

COMMUNICATION 132020

Received From: Niki Dwyer, RPP MCIP, Director of Development Services
Addressed To: Committee of the Whole
Date: February 9, 2021
Topic: Development Permit By-Law – Mississippi Residential Amendment (DPA-03-2020)

BACKGROUND

Purpose and Effect:

The purpose of the amendment is to revise the permitted and discretionary uses in the “Mississippi Residential District” and to introduce Development Standard Provisions respecting setbacks, coverage, height, dwelling unit areas and other such performance standards to each type of use.

In 2019, the Town of Carleton Place passed an Interim Control By-law to pause all new development in excess of 28 feet (2 stories) within the Mississippi Residential District. The Interim Control By-law allowed the Town the opportunity to study and review the characteristics of the “mature neighbourhood” and assess if the present Development Permit standards and uses were consistent with the character of the neighbourhood.

The Neighbourhood Character Study¹ concluded that the existing policies applicable to the “Mississippi Residential District” were established to create a “suburban” built form of small lots, significant lot coverages and a significant number of uses which by design create a domineering built form on the street. As a result, the recommendation of the study was to adopt new neighbourhood specific provisions reflecting the existing built form and uses found within the subject area.

Generally, the amendment seeks to create performance standards that follow the principal that infill development should be developed to include the following:

- Ample private greenspace in interior side and rear yards;
- Align new buildings with those presently existing on the street;
- Reduce the height of new builds to a limit of 2 stories, with additional stories to be constructed “in the eaves”;
- Limit the presence of garage parking for vehicles in the front yard and front façade of the dwelling;
- Require primary entrances to be on the front façade of the building.

Description of the Subject Lands

The area impacted by the proposed amendment includes all lands presently identified in the “Mississippi Residential District”.

1 A complete copy of the Neighbourhood Character Study is available on the Town’s [website](#).

The original boundary of the study area included additional transition lands outside of the Mississippi Residential District, however the report did not conclude that expansion of the designation was warranted at this time.

Figure 1 – Lands Affected by the Amendment



COMMENT

Evaluation

Provincial Policy Statement (2020)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As per Section 3(5)(a) of the Planning Act, R.S.O. 1990, all planning decisions must be consistent with the PPS.

The PPS encourages Municipalities to manage and direct land use activities in healthy, livable and safe communities by promoting efficient development patterns and accommodate an appropriate range and mix of land uses within the settlement area (Policy 1.1.3.2).

Healthy livable communities in Settlement Areas will be composed of a range of uses supportive to the long-term needs of the community and will be encouraged to take the form of intensified redevelopment where appropriate for the context of the community (Policy 1.1.1).

Significant emphasis is placed on insuring that “*designated growth areas*”² are the focus of intensification and redevelopment and that such areas have been assessed and planned to accommodate the increased demand on infrastructure and public services (Policy 1.1.3.7). While the PPS encourages focused and central growth, it acknowledges that not every neighbourhood within a settlement area may be appropriate as the focus for growth.

The PPS similarly acknowledges that the long-term economic prosperity of a community should be supported by:

“encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;” (Policy 1.7.1e))

In this regard, the PPS recognizes the intrinsic community values that are created by the built form and design aesthetic of neighbourhoods which contribute to both the sustainability and uniqueness of each community.

Official Plan (2015)

The Carleton Place Official Plan (OP) has been established to achieve a vision of maintaining and celebrating the heritage of the community through balanced and sustainable growth and supporting a unique sense of place for residents. The OP’s core guiding principals identify a proactive approach to preserve existing buildings, landscapes and natural features and ensuring that future growth supports the development of clear employment areas to complement residential expansion.

The OP acknowledges and highlights the development pressures placed on the community due to the municipality’s proximity to the City of Ottawa. Accordingly, it is understood that the Town will be subject to significant development activity resulting in new residential and commercial development. However, the plan also places significant emphasis on balancing these growth pressures with the preservation of the existing sense of place within the community:

“Our Vision

The Town of Carleton Place is committed to maintaining and celebrating its heritage through balanced and sustainable growth which will support a sense of place respectful of our unique historical, cultural and natural heritage where citizens can enjoy an unparalleled quality of life.”

In order to support these goals, the OP includes a substantial policy framework respecting “Community Design” which is further bolstered through the use of a Development Permit By-law, rather than traditional Zoning regulations. In particular, the general design policies require that proposed developments enhance the image of the Town by:

² Designated growth areas: means lands within settlement areas designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses. (PPS 2020)

- *Be[ing] complementary to adjacent development in terms of its overall massing, orientation and setback;*
- *Provid[ing] links with pedestrian, cycling and road networks;*
- *Enhance[ing] orientation and integrat[ing] newly developing areas of the Town of Carleton Place; and*
- *Maintain[ing] and enhance[ing] valued cultural and heritage resources and natural features and functions. (Policy 2.3.6)*

The area subject to the amendment is designated “Mississippi District” in the Official Plan which is described as “*one of the Town’s greatest assets*”. The District encompasses both the commercial downtown core as well as the transitioning areas around the core fringing into the adjacent mature residential neighbourhoods. The objectives of the district included the provision of a mix of uses while “*maintaining the character of individual neighbourhoods*” (Policy 3.1.1.1). While the plan includes general policies pertaining to the intensification of the District, the sub-policies further clarify that this intensification is to be targeted in the Downtown District and Thoroughfares where the existing built form is reflective of higher densities.

Specific to the “Mississippi Residential District” sub-policy, the OP recognizes that the District is not reflective of a homogeneity of built form but rather is composed of a variety of dwelling types and sizes “*from modest single dwellings to stately heritage homes*”.

The policies encourage “*the development of existing infill lots and existing undersized lots*” (Policy 3.2.2.4) but it does not speak to the creation of new infill lands. They also emphasise that:

“The Development Permit By-law shall be used as the primary implementation tool to ensure that the Mississippi District Residential Policy Area will maintain its character and established neighbourhood appeal while also providing for limited intensification opportunities” (Policy 3.2.25)

It is clear that the intent of the Official Plan was to establish land use policies which protect the existing built form of the Mississippi Residential Neighbourhood in its pre-2015 form and recognize that while there may be a few places where infill and rounding out of development could occur, that the District would not be the centre of redevelopment and intensification.

The Plan placed great reliance on the provisions of the Development Permit By-law to govern and enforce this restrictive vision.

While the Development Permit By-law was developed and approved in conjunction with the current Official Plan, the policies for the “Mississippi Residential District” are significantly absent from the By-law. Instead, the authors of the original plan developed a single set of “residential” uses and provisions which applied to all residential development regardless of neighbourhood context or Official Plan designation.

At this time, the Development Permit By-law is inconsistent with and non-conforming to the Town’s Official Plan.

Comments Received

The Mississippi Residential District Amendment is a municipally lead application and has been circulated in accordance with the requirements of the Planning Act.

Due to the COVID-19 pandemic and “Stay Home Order”, a virtual Open House was conducted between January 4th-8th, 2021³.

The Statutory Public Meeting was also conducted virtually on January 26th, 2021 with no verbal comments provided by members of the public.

Staff has received comments from two (2) residents respecting the proposed amendment. Appendix A of the staff report includes a summary of the comments received, staff’s response and a note respecting the need to make further amendment to the By-law as a result of the submissions.

Summary of Changes

Changes to the policy involve modifications to Section 4.3 of the By-law and include changes to the list of permitted uses, list of discretionary uses and the introduction of specific development standards for each of the permitted and discretionary uses where the present policy refers to the standards of Section 6.2 (being the “Residential” designation).

A complete list of changes to the By-law is found in Appendix B attached hereto.

STAFF RECOMMENDATION:

THAT Council pass a by-law amending Section 4.3 of the Development Permit By-law 15-2015 and repealing Interim Control By-law 44-2020.

3 Materials available during the Open House are still available for viewing on the Town’s [website](#).

APPENDIX A – PUBLIC COMMENTS RECEIVED

Commenter	Policy Reference	Comment	Municipal Response	Revision Recommended
Paul Southern	Definitions	I would suggest the height be stated in clearer terms as to where from, eg: street, ground, etc... What if a property has a slope or a depression?	<p>The definition of the base becomes the average finished grade around the dwelling's foundation.</p> <p>For new build dwellings we require underside and top of footing elevations as well as the finished grade which allows us to calculate the maximum height per the proposed finished grade.</p>	No
Ruth McNabb	4.3.3	Most of the proposed changes for the above dwellings appear to tidy things up, and generally speaking, they appear to make the residential standards slightly more conservative, which is good.	Noted.	No
	4.3.4	The standards for Retirement Homes and Daycare Facilities are very different. This Section proposes that for these two Discretionary Uses, the Institutional and/or Business Campus standards would apply. Having looked at the Institutional and Business Campus standards, it's clear that these standards are not typical, and don't fit, in the Mississippi Residential Sector. These standards are generally speaking out of line with the standards for other development in the area, including apartments and seniors homes. Of greatest concern is the proposed maximum building height of 22m or 24m (about 7 storeys) vs a maximum building height of 8.5m for all other building types in the area, again including apartments and seniors homes.	<p>The text of the draft amendment will be modified to replace references to Industrial and Business Campus Standards with "Apartment Dwelling Provisions".</p> <p>The maximum height for apartment dwellings is currently proposed to be 8.5m.</p>	Yes

		<p>I would respectfully suggest that the standards for Retirement Homes and Daycare Centres, should be consistent with the standards for all other building types in the neighbourhood. Perhaps this can be done by simply replacing the reference to the Institutional and Business Campus standards with the Apartment and Seniors Residential Dwelling standards.</p> <p>A maximum building height of 22m/24m for Retirement Homes and Daycare Centres versus 8.5m for all other buildings is perhaps just an oversight. If not, it's a cause for great concern because: it's so out of line with all other existing housing and development in the area; and such buildings could tower over adjacent buildings, block sunlight, and significantly change the character of the neighbourhood.</p>		
	4.3.3	<p>The first clause of Section 4.3.3.6.1.6 says that residential buildings with more than four units must be on an arterial or collector roadway. Its second clause says that with a Class 3 Development permit you can put a residential building with more than six units on a local street. Since all multi-unit dwellings require a Class 3 Development permit, the '4 unit max' appears to totally eclipsed by the 'more than six units' clause, which in turn, actually sets no upper limit on the number of units that could be developed on a local street.</p> <p>I would like to object to this specific proposal on the basis of the safety of our</p>	Inconsistencies to be corrected by reducing reference from "six units" to "four units".	Yes

		neighbourhood streets and the negative impact on the pedestrian nature and established character of our neighbourhoods. In order to keep our downtown safe, liveable and walkable, I would encourage the Town to restrict larger scale developments to streets that are intended for heavier traffic		
	4.3.3	<p>All standards in Section 4.3.3, state that: "Should the dwelling exceed two storeys in height, all subsequent storeys shall be reduced to 50% of the gross floor area of the floor below and located wholly within the gable or dormers of the roof." Could you please clarify:</p> <p>a. If the building is proposed to have a flat roof, can the developer take the full 50% reduction off the back of the building, meaning its possible for there to be no setback or recessing on the front façade?; and</p> <p>b. Would this provision also be added to the standards for Retirement Homes and Daycare Facilities? (Alternatively, this would be covered if the Apartment and Seniors Residential Dwelling standards were applied to Retirement Homes and Daycare Facilities, as proposed in # 2 above.)</p>	<p>The intent of the policy in conjunction with the design policies of Section 14 is to limit the potential for flat-roofed developments. A proposed development with a flat roof could not exceed 8.5m <u>and</u> two-stories and would require a Development Permit.</p> <p>See answers above.</p>	No
	2.26	For Apartments and Seniors Residential Dwellings, it appears the building can cover up to 50% of the lot, with another 40% for parking, which leaves only 10% for landscaped open space. Under the Institutional and Business Campus	Comments are noted. In cases where Apartment buildings are proposed there is still a requirement for "useable landscaped open space" of a minimum of 2000m ² which would have to be satisfied first	No

		standards, Daycare Facilities may have a similar 10% provision but Retirement Homes appear to have no minimum landscaped open space requirement. It appears that all other development in the area would probably require significantly more than 10% landscaped open space and I respectfully propose that Seniors Residential Dwellings, Retirement Homes and Daycare Facilities are uses that would benefit significantly from a higher minimum landscaped open space than most other development.	and foremost. The provisions also require that all proposed developments are supplied with a “liberal and functional landscaping scheme” the intent of which is to minimize hard surfaces where not necessary in favour of landscaping.	
	2.27	The previous version of the Development Permit By-law had a standard of 1.25 parking spaces per dwelling unit for Apartments. Unfortunately I don't see any standard for parking spaces for Apartments and Seniors Residential Dwellings in the revised document. In addition to proposing that this be added back in, I would like to suggest that the Town not waiver from this standard for Seniors Housing and Retirement Homes. While some seniors may not have cars they still have significant parking needs for their caregivers and visitors.	<p>The Neighbourhood Character Study did not recommend changes to the parking requirements of Section 3.31.2.</p> <p>Apartment Dwellings are required to have 1.5 spaces per unit.</p> <p>Seniors Homes and Retirement Homes are required to have 0.25 spaces per rooming unit plus 1 space per 100m² of gross floor area used for ancillary uses.</p>	No

Appendix B – The Amendment

4.3 MISSISSIPPI RESIDENTIAL SECTOR

The Mississippi District Residential Policy Area is an established older residential area which is composed of a mix of neighborhoods characterized by a range of housing types. The area, though dominated by single dwelling units, includes semi-detached, duplex, row townhouses and small apartment dwellings located on tree lined streets with several parks, schools, churches, local commercial uses and municipal amenities. The range of dwellings varies from modest single dwellings to stately heritage homes.

The purpose and intent of the following regulatory framework is to provide for appropriate development and redevelopment while recognizing existing neighborhood character and architectural styles.

4.3.1 PERMITTED USES

- Single Detached Dwellings
- Semi Detached Dwellings
- Existing Institutional Uses
- Existing Commercial Uses
- Parks

4.3.2 DISCRETIONARY USES

- Duplex Dwellings
- Townhouse Dwellings
- Quadplex Dwellings
- Triplex Dwellings
- Apartment Dwellings
- Seniors Residential Dwellings
- Bed and Breakfast Establishments
- Retirement Home
- Recreation Facilities
- Daycare – home-based
- Office, retail or personal services permitted on Victoria, Beckwith and Allan Streets

4.3.3 DEVELOPMENT STANDARDS

4.3.3.1 Single Detached Dwellings

STANDARDS	PROPOSED
Lot Area (minimum)	500m ²
Lot Coverage (maximum)	50%
Lot Frontage (minimum)	18 metres (60 feet)
Front Yard (absolute)	The median setback of adjacent properties
Exterior Side Yard (absolute)	The median setback of adjacent properties
Interior Side Yard (minimum)	Combined interior yards of 4.5m minimum with a minimum of 1.5 metres on one side (5 feet)
Rear Yard Depth (minimum)	8 metres (26.3 feet)
Usable Landscaped Open Space in the Rear Yard (minimum)	144 square metres (1550 square feet)
Building Height (maximum)	8.5 metres (28 feet)
Minimum Dwelling Unit Area	92.9 square metres (1,000 square feet)

No Encroachment Area from Front or Exterior Side Lot Line	2.5 metres (8.2 feet)
Additional Provisions	<ol style="list-style-type: none"> 1. The width of the garage and driveway shall not exceed 30% of the overall lot frontage. The main garage foundation shall be set back a minimum of 6.0 metres (19.6 feet) from the front or exterior side lot line. 2. Should the dwelling exceed two storeys in height, all subsequent storeys shall be reduced to 50% of the gross floor area of the floor below and located wholly within the gable or dormers of the roof.

4.3.3.2 Semi-Detached Dwellings

STANDARDS	REQUIREMENTS
Lot Area (minimum)	250m ²
Lot Coverage (maximum)	50%
Lot Frontage (minimum)	9 metres (29.5 feet)
Front Yard (absolute)	The median setback of adjacent properties
Exterior Side Yard (absolute)	The median setback of adjacent properties
Interior Side Yard (minimum)	3m (9 feet) No side yard shall be required along the common wall
Rear Yard Depth (minimum)	8 metres (26.3 feet)
Usable Landscaped Open Space in the Rear Yard (minimum)	72 square metres (830 square feet)
Building Height (maximum)	8.5 metres (28 feet)
Minimum Dwelling Unit Area	92.9 square metres (1,000 square feet)
No Encroachment Area from Front or Exterior Side Lot Line	2.5 metres (8.2 feet)
Additional Provisions	<ol style="list-style-type: none"> 1. The width of the garage and driveway shall not exceed 40% of the overall lot frontage. When considering the width of the garage calculation for semi-detached dwellings the overall percentage of coverage of any one block can be utilized. For the purposes of this calculation the overall garage width calculation can always be considered for the original block and will survive the severance process. The main garage foundation shall be set back a minimum of 6.0 metres (19.6 feet) from the front or exterior side lot line. 2. Should the dwelling exceed two storeys in height, all subsequent storeys shall be reduced to 50% of the gross floor area of the floor below and located

	<p>wholly within the gable or dormers of the roof.</p> <p>3. The driveway must not extend further than the exterior wall of the garage.</p> <p>4. 50% of the total frontage for semi-detached units must have soft/green landscape elements.</p>
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4.3.3.3 Duplex Dwellings

STANDARDS	REQUIREMENTS
Lot Area (minimum)	500m ²
Lot Coverage (maximum)	50%
Lot Frontage (minimum)	18 metres (60 feet)
Front Yard (absolute)	The median setback of adjacent properties
Exterior Side Yard (absolute)	The median setback of adjacent properties
Interior Side Yard (minimum)	Combined interior yards of 4.5m minimum with a minimum of 1.5 metres on one side (5 feet)
Rear Yard Depth (minimum)	8.0 metres (26.2 feet)
Usable Landscaped Open Space in the Rear Yard (minimum)	144 square metres (1550 square feet)
Building Height (maximum)	8.5 metres (28 feet)
Minimum Dwelling Unit Area	92.9 square metres (1,000 square feet)
No Encroachment Area from Front or Exterior Side Lot Line	2.5 metres (8.2 feet)
Additional Provisions	<p>1. The width of the garage and driveway for duplex dwellings shall not exceed 30% of the overall lot frontage. The main garage foundation shall be set back a minimum of 6.0 metres (19.6 feet) from the front or exterior side lot line.</p> <p>2. Should the dwelling exceed two storeys in height, all subsequent storeys shall be reduced to 50% of the gross floor area of the floor below and located wholly within the gable or dormers of the roof.</p>

4.3.3.4 Townhouse Dwellings

STANDARDS	REQUIREMENTS
Lot Area (minimum)	160m ²
Lot Coverage (maximum)	50%
Lot Frontage (minimum)	6 metres (20 feet)
Front Yard (minimum absolute)	The median setback of adjacent properties
Exterior Side Yard (minimum absolute)	The median setback of adjacent properties

Interior Side Yard (minimum)	3m (9 feet) No side yard shall be required along the common wall
Rear Yard Depth (minimum)	8 metres (26.3 feet)
Usable Landscaped Open Space in the Rear Yard (minimum)	48.0 square metres (516.7 square feet)
Building Height (maximum)	8.5 metres (28 feet)
Minimum Dwelling Unit Area	92.9 square metres (1,000 square feet)
No Encroachment Area from Front or Exterior Side Lot Line	2.5 metres (8.2 feet)
Additional Provisions	<ol style="list-style-type: none"> 1. The width of the garage and driveway shall not exceed 50% of the overall lot frontage. The main garage foundation shall be set back a minimum of 6.0 metres (19.6 feet) from the front or exterior side lot line. 2. Should the dwelling exceed two storeys in height, all subsequent storeys shall be reduced to 50% of the gross floor area of the floor below and located wholly within the gable or dormers of the roof. 3. Notwithstanding the definition of "Dwelling – Townhouse" of the By-law, a "Townhouse" in the Mississippi Residential district shall be defined as follows: <i>"Means a building that is divided vertically into three or more dwelling units, but not more than 4, attached by common walls extending from the base of the foundation to the roof line, each dwelling unit having a separate entrance."</i> 4. All multi-unit residential dwellings shall be subject to a Class 3 Development Permit. 5. Each primary dwelling unit shall have a front facing entrance.

4.3.3.5 Tri-plex and Quad-plex Dwellings

STANDARDS	REQUIREMENTS
Lot Area (minimum)	600m ²
Lot Coverage (maximum)	50%
Lot Frontage (minimum)	24 metres (79 feet)
Front Yard (absolute)	The median setback of adjacent properties
Exterior Side Yard (absolute)	The median setback of adjacent properties
Interior Side Yard (minimum)	Combined interior yards of 4.5m minimum with a minimum of 1.5 metres on one side (5 feet)
Rear Yard Depth (minimum)	8.0 metres (26.2 feet)
Usable Landscaped Open Space in the Rear Yard (minimum)	192 square metres (2000 square feet)

Building Height (maximum)	8.5 metres (28 feet)
No Encroachment Area from Front or Exterior Side Lot Line	2.5 metres (8.2 feet)
Additional Provisions	<ol style="list-style-type: none"> 1. No parking shall be allowed in either the front or exterior side yards. 2. All multi-unit residential dwellings shall be subject to a Class 3 Development Permit. 3. Should the dwelling exceed two storeys in height, all subsequent storeys shall be reduced to 50% of the gross floor area of the floor below and located wholly within the gable or dormers of the roof. 4. Pedestrian walks shall be not less than 1.2 metres (4.0 feet) in width and shall be provided wherever normal pedestrian traffic will occur. 5. Garbage and refuse pickup and other utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the development and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least 1.5 metres (5.0 feet) in height around the perimeter. 6. Approaches to multi-unit dwelling structures and entrance areas shall be landscaped with trees and attractive shrubs. Areas not used for buildings, drives and parking spaces shall be seeded or landscaped and shall be kept in an attractive condition. 7. The dwelling house shall have a single, central door on the front façade of the dwelling. Additional entrances may be permitted on the rear façade wall.

4.3.3.6 Apartment Dwellings

STANDARDS	REQUIREMENTS
Lot Area (minimum)	600m ²
Lot Coverage (maximum)	50%
Lot Frontage (minimum)	24 metres (79 feet)
Front Yard Build Within Area (absolute)	The median setback of adjacent properties
Exterior Side Yard Build Within Area (absolute)	The median setback of adjacent properties
Interior Side Yard (minimum)	Combined interior yards of 4.5m minimum with a minimum of 1.5 metres on one side (5 feet)
Rear Yard Depth (minimum)	8.0 metres (26.2 feet)

Usable Landscaped Open Space in the Rear Yard (minimum)	192 square metres (2000 square feet)
Building Height (maximum)	8.5 metres (28 feet)
No Encroachment Area from Front or Exterior Side Lot Line	2.5 metres (8.2 feet)
Additional Provisions	<ol style="list-style-type: none"> 1. All proposals for Apartment Dwellings and Seniors' Residential Dwellings shall be subject to a Class 3 Development Permit. 2. Should the dwelling exceed two storeys in height, all subsequent storeys shall be reduced to 50% of the gross floor area of the floor below and located wholly within the gable or dormers of the roof. 3. All development shall be serviced by a public water supply and a public sanitary sewage system. Development applications which propose development on private water and sewage systems shall not be approved. 4. Visitor parking spaces shall be delineated through signage. 5. A maximum of 40% of the lot area may be used for at grade parking. 6. All residential buildings containing more than four (4.0) dwelling units shall be required to be located on an arterial or collector roadway. Notwithstanding the foregoing, a residential building containing more than four (4.0) dwelling units may be permitted to be located on a local roadway but shall be required to gain approval from Council of a Class 3 Development Permit. 7. Off street parking areas shall not open directly on to a public street, but shall be provided with access drives or other controlled access. Access drives shall not serve as part of a specified parking area and shall be kept clear of parked vehicles. 8. Pedestrian walks shall be not less than 1.2 metres (4.0 feet) in width and shall be provided wherever normal pedestrian traffic will occur. 9. Garbage and refuse pickup and other multi-unit utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the development and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least 1.5 metres (5.0 feet) in height around the perimeter.

	<p>10. All telephone and electric service utilities shall be underground in all multi-unit developments.</p> <p>11. All developments shall be provided with a liberal and functional landscaping scheme. Interior roads, parking areas and pedestrian walks shall be provided with shade trees which are of an appropriate size and character. Open space adjacent to buildings and malls between buildings that are to be utilized by residents and border strips along the sides of pedestrian walks shall be graded and seeded.</p> <p>12. Approaches to multi-unit dwelling structures and entrance areas shall be landscaped with trees and attractive shrubs. Areas not used for buildings, drives and parking spaces shall be seeded or landscaped and shall be kept in an attractive condition.</p> <p>13. Interior development roads, parking areas, dwelling entranceways and pedestrian walks shall be provided with sufficient illumination to minimize hazards to pedestrians and vehicles utilizing the same and shall, where necessary, be shielded to avoid distributing glares to occupants of buildings. Lighting shall be so arranged as to reflect away from adjoining properties.</p>
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4.3.4 Discretionary Use Provisions

1. Bed and Breakfast Establishments may be permitted subject to the following provisions:
 - i. All proposals are subject to a Class IA Development Permit approval stream;
 - ii. A full drawing set shall be required to be submitted for review and consideration prior to approval;
 - iii. The residential character of the neighbourhood shall be maintained.
 - iv. Adequate parking shall be provided as per Section 3.
 - v. The proposed development shall meet the regulatory, design and / or administrative requirements of the designation.
2. Retirement Homes are permitted subject to the development standards outlined in section 4.3.3.6 and the design requirements of Sections 13 and 14.
3. Home-Based Daycare Facilities shall be subject to a Class II Development Permit and shall be required to meet the development standards of the primary use outlined in Section 4.3.3 and the design requirements of Sections 13 and 14.