

**APPENDIX 'A'**  
**PROPOSED MODIFICATION TO THE COUNCIL ADOPTED BERCZY GLEN SECONDARY PLAN**  
**NOVEMBER 27, 2018**

(deletions are shown as strikethrough; new text is underlined)

**Building Types**

8.2.1.3 To provide for only the following building types on lands designated 'Residential Low Rise':

- a) detached dwelling, semi-detached dwelling, townhouse ~~excluding back to back townhouse~~, duplex, small multi-plex building containing 3 to 6 units, all with direct frontage on a public street. A zoning by-law amendment to permit the above building types without direct frontage on a public street may also be considered, at appropriate locations, where a development block has frontage on an arterial or a major collector road, or where an individual lot has frontage on a public park which fronts a public street;
- b) *coach house* located above a garage on a laneway; ~~and~~
- c) buildings associated with *day care centres, places of worship* and *public schools*; ~~and~~
- d) back to back townhouses, subject to review of an application for *development approval*. In considering an application for back to back townhouses on lands designated 'Residential Low Rise', Council shall ensure that development adheres to the criteria outlined below:
  - i. appropriate site location in terms of proximity to transit;
  - ii. appropriate lot widths to ensure the provision of on-street parking, street trees, and private amenity space;
  - iii. the proposed built form fronts on to a public road;
  - iv. the density of the proposal is consistent with the density range established in Section 8.2.1.4 of this Secondary Plan.