residential zones, with specific standards and regulations used to reflect unique and historical development patterns within the Town. This approach would allow the by-law to enable housing choice in appropriate locations while maintaining safeguards for areas with larger lots, smaller historic lots, constrained access, private roads, waterfront influence, or established streetscape patterns. The following are key directions in this regard for the new Zoning By-law:

- **Permit a broader range of low-rise housing forms:** The R1 Zone should generally permit single-detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, additional residential units, and other low-rise residential forms. More intensive low-rise forms, such as townhouses or low-rise apartments, may be directed to larger sites, locations near collector or arterial roads, as directed by Secondary Plans or site-specific policies, or sites where compatibility can be addressed through additional standards or provisions.
- **Use overlays or schedules to manage context:** A neighbourhood character overlay, lot fabric schedule, or road classification overlay (or any combination thereof) could identify where broader R1 permissions apply as-of-right and where additional regulations may apply. This would allow the Town to distinguish established large-lot neighbourhoods, compact historic lots, planned infill areas, private road areas, and locations where Secondary Plan policies provide more specific direction.
- **Establish general provisions that support neighbourhood compatibility:** General provisions should address matters such as maximum building height, lot coverage, landscaped open space, front yard character, garage and driveway dominance, entrance orientation, privacy, amenity space, waste storage, parking location, and transition to adjacent low-rise dwellings. These standards should be aligned with the urban design guidelines to ensure that measurable zoning requirements and qualitative design direction work together to support gentle infill while ensuring that new buildings fit within the scale and pattern of established neighbourhoods.
- **Calibrate standards by built form and lot condition:** Standards should vary by dwelling typology and lot context rather than applying a single standard to all R1 lands. For example, semi-detached dwellings, duplexes, triplexes, and fourplexes may require different frontage, lot area, side yard, parking, landscaped open space, and entrance standards than single-detached dwellings. Narrow lots, corner lots, through lots, and lots on private roads may also require tailored provisions.
- **Maintain safeguards for established neighbourhoods:** The R1 framework should not simply broaden permissions without corresponding performance standards. Safeguards may include maximum height limits, setbacks (or other similar provisions that regulate height), minimum landscaped open space, limits on front yard parking and driveway width, requirements for compatible entrance locations, and restrictions on building mass where intensification could overwhelm adjacent low-rise dwellings.

- **Coordinate zoning with urban design guidance:** Urban design guidelines may be used alongside the zoning by-law to provide more detailed guidance on infill design, building articulation, streetscape fit, entrance placement, landscaping, privacy, transition, and compatibility. While the zoning by-law should regulate measurable standards, guidelines can help communicate the intended design outcomes for gentle intensification in established low-rise neighbourhoods.
- **Use holding provisions or exceptions where additional review is required:** Where broader residential permissions depend on servicing, transportation access, stormwater management, environmental review, private road adequacy, or Secondary Plan conformity, the Town may use holding provisions, site-specific exceptions, or special provisions to ensure development proceeds only when these matters are appropriately addressed.

Overall, The R1 Zone should be established as a flexible low-rise residential zone that supports gentle infill and expanded housing choice, supported by overlays, calibrated standards, general provisions, and urban design guidance to maintain established neighbourhood character and avoid unintended impacts from overly broad permissions.

1.4.6 Zoning the Secondary Plans

Secondary Plan areas should generally be zoned using the proposed parent zones that most closely correspond to the applicable land use designation, density range, built form, and intended function of the area. Low-density residential areas should generally be implemented through the R1 Zone, medium-density areas through the R2 Zone, high-density areas through the R3 Zone, waterfront residential areas through the WR Zone, and core or residential mixed-use areas through the MXR Zone. This approach would maintain a consistent Town-wide zone structure while ensuring that Secondary Plan permissions are carried forward into the implementing zoning by-law.

Where Secondary Plan policies establish site-specific or area-specific requirements that cannot be fully implemented through the parent zone standards, the new by-law should use exception zones, overlays, schedules, or holding provisions. These tools may be appropriate to implement specific density ranges, maximum or minimum heights, at-grade commercial requirements, drive-through prohibitions, transition standards, gateway or landmark site permissions, servicing requirements, environmental constraints, or approved site-specific development permissions. This will allow the by-law to remain simplified and readable while preserving the detailed policy direction that applies within individual Secondary Plan areas.

Overlays may be an important zoning tool for implementing Secondary Plan zoning because they allow the new by-law to retain a simplified parent zone structure while applying additional area-specific requirements only where they are needed. The parent zone would establish the base permissions and development standards, while an overlay could modify or supplement those standards to address Secondary Plan matters such as density, height, at-grade commercial requirements, drive-through prohibitions, transition requirements, gateway or landmark site policies, servicing limitations, environmental constraints, or waterfront character protections. This approach can reduce the need for numerous stand-alone zones while ensuring that Secondary Plan policies are implemented accurately and without unintentionally broadening or limiting permissions elsewhere in the Town.

2. Parking and Driveways

Parking and driveway regulations are particularly important in residential areas because they influence how neighbourhoods function, how streetscapes appear, and how new housing forms can be accommodated on existing lots. These standards affect the balance between vehicle storage, landscaped open space, pedestrian safety, stormwater management, emergency access, and neighbourhood character. As Fort Erie considers broader housing permissions, including additional residential units, small-scale multi-unit housing, townhouses, apartments, and mixed-use residential forms, parking and driveway standards will need to support housing choice while avoiding excessive hard surfacing, driveway dominance, conflicts with sidewalks and boulevards, and parking ‘spillover’ on surrounding streets.

2.1 Current Policy and Zoning

The Official Plan addresses parking and driveways primarily through its broader development, intensification, and community design policies. These policies direct that new development consider transportation impacts, parking supply, active transportation, access, compatibility, landscaping, stormwater management, and the design of the public realm. For additional residential units, the Official Plan specifically limits the amount of additional parking that may be required, while also allowing the zoning by-law to establish more detailed regulations related to parking, location, size, scale, setbacks, and compatibility. In this way, the Official Plan provides policy support for parking and driveway standards that balance housing choice with neighbourhood function, streetscape character, and infrastructure considerations.

The current zoning by-law regulates residential parking and driveways through minimum parking requirements, driveway and parking area location standards, and related dimensional controls. These regulations help ensure that required parking can be accommodated on individual lots, but they also influence front yard landscaping, the amount of hard surface area, driveway width, access to garages or parking spaces, and the relationship between private driveways and the public street. As residential permissions are broadened to support additional residential units and a wider range of dwelling typologies, these existing standards should be reviewed to determine whether they continue to support appropriate parking supply while avoiding excessive driveway coverage, loss of landscaped open space, pedestrian conflicts, and adverse streetscape impacts.

2.2 Zoning Directions

The new zoning by-law should modernize parking and driveway regulations to support additional housing options while maintaining safe, functional, and attractive residential streetscapes. The following options and recommendations should be considered:

- > **Right-size minimum parking requirements:** Review minimum parking rates by dwelling type and context to ensure they reflect actual need without creating unnecessary barriers to additional residential units, small-scale multi-unit housing, townhouses, apartments, or mixed-use residential development.
- > **Limit additional parking requirements for ARUs:** Ensure parking standards for additional residential units remain consistent with Official Plan direction and applicable legislation, while allowing flexibility where existing driveways, garages, or tandem parking can accommodate demand.
- > **Manage driveway width and front yard coverage:** Establish maximum driveway widths, minimum landscaped open space requirements, and limits on front yard hard surfacing to reduce driveway dominance and maintain neighbourhood character.
- > **Support compact and gentle intensification:** Allow flexible parking arrangements, such as tandem parking or shared parking where appropriate, to help accommodate duplexes, triplexes, fourplexes, townhouses, and low-rise apartments on constrained lots.
- > **Differentiate standards by built form and location:** Apply more flexible parking standards in mixed-use areas, intensification areas, and locations with access to active transportation or nearby services, while maintaining more conventional standards in areas with limited alternatives to vehicle travel.
- > **Regulate side yards and lot coverage to mitigate excessive hardscaping:** Establish minimum side yard requirements and maximum lot coverage standards that preserve usable landscaped open space, limit the cumulative extent of buildings, driveways, parking areas, and other hard surfaces, and support drainage, tree planting, pedestrian access, and neighbourhood character.
- > **Protect pedestrian safety and the public realm:** Regulate driveway location, width, spacing, and access design to reduce conflicts with sidewalks, boulevards, street trees, utilities, and on-street parking.
- > **Address stormwater and landscaped open space:** Consider standards for permeable surfaces, landscaped areas, and driveway coverage to reduce runoff and maintain functional green space on residential lots.

- > **Use context-specific standards where needed:** Apply overlays, schedules, or exception zones where parking or driveway standards need to respond to waterfront areas, rural residential lots, Secondary Plan areas, narrow lots, historic lot patterns, or approved site-specific developments.

Overall, it is recommended to adopt a balanced parking and driveway framework that reduces unnecessary barriers to housing choice while retaining clear controls for driveway width, hard surfacing, landscaped open space, pedestrian safety, and neighbourhood compatibility.

These zoning directions may also be coordinated with municipal parking, licensing, and enforcement measures, since zoning can manage on-site parking supply and design but cannot, on its own, regulate all on-street parking behaviour.

3. Recreational Vehicles

Recreational vehicles, trailers, boats, and similar equipment are common in many residential communities, particularly in areas with access to waterfront, rural, and seasonal recreation opportunities. However, their storage in residential neighbourhoods can affect streetscape character, driveway function, sightlines, pedestrian safety, landscaped open space, and access to private parking areas. As Fort Erie modernizes its residential zoning framework, recreational vehicle standards should provide reasonable flexibility for residents while ensuring that large vehicles and equipment are stored in a manner that is compatible with surrounding neighbourhoods and does not undermine broader objectives for housing choice, lot functionality, and attractive streetscapes.

3.1 Current Policy and Zoning

The Official Plan does not provide detailed policy direction specific to recreational vehicle storage in residential areas. Instead, the relevant policy context is provided through broader policies related to compatibility, community design, neighbourhood character, parking, access, landscaped open space, stormwater management, and the functioning of residential areas. These policies support zoning standards that allow reasonable accessory residential activities while managing potential impacts on streetscapes, adjacent properties, and the public realm.

The current zoning by-law should be reviewed to confirm how recreational vehicles, trailers, boats, and similar equipment are defined and regulated in residential zones, including whether standards address location, number, size, height, setbacks, parking surface, screening, seasonal storage, and restrictions on occupancy. Where existing standards are unclear, overly permissive, or difficult to administer, the new zoning by-law should establish more explicit regulations that distinguish between ordinary accessory storage on a residential lot and storage that may create functional, visual, safety, or compatibility impacts.

3.2 Zoning Direction

The new zoning by-law should regulate recreational vehicle storage in a way that recognizes local recreational lifestyles while maintaining safe, functional, and visually compatible residential neighbourhoods. The following options and recommendations should be considered:

- > **Define recreational vehicles and related equipment clearly:** Establish definitions for recreational vehicle, trailer, boat, camper, motorhome, utility trailer, and similar equipment to distinguish accessory residential storage from commercial storage, vehicle repair, or outdoor storage uses.
- > **Regulate where recreational vehicles may be stored:** Consider permitting storage in rear or interior side yards as the preferred location, while limiting front yard or exterior side yard storage where it could dominate the streetscape, reduce landscaped open space, or interfere with driveway and parking function.
- > **Establish size and number limits:** Consider limits on the number, length, height, or total area of recreational vehicles and trailers stored on a residential lot, with different standards for urban residential, rural residential, and waterfront residential contexts.
- > **Maintain access, sightline, and safety standards:** Ensure recreational vehicles do not obstruct sidewalks, municipal boulevards, sight triangles, required parking spaces, emergency access, or safe driveway access.
- > **Require appropriate parking surfaces and setbacks:** Consider requiring recreational vehicles to be stored on a driveway or other stable surface and to meet minimum setbacks from lot lines, buildings, sidewalks, and street lines where necessary for safety and compatibility.
- > **Prohibit occupancy or servicing as a dwelling unit:** Recreational vehicles stored on residential lots should not be used for human habitation, short-term accommodation, additional residential units, or permanent services such as water and sanitary connections, except where specifically permitted by another municipal framework.
- > **Use context-specific flexibility:** Apply more restrictive standards in compact urban neighbourhoods and more flexible standards in rural residential or large-lot areas where sufficient lot area, screening, and setbacks are available.
- > **Address screening and visual impacts:** Where larger recreational vehicles are permitted, consider standards for fencing, landscaping, or screening to reduce impacts on adjacent properties and the streetscape.
- > **Recommendation:** Adopt a clear recreational vehicle storage framework that permits reasonable accessory storage for residents while controlling location, size, number, safety, occupancy, and visual impacts in a manner that supports neighbourhood compatibility.

4. Supporting Home Occupations

Home occupations are an important component of complete communities because they allow residents to operate small-scale businesses from their homes, support entrepreneurship, reduce commuting needs, and provide flexibility for changing work patterns. In residential areas, however, home occupation regulations must ensure that business activities remain clearly secondary to the principal residential use and do not create adverse impacts related to traffic, parking, noise, signage, outdoor storage, deliveries, employees, or changes to neighbourhood character. As Fort Erie updates its residential zoning framework, home occupation standards should support appropriate live/work opportunities while maintaining compatibility with surrounding residential, rural residential, and waterfront residential contexts.

4.1 Current Policy and Zoning

The Official Plan supports home occupations as accessory uses within a principal dwelling or accessory building, provided that they remain compatible with the surrounding residential context. The policy direction recognizes the value of live/work opportunities, while relying on the zoning by-law to establish detailed regulations related to the types of activities permitted, the scale of the use, the number of employees, parking, exterior storage or display, and any dwelling types or contexts where home occupations may be limited or prohibited.

The current zoning by-law should be reviewed to confirm how home occupations are defined and regulated across residential, rural residential, waterfront residential, and mixed-use contexts. Key matters include whether the by-law clearly distinguishes home occupations from commercial uses, regulates floor area or scale, limits employees who do not reside on the lot, addresses customer visits and deliveries, controls signage and outdoor storage, and prohibits uses that may generate nuisance or compatibility impacts. Where existing standards are outdated or difficult to administer, the new by-law should provide clearer performance-based regulations that allow low-impact home-based businesses while preventing the conversion of residential lots into commercial premises.

4.2 Zoning Direction

The new zoning by-law should support home occupations where they remain compatible with residential use and neighbourhood character. The following options and recommendations should be considered:

- > **Define home occupations clearly:** Establish a definition that confirms the use is accessory to the principal residential use and carried on by a resident of the dwelling, and distinguish it from commercial, industrial, personal service, contractor yard, vehicle repair, or outdoor storage uses.
- > **Consider a tiered home occupation framework:** The new zoning by-law should consider distinguishing between different scales of home-based business activity rather than applying one uniform standard to all home occupations. For example, a lower-impact home occupation or Home-Based Business Level 1 could be limited to a specified percentage of the principal dwelling, with no outdoor storage and minimal customer visits; a Home-Based Business Level 2 could permit limited use of an accessory building or structure for business needs where impacts related to parking, deliveries, employees, noise, and external appearance are controlled; and a Home-Based Business Level 3, home industry, or similar rural-focused category could be considered outside settlement areas where larger lots, access, screening, and setbacks can support limited outdoor storage or more intensive accessory business activity. This approach would provide clearer standards for different operating contexts while maintaining the residential character and function of urban neighbourhoods.
- > **Regulate employees, customers, and deliveries:** Consider limits on non-resident employees, customer visits, business-related deliveries, and hours of operation where needed to reduce traffic, parking, noise, and compatibility impacts.
- > **Control outdoor storage and display:** Prohibit or strictly limit outdoor storage, outdoor display, exterior equipment, and visible business-related materials in residential zones, with any greater flexibility limited to appropriate rural residential contexts.
- > **Manage parking and driveway impacts:** Require home occupations to be accommodated within existing or permitted parking and driveway standards and avoid creating additional hard surfacing, driveway widening, or on-street parking pressure.
- > **Regulate signage and external appearance:** Permit only small, low-impact identification signage where appropriate and prohibit exterior alterations that make the dwelling appear primarily commercial.
- > **Identify prohibited uses:** Consider listing uses that are not appropriate as home occupations, such as motor vehicle repair, heavy equipment storage, contractor yards, uses involving hazardous materials, high-traffic personal service uses, or activities that generate noise, odour, dust, vibration, or frequent deliveries.
- > **Differentiate by context:** Apply a generally consistent Town-wide framework, but consider limited additional flexibility in rural residential or large-lot settings where lot area, setbacks, access, and screening can address compatibility matters.

- > **Recommendation:** Adopt a clear, performance-based home occupation framework that supports small-scale entrepreneurship and live/work flexibility while ensuring that residential lots remain primarily residential in use, appearance, and function.

5. Short-term Rentals

Short-term rentals can support tourism, seasonal visitation, and local economic activity, particularly in waterfront and destination areas. However, when located in residential neighbourhoods, they can also raise zoning and compatibility considerations related to occupancy, parking, noise, property management, neighbourhood character, housing availability, and the distinction between residential and commercial accommodation uses. As Fort Erie updates its residential zoning framework, short-term rental regulations should clarify where this use is appropriate and how it should be managed in relation to residential, waterfront, rural, and mixed-use contexts.

5.1 Current Policy and Zoning

The Official Plan recognizes short-term rentals within the Fort Erie Waterfront Area policy context, where they are identified among the limited permitted uses subject to the Official Plan and implementing zoning by-law. More broadly, the relevant policy framework is provided through policies related to neighbourhood compatibility, community design, housing options, tourism-supportive activity, parking, servicing, and maintaining the intended function of residential areas. This policy context supports zoning that distinguishes between residential occupancy, accessory or occasional short-term rental activity, and more commercial accommodation functions.

5.2 Zoning Direction

Fort Erie recently amended Zoning By-law 129-90 through By-law 01-2024 to implement the Town's Short-Term Rental Land Use Study and related Official Plan Amendment. The amendment establishes definitions for short-term rentals, including dedicated short-term rentals and owner-occupied short-term rentals, and requires short-term rentals to operate within a permitted dwelling unit, comply with applicable zoning and building standards, meet the Town's licensing requirements, and satisfy the applicable parking requirements.

The amendment distinguishes between dedicated and owner-occupied short-term rentals. Dedicated short-term rentals are generally directed to commercial, core mixed-use, and selected residential or waterfront contexts, including the R2B Zone and portions of the Waterfront Residential and Waterfront Rural Residential zones west of Kraft Road to Mathews Road. Owner-occupied short-term rentals are permitted more broadly as a secondary use in residential and rural zones where the owner occupies the property on a full-time basis and is present during the rental term, subject to additional requirements and licensing.

Given that this framework was recently adopted to address short-term rentals through both land use permissions and licensing coordination, it is recommended that the current short-term rental zoning framework be carried forward into the new zoning by-law. The new by-law should translate the existing permissions, definitions, parking requirements, licensing linkage, and distinction between dedicated and owner-occupied short-term rentals into the updated zone structure, while making any necessary technical adjustments to reflect renamed zones, consolidated zones, overlays, or site-specific exceptions.

6. Other Residential Zoning Topics

The following additional residential zoning topics may warrant further consideration as the new zoning by-law is prepared. These matters are closely related to the broader housing options framework and may require targeted standards, definitions, overlays, or exception provisions to ensure that new residential permissions are implemented appropriately.

- > **Accessory buildings and structures:** Review standards for height, size, lot coverage, setbacks, separation from principal buildings, and compatibility to ensure accessory buildings can support additional residential units, home occupations, storage, and ordinary residential accessory uses in urban, rural, and waterfront contexts.
- > **Amenity areas and landscaped open space:** Consider minimum landscaped open space, private amenity area, common amenity area, and hard-surfacing standards by dwelling type, particularly for small-scale multi-unit housing, townhouses, apartments, additional residential units, and waterfront lots. The new zoning by-law should also address rooftop patios and rooftop amenity areas, including whether they are permitted by zone or dwelling type, how they contribute to required amenity area, and what standards are needed for setbacks, screening, guardrails, access, lighting, noise, overlook, privacy, and compatibility with adjacent low-rise, rural, or waterfront residential properties.
- > **Narrow lots and historic lot fabric:** Tailor standards for lot frontage, lot area, setbacks, driveway width, parking, lot coverage, and building envelope where Fort Erie's historic lotting patterns, undersized lots, narrow lots, or shoreline lots make uniform standards difficult to implement.
- > **Environmental, hazard, and shoreline constraints:** Use setbacks, overlays, holding provisions, or exception zones to ensure residential permissions do not inadvertently enable development where environmental, hazard, dune, shoreline, water resource, or natural heritage constraints require additional review or more restrictive policy direction.
- > **Servicing constraints and holding provisions:** Consider holding provisions where residential intensification or higher-density permissions depend on municipal water, wastewater, stormwater, transportation, or other infrastructure capacity.
- > **Transition and compatibility standards:** Apply additional setbacks, stepbacks, landscaped buffers, screening, height limits, lighting controls, or limits on parking, loading, and waste areas where higher-intensity residential or mixed-use development abuts established low-rise, rural, or waterfront areas.
- > **Lot coverage, impervious surface, and stormwater management:** Review lot coverage, hard-surfacing, permeable surface, landscaped open space, and stormwater-related standards

together to balance compact housing forms with drainage, tree preservation, and neighbourhood character objectives.

- > **Definitions and interpretation:** Prepare clear and consistent definitions for dwelling types, additional residential units, supportive housing, live-work units, short-term rentals, home occupations, recreational vehicles, accessory buildings, amenity areas, and related terms to support interpretation, administration, and enforcement. Wherever feasible, defined terms should align with provincial legislation and direction, as well as the new Official Plan, to maintain consistency across the Town's planning framework and reduce interpretation issues.
- > **Legal non-conforming and non-compliance:** Legal non-conforming and non-compliance: Given the number of existing exceptions, older lots, and established residential conditions, the new by-law should provide clear direction on legal non-conforming uses, legal non-complying buildings, undersized lots, existing setbacks, and lawful existing permissions. These provisions should be updated to align with the Planning Act, recent Ontario Land Tribunal decisions, and current legal precedent established through applicable case law. This will help manage transition from the current by-law to the new zoning framework while reducing unnecessary variance applications and improving defensibility in implementation and interpretation.



Appendix A

Summary of Secondary Plan Land Use Designations

Secondary Plan	Land Use Designations	Zoning Considerations
Bridgeburg	Low Density Residential	Single/semi-detached-detached/duplex; 10-25 units/gross ha; 70% over all target.
	Medium to High Density Residential	Townhomes/apartment homes; 25-50 units/gross ha; not to be downzoned; max 5 storeys (site-specific exceptions); additional height may be considered where compatible through zoning approval.
	Urban Residential / Existing Residential	Urban Residential referenced in policy areas (e.g., Fort Erie Hills / Miller Lands); permits detached/semi-detached/duplex/townhouse/apartment forms; 50-85 units/ha.
	Core Mixed-Use	Retail/office and residential; site-specific policy areas include limitations such as limited commercial use located on the ground floor only and stated maximum storeys where applicable.
Gateway	Low Density Residential	Single/semi-detached-detached/duplex; up to 25 units/gross ha.
	Medium Density Residential	Triplex/fourplex/townhomes/small apartments; 25-50 units/gross ha; not to be downzoned; max 3 storeys (unless zoning provides otherwise); additional height may be considered where compatible through Planning Act approval.
	High Density Residential	Apartment buildings; over 50 units/gross ha; not to be downzoned; max 9 storeys (unless zoning provides otherwise); additional height may be considered where compatible through Planning Act approval.
	Core Mixed-Use	Mix of commercial and residential; Garrison Road frontage: ground floor commercial only, upper floors commercial or residential; max 4 storeys (unless zoning provides otherwise); 25 to 75 units/gross ha.
Spears-High Pointe	Low Density Residential	Single/semi-detached/duplex; up to 16 units/net ha; Environmental Conservation overlay provisions referenced where applicable.
	Medium Density Residential	Townhomes/apartments; 16-50 units/net ha; low-rise apartments max 3 storeys referenced; Site Plan Control applies.

Secondary Plan	Land Use Designations	Zoning Considerations
	High Density Residential	Apartment dwellings; 50-75 units/net ha; 6 storeys permitted, up to 10 storeys where criteria are met; >6 storeys requires site-specific zoning by-law amendment; buffering/tree preservation/heritage assessment referenced where applicable.
	Core Mixed-Use	Retail/office and residential; residential component equal or greater than commercial floor space; residential generally on upper floors; max 3 storeys; stand-alone residential discouraged; conversions/additions require Site Plan Control.
Ridgeway / Thunder Bay	Low Density Residential	Single/semi-detached/duplex; up to 25 units/ha; Environmental Conservation overlay provisions referenced where applicable.
	Medium Density Residential	Townhomes/apartments; 25-75 units/ha; low-rise apartments generally max 4 storeys; >4 storeys only by zoning by-law amendment with supporting studies where required; Site Plan Control applies.
	Residential Mixed Use / Core Mixed-Use	Core Mixed-Use: retail/office and residential; min 2 storeys / max 3 storeys (12 m); at-grade commercial with residential above; drive-thru prohibited; conversions/additions require Site Plan Control.
Stevensville	Low Density Residential	Single/semi-detached/duplex; up to 16 units/ha; Medium Density on Low Density lands only by zoning by-law amendment where criteria are satisfied.
	Medium Density Residential	Townhomes/apartments; 17-50 units/ha; low-rise apartments 2-3 storeys near village core; fully assisted senior care may increase density to 75 units/ha (for that portion); Site Plan Control applies.
	Residential Mixed Use / Core Mixed-Use	Core Mixed-Use: retail/office and residential; residential together with at-grade commercial and/or second floor office; max 3 storeys (12 m); drive-thru prohibited; conversions/additions require Site Plan Control.

Secondary Plan	Land Use Designations	Zoning Considerations
Douglastown - Black Creek	Low Density Residential	Single/semi-detached/duplex; up to 16 units/ha; site-specific private servicing/Site Plan Control provisions identified for certain locations.
	Medium Density Residential	Townhomes/triplex/quads/low-rise apartments; 17-50 units/ha; other multi-unit forms not to exceed 3 storeys; fully assisted senior care may increase density to 75 units/ha (for that portion); Site Plan Control applies; maximum heights referenced to Zoning By-law 129-90.
South End	Low Density Residential	Single/semi-detached/duplex; up to 16 units/ha; semi-detached/duplex intensification by zoning by-law amendment in identified areas and may be placed under Site Plan Control for compatibility.
	Medium Density Residential	Townhomes/triplex/quads/apartments; generally 17-50 units/ha; max 3 storeys unless site-specific policy/zoning provides otherwise; Site Plan Control applies; site-specific density/height permissions identified for select sites.
	Core Mixed-Use	Retail/restaurant/office and residential; at-grade commercial with residential typically above; drive-thru prohibited; conversions/expansions/additions require Site Plan Control; height established through implementing zoning and may vary by location.
Crystal Beach	Waterfront Residential	Administrative name change from “Urban Residential” to “Waterfront Residential”; waterfront properties not identified for policy change.
	Low Density Residential	Single/semi-detached/duplex; up to 50 units/ha; semi-detached/duplex “soft intensification” by zoning by-law amendment; Site Plan Control may be applied where stated for compatibility.

Secondary Plan	Land Use Designations	Zoning Considerations
	Medium Density Residential	Townhouses/triplex/quads/low-rise apartments (and where zoning provides, single/semi-detached may also be permitted); 50 to 100 units/ha; height not to exceed three (3) storeys unless otherwise identified in site-specific policy and defined in zoning; all Medium Density lands subject to Site Plan Control; Low Density (<50 units/ha) on Medium Density lands requires Official Plan amendment; higher density on Medium Density lands only by zoning by-law amendment (compatibility/location criteria).
	Urban Residential / Existing Residential	“Urban Residential” referenced as the former administrative name for Waterfront Residential.
	Core Mixed-Use	Combined commercial/residential buildings; residential generally 25-100 units/ha; at-grade commercial required; Site Plan Control applies; height established in zoning (including min/max); drive-thru prohibited; automotive-related uses not permitted; select gateway/landmark sites may be permitted up to 4.5 storeys subject to design conditions; Erie Road heights regulated through Schedule F and zoning where stated thresholds are met (Urban Design study required).



Appendix B

Summary of Zoning By-law 129-90 Residential Zones

Zone	Characterization
Residential 1 Zone (R1)	This zone is applied to established low-density neighbourhoods and is intended to accommodate predominantly single-detached dwellings on conventional lots that reinforce the Town's traditional neighbourhood character. Permits up to 2.5 storeys (9m) on lots with a minimum area of 600 sq. m..
Residential 2 Zone (R2)	This zone is applied to established low-density neighbourhoods and is intended to accommodate predominantly single-detached dwellings up to 2 storeys (9m) on slightly smaller lots than the R1 Zone (min. lot area of 510 sq. m.).
Residential 2A Zone (R2A)	This zone is applied to established low-density neighbourhoods and is intended to accommodate predominantly single-detached dwellings up to 2.5 storeys (10.5m) on lots with a minimum area of 375 sq. m..
Residential 2B Zone (R2B)	This zone is applied to low-density neighbourhoods and is intended to accommodate single-detached dwellings on smaller lots. Permits up to 1.5 storeys (7.5 m) on lots with less than 15 m of frontage (minimum lot area 260 m ²). For lots with 15 m or more frontage, the Residential 2 Zone dwelling regulations apply.
Residential 3 Zone (R3)	This zone is applied to neighbourhood areas and is intended to accommodate a mix of ground-related dwelling forms including single-detached, semi-detached, and duplex dwellings. Permits semi-detached and duplex dwellings up to 2.5 storeys (9 m) (with lot standards varying by dwelling type).
Residential Multiple 1 Zone (RM1)	This zone is applied to areas intended to accommodate a range of ground-related dwelling types, including townhouses and small-scale multiple-unit forms such as

	triplexes and fourplexes. Permits up to 3 storeys (12 m) and includes townhouse form controls (including a maximum of 8 units in a row) and a maximum density of 35 units/ha.
Residential Multiple 2 Zone (RM2)	This zone is applied to higher-density residential areas and is intended to accommodate apartment-form housing and institutional-residential forms. Permits apartment dwellings and related multiple-unit uses with taller built form permissions, with apartment standards including minimum lot frontage and minimum lot area per dwelling unit, and a maximum building height up to 9 storeys (26 m).
Rural Residential Zone (RR)	This zone is applied to rural residential lots and is intended to accommodate single-detached dwellings on large lots primarily served by private services. Permits up to 2.5 storeys (9 m) on lots with a minimum area of 4,000 m ² and minimum frontage of 60 m.
Waterfront Residential Zone (WR)	This zone is applied to waterfront residential areas and is intended to accommodate predominantly single-detached dwellings. Permits up to 2.5 storeys (9 m) on lots with a minimum area of 600 m ² and minimum frontage of 18 m (20 m for a corner lot), with a maximum lot coverage of 40%. Base yards include a minimum front yard of 7.5 m, minimum rear yard of 10 m, and minimum exterior side yard of 3 m (6 m where an attached garage/carport faces the exterior side lot line).
Waterfront Rural Residential Zone (WRR)	This zone is applied to rural waterfront residential areas and is intended to accommodate single-detached dwellings on large waterfront lots. Permits up to 2.5 storeys (9 m) on lots with a minimum area of 4,000 m ² and minimum frontage of 50 m, with a maximum lot coverage of 10% and larger waterfront yard standards (including a minimum front yard of 15 m and minimum rear yard of 15 m).