

Section 7.3 – City Wide (P3) Zone Section 7.7 – Conservation/ Hazard Land Rural (P7) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strike through text = text to be deleted bolded text = text to be added</p>			
Title	City Wide Park (P3) Zone	City Wide Park (P3) Zone	Original name of the Zone is "City Wide Park (P3) Zone" and was missing the word "Park". Does not change the intent of the Zone.
Section 7.7.2.2 b) i) and ii)	<p>i) The maximum gross floor area for an expansion to an Existing building or structure shall not exceed 10% of the gross floor area of the Existing building or structure and may include a deck within the permitted maximum.</p> <p>ii) Shall be in accordance with the requirements of Section 12.1.3.1 and 12.1.3.3 c), d), e) and f).</p>	<p>i) The maximum gross floor area for an expansion to an Existing building or structure shall not exceed 10% of the gross floor area of the Existing building or structure and may include a deck within the permitted maximum.</p> <p>ii) Shall be in accordance with the requirements of Section 12.1.3.1 and 12.1.3.3 c), d), e) and f).</p>	The intent of this modification is to permit existing dwellings/ structures to construct a deck. The current regulations only permit expansion of the existing structure as it relates to gross floor area. Since the definition of gross floor area does not include a deck, the regulations do not permit deck construction.
Section 7.7.2.3 i)	Notwithstanding Sections 7.7.2.1 a) –i) and 7.7.2.2 a) i) above, an existing building or structure which is demolished in whole or in part may be rebuilt provided the setbacks to the building or structure which had existed on the date of passing of the By-law are maintained.	Notwithstanding Sections 7.7.2.1 a) and 7.7.2.2 a) above, an existing building or structure which is demolished in whole or in part may be rebuilt provided the setbacks to the building or structure which had existed on the date of passing of the By-law are maintained.	The intent of this section is to reference regulations for replacement of existing buildings or structures, despite there being clauses prohibiting new development. A change has been made to reference subsection a), so that the notwithstanding clause permits the re-building of an existing dwelling. The current reference is to subsection a) i), which does not exist.