Appendix "H-1" – Modifications and Updates Summary to Section 11.1: Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone			
Section	**Proposed Change**	**Proposed Revised Zone Regulation**	**Rationale**
~~Grey highlighted strikethrough text~~ = text to be deleted		**bolded text** = text to be added	
11.1.1.1 i) 2.	Notwithstanding Subsection 11.1.1.1 i) 1., ~~a minimum of one~~ Dwelling Unit(s) shall be permitted in a basement or cellar.	Notwithstanding Subsection 11.1.1.1 i) 1., Dwelling Unit(s) shall be permitted in a basement or cellar.	An amendment to provide clarity in wording. The intent of the regulation to permit residential uses in the basement or cellar remains unchanged.
11.1.3 c)i)	**i)** A minimum 7.5 metres for lots abutting a ~~Residential Zone or Institutional Zone or lot containing a Residential Use.~~ **Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse.**	i) A minimum 7.5 metres for lots abutting a Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse. .	The existing regulation required a minimum 7.5 metres interior side yard setback when abutting any residential use regardless of lot size and lot width. This resulted in skinny lots becoming sterilized if this requirement broadly applied. The amendment includes specifying when the minimum 7.5 metres interior side yard setback applies to only single-detached, semi-detached, and townhouse dwellings. Previously, the regulation did not specify the exact dwelling type and could have been interpreted to include all dwelling types including multiple dwellings and Mixed Use buildings.