Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted	strikethrough text = text to be deleted bolded text = text to b	be added
Legal Non- Conforming Uses Section 1.11	c) The repair or restoration of any existing building, or part thereof, to a safe condition provided that such repair or restoration will not increase the height, area or volume, or site coverage of such building and that the building continues to be used for the same purpose and in the same manner as it was used on the effective date of this By-law;	c) The repair or restoration of any existing building, or part thereof, to a safe condition provided that such repair or restoration will not increase the height, area or volume, or site coverage of such building and that the building continues to be used for the same purpose and in the same manner as it was used on the effective date of this By-law;
	 i) In addition to Section 1.11 c), the repair, restoration, or replacement of an existing porch, deck, balcony, unenclosed fire escape, or open stair of an existing Single Detached, Semi-Detached, er Duplex, Street Townhouse, Triplex or Fourplex Dwelling shall be permitted, provided that such repair, restoration, or replacement will not increase the height, area or volume, or site coverage of such structure. 	 In addition to Section 1.11 c), the repair, restoration, or replacement of an existing porch, deck, balcony, unenclosed fire escape, or open stair of an existing Single Detached, Semi-Detached, Duplex, Street Townhouse, Triplex or Fourplex Dwelling shall be permitted, provided that such repair, restoration, or replacement will not increase the height, area or volume, or site coverage of such structure.
	 d) Swimming pools, hot tubs, and accessory buildings, including but not limited to sheds, garages and gazebos on a lot containing a Ssingle Ddetached dwelling, Semi-Detached, or Dduplex, Street Townhouse, Triplex or Fourplex Ddwelling which is prohibited by the applicable zoning by-law, but which was lawfully used as a single detached or duplex dwelling for such purpose on the date of the passing of this By-law shall be permitted as follows: i) the location and height complies with the applicable provisions of this By-law; and, 	 d) Swimming pools, hot tubs, and accessory buildings, including but not limited to sheds, garages and gazebos on a lot containing a Single Detached, Semi-Detached, Duplex, Street Townhouse, Triplex or Fourplex Dwelling which is prohibited by the applicable zoning by-law, but which was lawfully used for such purpose on the date of the passing of this By-law shall be permitted as follows: i) the location and height complies with the applicable provisions of this By-law; and, ii) this exemption shall not apply to the Open Space and Parks Classification Zones; or,

Section 1 - Adn	Section 1 - Administration		
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted	strikethrough text = text to be deleted bolded text = text to b	pe added	
	 Parks Classification Zones; or, e) In accordance with Subsection 34(10) of the Planning Act, R.S.O., 1990 c.P. 13, as amended, the addition of any porch, deck, balcony, unclosed fire escape or open stair to a Seingle Ddetached, Semi-Detached, or Dduplex, Street Townhouse, Triplex or Fourplex Dewelling which is prohibited by this By- law, but which was lawfully used as single detached or duplex dwelling for such purpose on the date of the passing of the By- law, shall be permitted as follows: 	e) In accordance with Subsection 34(10) of the Planning Act, R.S.O., 1990 c.P. 13, as amended, the addition of any porch, deck, balcony, unclosed fire escape or open stair to a Single Detached, Semi-Detached, Duplex, Street Townhouse, Triplex or Fourplex Dwelling which is prohibited by this By-law, but which was lawfully used for such purpose on the date of the passing of the By-law, shall be permitted as follows:	
Transition Provisions	 Commercial and Mixed Use Zoning By-law 17-240, November 8, 2017 Downtown Zoning By-law 18-114, May 9, 2018 	 Commercial and Mixed Use Zoning By-law 17-240, November 8, 2017 Downtown Zoning By-law 18-114, May 9, 2018 	
Section 1.12.1	 3. Residential Zones a. Low Density Residential By-law 22-197, August 12, 2022 b. Low Density Residential By-law 24-051 c. Low Density Residential By-law 25-XXX 	 Residential Zones a. Low Density Residential By-law 22-197, August 12, 2022 b. Low Density Residential By-law 24-051 c. Low Density Residential By-law 25-XXX 	

Definition		Proposed Change		Proposed Revised Zone Regulation
Grey highlighted	strikethre	bolded text = text to be deleted bolded text = text to	be adde	d
Multiple Dwelling Townhouse	shall r	nean:	shall m	nean:
[New]	i)	one separate building containing five or more dwelling units; or,	i)	one separate building containing five or more dwelling units; or,
	ii)	two or more separate buildings containing three or more dwelling units each which form one comprehensive development containing a total of five or more dwelling	ii)	two or more separate buildings containing three or more dwelling units each which form one comprehensive development containing a total of five or more dwelling units;
		units;	And,	
	And,		i)	Dwelling units are divided by common walls preventing internal access between units;
	i)	Dwelling units are divided by common walls preventing internal access between units;	ii)	Each dwelling unit has at least one exclusive exterior pedestrian access;
	ii)	Each dwelling unit has at least one exclusive exterior pedestrian access;	iii)	Dwelling Units within a Multiple Dwelling Townhouse may have shared amenity area(s), parking area(s) and common vehicular
	iii)	Dwelling Units within a Multiple Dwelling Townhouse may have shared amenity area(s), parking area(s) and common		access to a street, such as a condominium road.
		vehicular access to a street, such as a condominium road.	iv)	A Multiple Dwelling Townhouse shall include a block townhouse, a stacked townhouse, a back-to-back townhouse, a stacked back-
	iv)	A Multiple Dwelling Townhouse shall include a block townhouse, a stacked townhouse, a back-to-back		to-back townhouse, a maisonette, and a townhouse development comprising townhouse units on parcels of tied land, except as
		townhouse, a stacked back-to-back townhouse, a maisonette, and a townhouse development comprising townhouse units on parcels of tied land, except as		restricted in this By-law.
		restricted in this By-law.		

Section 3 - Definitions		
Definition	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted s	trikethrough text = text to be deleted bolded text = text to b	e added
	Dwelling Townhouse comprising townhouse units on parcels of tied land, where, in such case, lot shall mean the cumulative parcels of land comprising the parcels of tied land and common element condominium lands tied thereto.	Townhouse comprising townhouse units on parcels of tied land, where, in such case, lot shall mean the cumulative parcels of land comprising the parcels of tied land and common element condominium lands tied thereto.
Street Townhouse Dwelling	shall mean a building divided vertically into three or more dwelling units, by common walls which prevent internal access between units and extend from the base of the foundation to the roof line and for a horizontal distance of not less than 35 percent of the horizontal depth of the building but shall not include a maisonette Multiple Dwelling Townhouse . Each townhouse shall be designed to be on a separate lot having direct access to and frontage on a street, laneway or common condominium driveway.	shall mean a building divided vertically into three or more dwelling units, by common walls which prevent internal access between units and extend from the base of the foundation to the roof line and for a horizontal distance of not less than 35 percent of the horizontal depth of the building but shall not include a Multiple Dwelling Townhouse. Each townhouse shall be designed to be on a separate lot having direct access to and frontage on a street.
Unit Width [New]	shall mean the horizontal distance between the common side wall of a building unit measured to the common side wall or exterior side wall opposite.	shall mean the horizontal distance between the common side wall of a building unit measured to the common side wall or exterior side wall opposite.

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stri	kethrough text = text to be deleted bolded text = text to b	
Frontage on a Street Section 4.3 b)	 Where a building or lot is legally tied to a common element condominium which has frontage on a common element road that provides direct access to a street and is registered under the Condominium Act, such driveway shall be deemed to also be a street for purposes of applying the provisions of this By-law. i) Section 4.3 b) above shall not apply to a Street 	 Where a building or lot is legally tied to a common element condominium which has frontage on a common element road that provides direct access to a street and is registered under the Condominium Act, such driveway shall be deemed to also be a street for purposes of applying the provisions of this By-law. i) Section 4.3 b) above shall not apply to a Street Townhouse
	Townhouse Dwelling where, in such case, any townhouse unit must have individual frontage on a public street, pursuant to the definition of Street Townhouse Dwelling in Section 3 of this By-law; and,	 Dwelling where, in such case, any townhouse unit must have individual frontage on a public street, pursuant to the definition of Street Townhouse Dwelling in Section 3 of this By-law; and, ii) Section 4.3 b) above shall not apply to a Multiple Dwelling
	ii) Section 4.3 b) above shall not apply to a Multiple Dwelling Townhouse comprising townhouse units on parcels of tied land where, in such case, any common element condominium road or driveway upon which townhouse units front shall be deemed to be a part of the lot, rather than a public street, pursuant to the definition of Lot in Section 3 of this By-law.	Townhouse comprising townhouse units on parcels of tied land where in such case, any common element condominium road or driveway upon which townhouse units front shall be deemed to be a part of the lot, rather than a public street, pursuant to the definition of Lot in Section 3 of this By-law.
Number of Dwellings per Lot	Unless otherwise provided for in this By-law, in any zone where a Ssingle Ddetached Ddwelling, Ssemi-Ddetached Ddwelling, or Dduplex Ddwelling, Triplex Dwelling or Fourplex Dwelling is	Unless otherwise provided for in this By-law, in any zone where a Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling, Triplex Dwelling or Fourplex Dwelling is permitted, no more than one such dwelling
Section 4.5 a)	permitted, no more than one such dwelling shall be erected on a lot.	shall be erected on a lot.
Buildings Accessory to Residential Uses Section 4.8.1.3	BUILDINGS ACCESSORY TO MULTIPLE DWELLINGS, DWELLING UNITS MULTIPLE DWELLING TOWNHOUSES, RETIREMENT HOMES, LODGING HOUSES, AND RESIDENTIAL CARE FACILITIES IN ALL ZONES	BUILDINGS ACCESSORY TO MULTIPLE DWELLINGS, MULTIPLE DWELLING TOWNHOUSES, RETIREMENT HOMES, LODGING HOUSES, AND RESIDENTIAL CARE FACILITIES IN ALL ZONES
Home Business Section 4.21 c)	Home Businesses permitted in Duplex Dwellings, Dwelling Unit(s) Triplex Dwellings, Fourplex Dwellings, Multiple Dwellings, Multiple Dwelling Townhouses and Street Townhouses Dwellings:	Home Businesses permitted in Duplex Dwellings, Triplex Dwellings, Fourplex Dwellings, Multiple Dwellings, Multiple Dwelling Townhouses and Street Townhouse Dwellings:

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted str	ikethrough text = text to be deleted bolded text = text to b	be added
Home Business	Regulations for Home Businesses in Duplex Dwellings, Dwelling Unit(s), Triplex Dwellings, Fourplex Dwellings, Multiple Dwellings,	Regulations for Home Businesses in Duplex Dwellings, Triplex Dwellings, Fourplex Dwellings, Multiple Dwellings, Multiple Dwelling Townhouses and
Section 4.21 d)	Multiple Dwelling Townhouses and Street Townhouse Dwellings:	Street Townhouse Dwellings:
Additional Dwelling Unit and Additional Dwelling Unit – Detached	A Single Detached Dwelling, Duplex Dwelling, or Triplex Dwelling built in conformity with this By-law, may be converted to contain a fourth Additional Dwelling Unit, provided that the principal residential building is not located within any Rural Zone or Open Space and Park Zone.	A Single Detached Dwelling, Duplex Dwelling, or Triplex Dwelling built in conformity with this By-law, may be converted to contain a fourth Additional Dwelling Unit, provided that the principal residential building is not located within any Rural Zone or Open Space and Park Zone.
Section 4.33 b)		
Additional Dwelling Unit Section 4.33.1 a)	Excluding any Rural Zone or Open Space and Park Zone, Additional Dwelling Units shall be permitted in accordance with the following:	Excluding any Rural Zone or Open Space and Park Zone, Additional Dwelling Units shall be permitted in accordance with the following:
Additional Dwelling	Excluding any Rural Zone or Open Space and Park Zone, aA	Excluding any Rural Zone or Open Space and Park Zone, a maximum of
Unit – Detached Section 4.33.2 a)	maximum of one Additional Dwelling Unit – Detached shall be permitted on a lot containing a Single Detached Dwelling, Duplex Dwelling, Semi-Detached Dwelling, Street Townhouse Dwelling, or a	one Additional Dwelling Unit – Detached shall be permitted on a lot containing a Single Detached Dwelling, Duplex Dwelling, Semi-Detached Dwelling, Street Townhouse Dwelling, or a Triplex Dwelling.
Section 4.33.2 a)	Triplex Dwelling.	Dwelling, Street Townhouse Dwelling, or a Triplex Dwelling.
Section 4.33.3 a)	ADDITIONAL DWELLING UNITS IN AGRICULTURE (A1), RURAL (A2), AND SETTLEMENT RESIDENTIAL (S1), AND CONSERVATION LAND RURAL (P6) ZONES	ADDITIONAL DWELLING UNITS IN AGRICULTURE (A1), RURAL (A2), SETTLEMENT RESIDENTIAL (S1), AND CONSERVATION LAND RURAI (P6) ZONES
	For lands within an A1, A2, S1, or P6 Zone, aAn maximum of one Additional Dwelling Unit shall only be permitted on lands within a Agriculture (A1), Rural (A2) or Settlement Residential (S1) Zone and shall only be permitted on a lot that is greater than 0.6 ha in size.	For lands within an A1, A2, S1, or P6 Zone, a maximum of one Additional Dwelling Unit shall be permitted and shall only be permitted on a lot that is greater than 0.6 ha in size.

Section 4 – General Provisions		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stri	kethrough text = text to be deleted bolded text = text to b	e added
Section 4.36	UNDERTAKINGS OF POST-SECONDARY INSTITUTIONS	UNDERTAKINGS OF POST-SECONDARY INSTITUTIONS
[New]	Pursuant to Section 62.0.2 of the Planning Act, on any lands outside of the Greenbelt Area, as defined in the Greenbelt Act, as amended, any undertaking of a post-secondary institution for the objects of the institution is not subject to the Planning Act. Accordingly, on any lands outside of the Greenbelt Area, zoning shall have no effect on an undertaking that has satisfied the requirement that it is for the objects of the institution, in accordance with the Panning Act, in which case, zoning is provided for information purposes only.	Pursuant to Section 62.0.2 of the Planning Act, on any lands outside of the Greenbelt Area, as defined in the Greenbelt Act, as amended, any undertaking of a post-secondary institution for the objects of the institution is not subject to the Planning Act. Accordingly, on any lands outside of the Greenbelt Area, zoning shall have no effect on an undertaking that has satisfied the requirement that it is for the objects of the institution, in accordance with the Panning Act, in which case, zoning is provided for information purposes only.

Section 5 – Parking		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted striketh	arough text = text to be deleted bolded text = text to b	be added
Minimum Required Parking Rate Schedule	Multiple Dwelling; Multiple Dwelling Townhouse; Dwelling Unit, Mixed Use, where the total number of such units is	Multiple Dwelling; Multiple Dwelling Townhouse; Dwelling Unit, Mixed Use, where the total number of such units is 5 or
Section 5.7.1 a) i)	5 or greater	greater
	a) In PRA 1, no parking spaces are required for residents, and,	a) In PRA 1, no parking spaces are required for residents, and,
	i) within a Downtown Zone, where there are more than 12 dwelling units, 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit; or,	i) within a Downtown Zone, where there are more than 12 dwelling units, 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit; or,
	ii) within any other Zone, 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit.	ii) within any other Zone, 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit.
	b) In PRA 2, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit.	b) In PRA 2, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit.
	c) In PRA 3, and,	c) In PRA 3, and,
	i) within a C5, C5a or TOC Zone, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit, or,	i) within a C5, C5a or TOC Zone, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit, or,
	ii) within any other Zone, 0.85 spaces per unit for residents, plus 0.25 visitor parking spaces per unit.	ii) within any other Zone, 0.85 spaces per unit for residents, plus0.25 visitor parking spaces per unit.
	d) In all other areas, 1 space per unit for residents, plus 0.3 visitor parking spaces per unit.	d) In all other areas, 1 space per unit for residents, plus 0.3 visitor parking spaces per unit.
Minimum Accessible Parking Rate Schedule	Dwelling Unit, Mixed Use; Multiple Dwelling;	Dwelling Unit, Mixed Use; Multiple Dwelling;

Section 5 – Parking		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted striketh	rough text = text to be deleted bolded text = text to b	be added
	Multiple Dwelling Townhouse	Multiple Dwelling Townhouse
Section 5.7.3 c) ii) i)		

Section 6 – Downtown Zones				
6.1 – Downtown Central Business District (D1) Zone				
	6.2 – Downtown Mixed Use – Pedestrian Focus (D2) Zone 6.3 – Downtown Mixed Use (D3) Zone			
6.5 – Downtown Res				
Section	Proposed Change	Proposed Revised Zone Regulation		
Grey highlighted strik	tethrough text = text to be deleted bolded text = text to be	be added		
	ntral Business District (D1) Zone			
Permitted Uses	[]	[]		
	Day Nursery	Day Nursery		
Section 6.1.1	Duplex Dwelling	Dwelling Unit, Mixed Use		
	Dwelling Unit (s) , Mixed Use	Educational Establishment		
[Note: Unmodified	Educational Establishment	Exhibition Facility		
portions of permitted	Exhibition Facility	[]		
use list have been	[]			
omitted for clarity.]				
Restricted Uses	Duplex Dwelling			
Section 6.1.1.1.4	A Duplex Dwelling shall only be permitted as a result of the			
00 D (N	conversion of an existing Single Detached Dwelling.			
	xed Use – Pedestrian Focus (D2) Zone			
Permitted Uses				
0 1 004	Day Nursery	Day Nursery		
Section 6.2.1	Dwelling Unit (s) , Mixed Use	Dwelling Unit, Mixed Use		
Distant lange d'Card	Educational Establishment	Educational Establishment		
[Note: Unmodified	Financial Establishment	Financial Establishment		
portions of permitted	Hotel	Hotel		
use list have been	Laboratory	Laboratory		
omitted for clarity.]	Lodging House Medical Clinic	Lodging House Medical Clinic		
	Microbrewery	Microbrewery		
	Multiple Dwelling	Office		
	Office			

Section 6 – Downto	Section 6 – Downtown Zones		
6.1 – Downtown Central Business District (D1) Zone			
6.2 – Downtown Mixed Use – Pedestrian Focus (D2) Zone			
	6.3 – Downtown Mixed Use (D3) Zone		
6.5 – Downtown Re			
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted strik	cethrough text = text to be deleted bolded text = text to be	be added	
Restricted Uses	i) In addition to Section 6.2.1, the following uses shall only be	i) In addition to Section 6.2.1, the following uses shall only be permitted in	
	permitted in accordance with Section 6.2.3 and the following	accordance with Section 6.2.3 and the following additional restrictions:	
Section 6.2.1.1	additional restrictions:		
		1. Day Nursery	
	1. Day Nursery	Dwelling Unit, Mixed Use	
	Dwelling Unit (s) , Mixed Use	Place of Worship	
	Multiple Dwelling		
	Place of Worship	A. Shall not be permitted within the ground floor, except for	
		access, accessory office and utility areas.	
	A. Shall not be permitted within the ground floor, except		
	for access, accessory office and utility areas.		
6.3 – Downtown Mix	ked Use (D3) Zone	T	
Permitted Uses	[]	[]	
	Day Nursery	Day Nursery	
Section 6.3.1	Dwelling Unit (s) , Mixed Use	Dwelling Unit, Mixed Use	
	Educational Establishment	Educational Establishment	
[Note: Unmodified	Emergency Shelter	Emergency Shelter	
portions of permitted	Financial Establishment	Financial Establishment	
use list have been	[]	[]	
omitted for clarity.]			
Location of	h) Location of Emergency Shelter-and Residential Care Facility	h) Location of Emergency Shelter	
Emergency Shelter			
and Residential Care	i) Except as provided for in Subsection ii), herein, every	i) Except as provided for in Subsection ii), herein, every Emergency	
Facility	Emergency Shelter and Residential Care Facility shall be	Shelter shall be situated on a lot having a minimum radial	
	situated on a lot having a minimum radial separation distance	separation distance of 300 metres from any lot line of such lot	
Section 6.3.3 h)	of 300 metres from any lot line of such lot measured to the lot	measured to the lot line of any other lot occupied by an Emergency	
	line of any other lot occupied by an Residential Care Facility,	Shelter, Corrections Residence or Correctional Facility.	

Section 6 – Downtow	Section 6 – Downtown Zones		
6.2 – Downtown Mix	ntral Business District (D1) Zone red Use – Pedestrian Focus (D2) Zone		
6.3 – Downtown Mix			
6.5 – Downtown Res		Dreneged Deviced Zone Devulation	
	Proposed Change ethrough text = text to be deleted bolded text = text to be	Proposed Revised Zone Regulation	
	 ii) Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, either of the existing Residential Care Facility or Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located. iii) Notwithstanding Subsection 6.3.1, within the lands bounded by Queen Street, Hunter Street, James Street and Main Street, no new Residential Care Facility or Emergency Shelter and Main Street, no new Residential Care Facility or Emergency Shelter Street, Street and Main Street, shall be permitted. 	 ii) Where the radial separation distance from the lot line of an Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, Corrections Residence or Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located. iii) Notwithstanding Subsection 6.3.1, within the lands bounded by Queen Street, Hunter Street, James Street and Main Street, no new Emergency Shelter shall be permitted. 	
Maximum Capacity for Residential Care Facility	j) Maximum Capacity for Residential Care Facility Shall not exceed 20 residents.		
Section 6.3.3 j)			
Home Business Regulations	k) Home Business Regulations		
Section 6.3.3 k)	m accordance with the requirements or section 4.2 r of this by-law.		

Section 6 – Downtown Zones				
6.1 – Downtown Central Business District (D1) Zone 6.2 – Downtown Mixed Use – Pedestrian Focus (D2) Zone				
6.3 – Downtown Mixed Use (D3) Zone				
6.5 – Downtown Res				
Section	Proposed Change	Proposed Revised Zone Regulation		
, , ,	ethrough text = text to be deleted bolded text = text to be	pe added		
Accessory Buildings	I) Accessory Buildings			
Section 6.3.3 I)	In accordance with the requirements of Section 4.8.1 of this By-law.			
	in accordance with the requirements of occition 4.0.1 of this by law.			
Sections 6.3.3 m) and	n) are to be renumbered Sections 6.3.3 j) and k) respectively.			
6.5 – Downtown Re	, <u>,</u> , , , , ,			
Permitted Uses	Artist Studio	Artist Studio		
	Community Garden	Community Garden		
Section 6.5.1	Commercial School	Commercial School		
	Day Nursery	Day Nursery		
[Note: Unmodified	Duplex Dwelling	Duplex Dwelling		
portions of permitted	Dwelling Unit, Mixed Use	Dwelling Unit, Mixed Use		
use list have been	Educational Establishment	Educational Establishment		
omitted for clarity.]	Emergency Shelter	Emergency Shelter		
	Fourplex Dwelling	Fourplex Dwelling		
	Lodging House	Lodging House		
	Long Term Care Facility	Long Term Care Facility		
	Multiple Dwelling	Multiple Dwelling		
	Multiple Dwelling Townhouse	Multiple Dwelling Townhouse		
	Office	Office		
	Personal Service	Personal Service		
	Place of Worship	Place of Worship		
	Repair Service	Repair Service		
	Residential Care Facility	Residential Care Facility		
	Restaurant	Restaurant		
	Retail	Retail		
	Retirement Home	Retirement Home		

Section 6 – Downtown Zones			
6.1 – Downtown Cei	ntral Business District (D1) Zone		
6.2 – Downtown Mixed Use – Pedestrian Focus (D2) Zone 6.3 – Downtown Mixed Use (D3) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted strik	tethrough text = text to be deleted bolded text = text to be	pe added	
	Semi-Detached Dwelling	Semi-Detached Dwelling	
	Single Detached Dwelling	Single Detached Dwelling	
	Social Services Establishment	Social Services Establishment	
	Street Townhouse Dwelling	Street Townhouse Dwelling	
	Tradesperson Shop	Tradesperson Shop	
	Triplex Dwelling	Triplex Dwelling	
Single Detached	SINGLE DETACHED DWELLING, AND DUPLEX DWELLING,	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX	
Dwelling and Duplex	TRIPLEX DWELLING AND FOURPLEX DWELLING	DWELLING AND FOURPLEX DWELLING REGULATIONS	
Dwelling Regulations	REGULATIONS		
Section 6.5.3.1			
Multiple Dwelling	6.5.3.4 MULTIPLE DWELLING TOWNHOUSE REGULATIONS	6.5.3.4 MULTIPLE DWELLING TOWNHOUSE REGULATIONS	
Townhouse			
Regulations	a) Minimum Lot Area	a) Minimum Lot Area	
Section 6.5.3.4	300.0 square metres;	300.0 square metres;	
[New]			
	b) Minimum Lot Width	b) Minimum Lot Width	
[Note: The existing	12.0 metree:	10.0 metroe	
Section 6.5.3.4 is to	12.0 metres;	12.0 metres;	
be renumbered to	a) Minimum IInit Width	a) Minimum Linit Width	
6.5.3.5 per below]	c) Minimum Unit Width	c) Minimum Unit Width	
	5.5 metres;	5.5 metres;	
	d) Maximum Front Yard	d) Maximum Front Yard	

Section 6 – Downtown Zones			
6.1 – Downtown Central Business District (D1) Zone 6.2 – Downtown Mixed Use – Pedestrian Focus (D2) Zone 6.3 – Downtown Mixed Use (D3) Zone 6.5 – Downtown Residential (D5) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted striket	hrough text = text to be deleted bolded text = text to b	e added	
	3.0 metres;	3.0 metres;	
	e) Minimum Side Yard	e) Minimum Side Yard	
	1.2 metres;	1.2 metres;	
f	f) Flankage Yard	f) Flankage Yard	
	i) Minimum 3.0 metres; and,	i) Minimum 3.0 metres; and,	
	ii) Maximum 4.5 metres;	ii) Maximum 4.5 metres;	
(g) Minimum Rear Yard	g) Minimum Rear Yard	
	7.5 metres	7.5 metres	
1	h) Minimum Separation Distance	h) Minimum Separation Distance	
	i) Between two exterior walls which contain no windows to a habitable room, a minimum of 3.0 metres; and	i) Between two exterior walls which contain no windows to a habitable room, a minimum of 3.0 metres; and	
	ii) Between two exterior walls at least one of which contain windows to a habitable room, a minimum of 12.0	 Between two exterior walls at least one of which contain windows to a habitable room, a minimum of 12.0 metres; 	
i	metres; i) Building Height	i) Building Height	

Section 6 – Downtown Zones			
	6.1 – Downtown Central Business District (D1) Zone		
6.2 – Downtown Mixed Use – Pedestrian Focus (D2) Zone			
6.3 – Downtown Mixed Use (D3) Zone			
6.5 – Downtown Res		1	
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted strik	ethrough text = text to be deleted bolded text = text to be		
	i) Minimum 7.5 metres; and,	i) Minimum 7.5 metres; and,	
	ii) Maximum Building Height shall be in accordance with Figure 1 of Schedule "F" – Special Figures;	ii) Maximum Building Height shall be in accordance with Figure 1 of Schedule "F" – Special Figures;	
		j) Minimum Amenity Area	
	j) Minimum Amenity Area	On a lot containing more than 10 dwelling units, the following	
	On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements shall be	Minimum Amenity Area requirements shall be provided:	
	provided:	i) An area of 4.0 square metres for each dwelling unit; and,	
	i) An area of 4.0 square metres for each dwelling unit; and,	ii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed	
		and shall be at or above the surface, and exposed to light and air;	
	ii) In addition to the definition of Amenity Area in Section3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and	k) Minimum Landscaped Area	
	exposed to light and air;	Not less than 10% of the lot area shall be landscaped area;	
	k) Minimum Landscaped Area	I) Location of Parking	
	Not less than 10% of the lot area shall be landscaped area;	Notwithstanding Section 5.3.1 a), parking spaces and associated drive aisles, excluding driveways extending directly from the street, shall not be located between any building façade and any lot line	
	I) Location of Parking	abutting a street;	

Section 6 – Downto	wn Zones	
	ntral Business District (D1) Zone xed Use – Pedestrian Focus (D2) Zone	
6.3 – Downtown Mix	(<i>)</i>	
6.5 – Downtown Re	sidential (D5) Zone	
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	cethrough text = text to be deleted bolded text = text to be	
	Notwithstanding Section 5.3.1 a), parking spaces and associated drive aisles, excluding driveways extending directly from the street, shall not be located between any	m) Location of Pedestrian Entrances Any dwelling unit adjacent to a yard abutting a street must have a
	building façade and any lot line abutting a street; m) Location of Pedestrian Entrances	i) located in a façade facing a street; and,
	Any dwelling unit adjacent to a yard abutting a street must have a minimum of one pedestrian entrance which is:	ii) directly accessible from the public sidewalk;n) Vehicular Accesses
	i) located in a façade facing a street; and,	i) A maximum of two access driveways are permitted from each street abutting the lot; and,
	ii) directly accessible from the public sidewalk; n) Vehicular Accesses	ii) Garage entrances must not be located in any façade facing a street;
	i) A maximum of two access driveways are permitted from each street abutting the lot; and,	o) Visual Barrier
	ii) Garage entrances must not be located in any façade facing a street;	A visual barrier shall be required along any side or rear lot line abutting a Downtown D1 or D2 Zone in accordance with the requirements of Section 4.19 of this By-law.
	o) Visual Barrier	
	A visual barrier shall be required along any side or rear lot line abutting a Downtown D1 or D2 Zone in accordance	

Section 6 – Downtown Zones				
6.1 – Downtown Central Business District (D1) Zone 6.2 – Downtown Mixed Use – Pedestrian Focus (D2) Zone				
6.3 – Downtown Mix	6.3 – Downtown Mixed Use (D3) Zone			
6.5 – Downtown Res				
Section	Proposed Change	Proposed Revised Zone Regulation		
Grey highlighted strik	ethrough text = text to be deleted bolded text = text to b	pe added		
	with the requirements of Section 4.19 of this By-law.			
OF WORSHIP, RESIDI	ENTIAL CARE FACILITY, RETIREMENT HOME, AND SOCIAL SERVIC	ING HOUSE, LONG TERM CARE FACILITY, MULTIPLE DWELLING, PLACE ES ESTABLISHMENT REGULATIONS is to be renumbered to Section 6.5.3.5		
Maximum Capacity for Emergency Shelter, Long Term Care Facility and Residential Care Facility	6.5.3.4 5 k) Maximum Capacity for Emergency Shelter , and Long Term Care Facility and Residential Care Facility	6.5.3.5 k) Maximum Capacity for Emergency Shelter and Long Term Care Facility		
Section 6.5.3.4 k) Location of	6.5.3.4 5 I) Location of Emergency Shelter , Long term Care Facility	6.5.3.5 I) Location of Emergency Shelter		
Emergency Shelter, Long term Care Facility and Residential Care Facility Section 6.5.3.4 I)	 and Residential Care Facility i) Except as provided for in Subsection ii), herein, every Emergency Shelter and Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Residential Care Facility, Emergency Shelter, Corrections 	 i) Except as provided for in Subsection ii), herein, every Emergency Shelter shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Emergency Shelter, Corrections Residence or Correctional Facility. 		
	 ii) Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, 	 Where the radial separation distance from the lot line of an Emergency Shelter existing as of the effective date of this By- law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, Corrections Residence or Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the 		

Section	6 –	Downtown	Zones
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- 6.1 Downtown Central Business District (D1) Zone
- 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone

6.5 – Downtown Residential (D5) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stril	cethrough text = text to be deleted bolded text = text to be	be added
	Corrections Residence or Correctional Facility, either of	Zone in which it is located.
	the existing Residential Care Facility or Emergency	
	Shelter may be expanded or redeveloped to	
	accommodate not more than the permitted number of	
	residents permitted by the Zone in which it is located.	
Prohibition of	6.5.3.4 5 m) Prohibition of Residential Care Facility and Emergency	6.5.3.5 m) Prohibition of Emergency Shelter
Residential Care	Shelter	
Facility and		Notwithstanding Section 6.5.1 within the lands bounded by Queen
Emergency Shelter	Notwithstanding Section 6.5.1 within the lands bounded by	Street, Hunter Street, James Street and Main Street, no new
	Queen Street, Hunter Street, James Street and Main Street,	Emergency Shelter shall be permitted.
Section 6.5.3.4 m)	no new Residential Care Facility or Emergency Shelter shall	
	be permitted.	
Existing Section 6.5.3	7 - COMMUNITY GARDEN REGULATIONS is to be renumbered to Sec	xtion 6.5.3.6
Additional Dwelling	ADDITIONAL DWELLING UNIT REGULATIONS	
Unit Regulations		
	In accordance with the requirements of Section 4.33. of this By-law.	
Section 6.5.3.8		

Proposed Change	Proposed Revised Zone Regulation
cethrough text = text to be deleted bolded text = text to b	be added
New Buildings and Structures Including Additional Dwelling Units	New Buildings and Structures Including Additional Dwelling Units
i) Shall not be permitted on a vacant lot	i) Shall not be permitted on a vacant lot
ii) Shall be in accordance with the requirements of Sections 12.1.3.3, and 4.8, and 4.33.	ii) Shall be in accordance with the requirements of Sections 12.1.3.3 4.8, and 4.33.
Expansions to Existing Buildings and Structures Including Additional Dwelling Units	Expansions to Existing Buildings and Structures Including Additional Dwelling Units
Shall be in accordance with Sections 12.1.3.3 (c), (d), (e), and (f), and 4.8 and 4.33.	Shall be in accordance with Sections 12.1.3.3 (c), (d), (e), and (f), 4.8 and 4.33.
	wethrough text = text to be deleted bolded text = text to be deleted New Buildings and Structures Including Additional Dwelling Units i) Shall not be permitted on a vacant lot ii) Shall be in accordance with the requirements of Sections 12.1.3.3, and 4.8, and 4.33. Expansions to Existing Buildings and Structures Including Additional Dwelling Units Shall be in accordance with Sections 12.1.3.3 (c), (d), (e), and (f),

Section 8 – Institutional Zones		
8.1 – Neighbourhoo	d Institutional (I1) Zone	
8.2 – Community Ins	stitutional (I2) Zone	
8.3 – Major Institutio	onal (I3) Zone	
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	ethrough text = text to be deleted bolded text = text to	be added
8.1 – Neighbourhoo	od Institutional (I1) Zone	
Permitted Uses	Community Garden	Community Garden
	Day Nursery	Day Nursery
Section 8.1.1	Duplex Dwelling	Duplex Dwelling
	Educational Establishment	Educational Establishment
	Emergency Shelter	Emergency Shelter
	Fourplex Dwelling	Fourplex Dwelling
	Museum	Museum
	Place of Worship	Place of Worship
	Residential Care Facility	Residential Care Facility
	Retirement Home	Retirement Home
	Semi-Detached Dwelling	Semi-Detached Dwelling
	Single Detached Dwelling	Single Detached Dwelling
	Street Townhouse Dwelling	Street Townhouse Dwelling
	Triplex Dwelling	Triplex Dwelling
	Urban Farm	Urban Farm
	Urban Farmers Market	Urban Farmers Market
Maximum Capacity	Maximum Capacity for Residential Care Facility and Retirement	Maximum Capacity for Retirement Home
for Residential Care	Home	
Facility and		
Retirement Home		
Section 8.1.3.1 i)		
Location of	Location of Emergency Shelter and Residential Care Facility	Location of Emergency Shelter
Emergency Shelter		
and Residential Care	i) Except as provided for in Subsection ii), herein, every	i) Except as provided for in Subsection ii), herein, every
Facility	Emergency Shelter or Residential Care Facility shall be	Emergency Shelter shall be situated on a lot having a minimum
-	situated on a lot having a minimum radial separation	radial separation distance of 300 metres from any lot line of such

Section 8 – Institution	Section 8 – Institutional Zones		
8.1 – Neighbourhoo	d Institutional (I1) Zone		
8.2 – Community Institutional (I2) Zone			
8.3 – Major Institutio	onal (I3) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation	
	ethrough text = text to be deleted bolded text = text to be		
Section 8.1.3.1 j)	distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a n Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.	lot measured to the lot line of any other lot occupied by an Emergency Shelter, Corrections Residence or Correctional Facility.	
	ii) Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.	 Where the radial separation distance from the lot line of an Emergency Shelter existing as of the effective date of this By- law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, Corrections Residence or Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located. 	
SINGLE DETACHED DWELLING, DUPLEX DWELLING AND DAY NURSERY REGULATIONS Section 8.1.3.3	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS	
	a) Minimum Lot Area	a) Minimum Lot Area	
	i) 330.0 360.0 square metres;	360.0 square metres;	
	ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.	b) Minimum Lot Width	
		12.0 metres	
	b) Minimum Lot Width	c) Minimum Front Yard	
		i) 4.0 metres; and,	

Section 8 – Institutional Zones					
8.2 – Community In	8.1 – Neighbourhood Institutional (I1) Zone 8.2 – Community Institutional (I2) Zone 8.3 – Major Institutional (I3) Zone				
Section	Proposed Change	Proposed Revised Zone Regulation			
Grey highlighted stri	kethrough text = text to be deleted bolded text = text to be				
	 ii) 15.0 metres for a corner lot c) Minimum Front Yard ii) 5.8 metres for an attached garage. Notwithstanding Section 8.1.3.3 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following: 	 ii) Notwithstanding Section 8.1.3.3 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following: 1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings; 2. Where one adjacent lot has a front lot line on the same 			
	1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;	street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;3. In no cases shall the setback from the front lot line be less than 0.5 metres.			
	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	d) Minimum Side Yard 1.2 metres			
	3. In no cases shall the setback from the front lot line be less than 0.5 metres.	e) Minimum Flankage Yard 3.0 metres			
	d) Minimum Side Yard 1.2 metres	f) Minimum Rear Yard			
		7.5 metres			

Section 8 – Institution	onal Zones	
8.1 – Neighbourhoo 8.2 – Community Ins	d Institutional (I1) Zone stitutional (I2) Zone	
8.3 – Major Institutio		
Section	Proposed Change	Proposed Revised Zone Regulation
Section		
	In accordance with the requirements of Section 5 of this By- law. i) Accessory Building In accordance with the requirements of Section 4.8 of this By- law.	

Section 8 – Institution	onal Zones	
8.1 – Neighbourhoo 8.2 – Community In 8.3 – Major Institutio		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	tethrough text = text to be deleted bolded text = text to be	be added
	j) Home Business In accordance with the requirements of Section 4.21 of this By-law.	
SEMI-DETACHED DWELLING REGULATIONS Section 8.1.3.4	 SEMI-DETACHED DWELLING REGULATIONS a) Minimum Lot Area i) 210.0 270.0 square metres for each semi-detached dwelling unit. ii) Notwithstanding i) above, 240.0 square metres shall be required for a corner lot. b) Minimum Lot Width for Unit i) 7.5 9.0 metres for each dwelling unit in each semi-detached dwelling. ii) Notwithstanding i) above, 9.3 metres shall be required for a corner unit. c) Minimum Front Yard i) 5.8 metres for an attached garage. i) 4.0 metre; and, 	 SEMI-DETACHED DWELLING REGULATIONS a) Minimum Lot Area 270.0 square metres for each semi-detached dwelling unit. b) Minimum Lot Width for Unit 9.0 metres for each dwelling unit in each semi-detached dwelling. c) Minimum Front Yard i) 4.0 metres; and, ii) Notwithstanding Section 8.1.3.4 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front line in accordance with the following: Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;
	Notwithstanding Section 8.1.3.4 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law,	2. Where one adjacent lot has a front lot line on the same

Section 8 – Instituti	ional Zones	
Ū.	od Institutional (I1) Zone stitutional (I2) Zone onal (I3) Zone	
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stril	cethrough text = text to be deleted bolded text = text to be	
	a building may be erected closer to the front line in accordance with the following:	street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;
	1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;	3. In no cases shall the setback from the front lot line be less than 0.5 metres.d) Minimum Side Yard
	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	1.2 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted.
	3. In no cases shall the setback from the front lot line be less than 0.5 metres.	e) Minimum Flankage Yard 3.0 metres
	d) Minimum Side Yard	f) Minimum Rear Yard
	1.2 metres, except for the side yard related to the common	7.5 metres
	wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted.	g) Maximum Building Height
	e) Minimum Flankage Yard	10.5 metres
	3.0 metres	h) Minimum Landscaped Area
	f) Minimum Rear Yard	i) 30%
	7.5 metres	ii) Within the landscaped area, the requirements of Section 4.35 of

Section 8 – Institutio	Section 8 – Institutional Zones		
8.1 – Neighbourhoo	d Institutional (I1) Zone		
8.2 – Community Ins			
8.3 – Major Institutio	onal (I3) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted strik	ethrough text = text to be deleted bolded text = text to b	e added	
	g) Maximum Building Height	this By-law shall apply.	
	10.5 metres		
	h) Minimum Landscaped Area		
	i) 30%		
	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.		
	h) Parking		
	In accordance with the requirements of Section 5 of this By- law.		
	i) Accessory Building		
	In accordance with the requirements of Section 4.8 of this By- law.		
Existing Section 8.1.3.5	- URBAN FARM REGULATIONS is to be renumbered to Section 8.1.3.	7	
Existing Section 8.1.3.6	5 – COMMUNITY GARDEN REGULATIONS is to be renumbered to Sector	ion 8.1.3.8	
	– URBAN FARMERS MARKET REGULATIONS is to be renumbered to		
STREET	STREET TOWNHOUSE DWELLING REGULATIONS	STREET TOWNHOUSE DWELLING REGULATIONS	
TOWNHOUSE	a) Minimum Lat Area for each Dwalling Unit	a) Minimum Lat Area for each Dwalling Unit	
REGULATIONS [New]	a) Minimum Lot Area for each Dwelling Unit	a) Minimum Lot Area for each Dwelling Unit	

Section 8 – Institutional Zones			
8.1 – Neighbourhoo	od Institutional (I1) Zone		
-	stitutional (I2) Zone		
	8.3 – Major Institutional (I3) Zone		
Section	Proposed Change kethrough text = text to be deleted bolded text = text to be	Proposed Revised Zone Regulation	
	180.0 square metres for each dwelling unit;	180.0 square metres for each dwelling unit;	
Section 8.1.3.5			
	b) Minimum Unit Width for each Dwelling Unit	b) Minimum Unit Width for each Dwelling Unit	
[Note: The existing Section 8.1.3.5 is to be renumbered to	6.0 metres;	6.0 metres;	
8.1.3.7 per above]	c) Minimum Setback from the Front Lot Line 4.0 metres;	c) Minimum Setback from the Front Lot Line 4.0 metres;	
	d) Minimum Setback from a Side Lot Line	d) Minimum Setback from a Side Lot Line	
	1.2 metres except for the side yard related to the common wall of the street townhouse dwelling unit, in which case a minimum 0 metre side yard shall be permitted;	1.2 metres except for the side yard related to the common wall of the street townhouse dwelling unit, in which case a minimum 0 metre side yard shall be permitted;	
	e) Minimum Setback from a Flankage Lot Line	e) Minimum Setback from a Flankage Lot Line	
	3.0 metres;	3.0 metres;	
	f) Minimum Setback from the Rear Lot Line	f) Minimum Setback from the Rear Lot Line	
	7.5 metres;	7.5 metres;	
	g) Maximum Building Height	g) Maximum Building Height	
	10.5 metres;	10.5 metres;	
	h) Landscaped Area	h) Landscaped Area	

Section 8 – Institut	ional Zones		
8.1 – Neighbourhoo	8.1 – Neighbourhood Institutional (I1) Zone		
•	stitutional (I2) Zone		
8.3 – Major Instituti	onal (I3) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted stril	kethrough text = text to be deleted bolded text = text to be		
	In accordance with the requirements of Section 4.35 a) and b) of this By-law.	In accordance with the requirements of Section 4.35 a) and b) of this By-law.	
FOURPLEX DWELLING	FOURPLEX DWELLING REGULATIONS	FOURPLEX DWELLING REGULATIONS	
REGULATIONS [New]	a) Minimum Lot Area	a) Minimum Lot Area	
Section 8.1.3.6	360.0 square metres;	360.0 square metres;	
	b) Minimum Lot Width	b) Minimum Lot Width	
[Note: The existing			
Section 8.1.3.6 is to be renumbered to	12.0 metres;	12.0 metres;	
8.1.3.8 per above]	c) Minimum Setback from the Front Lot Line i) 4.0 metres;	c) Minimum Setback from the Front Lot Line	
	, .	i) 4.0 metres;	
	ii) Notwithstanding Section 8.1.3.6 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By- law, a building may be erected closer to the front lot line in accordance with the following:	ii) Notwithstanding Section 8.1.3.6 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following:	
	1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;	1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;	
	2. Where one adjacent lot has a front lot line on the	2. Where one adjacent lot has a front lot line on the same	

Section 8 – Institu	utional Zones	
8.1 – Neighbourhd	ood Institutional (I1) Zone	
8.2 – Community	Institutional (I2) Zone	
8.3 – Major Institu		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey nignlighted st	rikethrough text = text to be deleted bolded text = text to same street, within 10 percent of the setback from	street, within 10 percent of the setback from the front lot line
	the front lot line of the one adjacent dwelling;	of the one adjacent dwelling;
	3. In no cases shall the setback from the front lot line be less than 0.5 metres.	3. In no cases shall the setback from the front lot line be less than 0.5 metres.
	d) Minimum Setback from a Side Lot Line	d) Minimum Setback from a Side Lot Line
	1.2 metres, and a minimum aggregate of 3.5 metres;	1.2 metres, and a minimum aggregate of 3.5 metres;
	e) Minimum Setback from a Flankage Lot Line	e) Minimum Setback from a Flankage Lot Line
	3.0 metres;	3.0 metres;
	f) Minimum Setback from the Rear Lot Line	f) Minimum Setback from the Rear Lot Line
	7.5 metres;	7.5 metres;
	g) Maximum Building Height	g) Maximum Building Height
	10.5 metres;	10.5 metres;
	h) Maximum Lot Coverage	h) Maximum Lot Coverage
	40%;	40%;
	i) Minimum Landscaped Area	i) Minimum Landscaped Area
	i) 30%	i) 30%

Section 8 – Institutio	onal Zones	
8.1 – Neighbourhoo	d Institutional (I1) Zone	
8.2 – Community Ins		
8.3 – Major Institutio		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	tethrough text = text to be deleted bolded text = text to be	le added
	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.
	j) Visual Barrier	j) Visual Barrier
	i) A visual barrier shall be required along side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this by-law.	 i) A visual barrier shall be required along side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this by-law.
	ii) Notwithstanding Section 8.1.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).	ii) Notwithstanding Section 8.1.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).
	k) Amenity Area	k) Amenity Area
	Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.	Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.
	I) Waste Storage	I) Waste Storage
	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.
ADDITIONAL DWELLING UNIT	ADDITIONAL DWELLING UNIT REGULATIONS	
REGULATIONS	In accordance with the requirements of Section 4.33 of this By law	
Section 8.1.3.8		

Section 8 – Instituti	ional Zones			
9.1 Naighbourbo	8.1 – Neighbourhood Institutional (I1) Zone			
•	istitutional (I2) Zone			
8.3 – Major Instituti				
Section		Dreposed Boyland Zana Degulation		
	Proposed Change	Proposed Revised Zone Regulation		
	kethrough text = text to be deleted bolded text = text to be			
	nstitutional (I2) Zone			
Permitted Uses	Community Garden	Community Garden		
0 11 0 0 4	Day Nursery	Day Nursery		
Section 8.2.1	Duplex Dwelling	Duplex Dwelling		
	Educational Establishment	Educational Establishment		
	Emergency Shelter	Emergency Shelter		
	Fourplex Dwelling	Fourplex Dwelling		
	Museum	Museum		
	Recreation	Recreation		
	Place of Worship	Place of Worship		
	Residential Care Facility	Residential Care Facility		
	Retirement Home	Retirement Home		
	Semi-Detached Dwelling	Semi-Detached Dwelling		
	Single Detached Dwelling	Single Detached Dwelling		
	Social Services Establishment	Social Services Establishment		
	Street Townhouse Dwelling	Street Townhouse Dwelling		
	Triplex Dwelling	Triplex Dwelling		
	Urban Farm	Urban Farm		
	Urban Farmers Market	Urban Farmers Market		
Maximum Capacity	Maximum Capacity for Emergency Shelter, Residential Care Facility	Maximum Capacity for Emergency Shelter and Retirement Home		
for Emergency	and Retirement Home			
Shelter, Residential				
Care Facility and				
Retirement Home				
Section 8.2.3.1 g)				
Location of	Location of Emergency Shelter-and Residential Care Facility	Location of Emergency Shelter		
Emergency Shelter				

Section 8 – Institutional Zones

 situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility. ii) Where the radial separation distance from the lot line of an Emergency Shelter, or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the 	8.3 – Major Institutio Section	Proposed Change	Proposed Revised Zone Regulation
Facility Emergency Shelter or Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility. Shelter shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to lot line of any other lot occupied by an Residential Care Facility, Emergency Shelter, or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, the existing Residential Care Facility Emergency Shelter may be expanded or correctional Facility, the existing Residential Care Facility Emergency Shelter may be expanded or correctional Facility, the existing Residential Care Facility Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted num of residents permitted by the Zone in which it is located. SINGLE DETACHED SINGLE DETACHED DWELLING, AND DAY NURSERY REGULATIONS SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS SINGLE DETACHED DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS SINGLE DETACHED DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS SINGLE DETACHED DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS SINGLE DETACHED DWELLING, TRIPLEX DWELLING AND DAY NURSERY SINGLE DETACHED DWELLING, TRIPL			
Section 8.2.3.1 h) of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Residential Care Facility, Emergency Shelter, Correctional Facility. Iot line of any other lot occupied by an Emergency Shelter, Correctional Facility. ii) Where the radial separation distance from the lot line of any Emergency Shelter, or Residencial Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility. ii) Where the radial separation distance from the lot line of any other lot occupied by an existing Residential Care Facility. The regency Shelter, or Residential Care Facility, Emergency Shelter, or Residential Care Facility. Emergency Shelter, corrections Residence or Correctional Facility. Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility. Emergency Shelter, Corrections Residence or Correctional Facility. Emergency Shelter, Corrections Residential Care Facility Emergency Shelter, Corrections Residence or Correctional Facility. Emergency Shelter, Corrections Residence or Correctional Facility. Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located. SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, AND DAY NURSERY REGULATIONS SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS AND DAY NURSERY REGULATIONS a) Minimum Lot Area a) Minimum Lot Area a) Minimum Lot Area Bection 8.2.3.3 ii) Notwithstanding i) above, 360.0 square metres shall be required for a comer lot. b)		Emergency Shelter-or Residential Care Facility shall be	 i) Except as provided for in Subsection ii), herein, every Emergency Shelter shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the
Single Detached DWELLING, DUPLEX DWELLING, AND DAY NURSERY REGULATIONSSingle Detached DWELLING AND DAY NURSERY RegulationsSingle Detached DWELLING AND DAY NURSERY RegulationsSingle Detached DwentersSingle Detached DwentersSingle Detached DwentersSingle Detached DwentersSingle Detached DwentersSingle Detached DwentersSingle Detached Data Data Duelex DwentersSingle Detached Data Data Data Data DataSingle Detached Detached Data Data Data DataSingle Detached Detached Data Data Data DataSingle Detached Detached Data Data Data DataSingle Detached Detached Data Data Data DataSingle Detached Detached Data Data Data Data Data DataSingle Detached Detached Data Data Data Data Data Data Data DataSingle Detached Detached Data 	Section 8.2.3.1 h)	of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a n Residential Care Facility,	lot line of any other lot occupied by an Emergency Shelter,
Émergency Shelter, or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.existing Emergency Shelter, Corrections Residence or correctional Facility, the existing Residential Care Facility Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, DUPLEX DWELLING, DUPLEX DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONSSINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONSSection 8.2.3.3ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.b) Minimum Lot Width			Emergency Shelter existing as of the effective date of this By-law, is
Correctional Facility, the existing Residential Care Facility Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located. SINGLE DETACHED DWELLING, DUPLEX DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, AND DAY NURSERY REGULATIONS SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS a) Minimum Lot Area i) 330.0 360.0 square metres; a) Minimum Lot Area section 8.2.3.3 ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot. b) Minimum Lot Width		Emergency Shelter , or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential	existing Emergency Shelter, Corrections Residence or Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number
SINGLE DETACHED SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, DWELLING AND DAY NURSERY REGULATIONS DWELLING AND DAY NURSERY REGULATIONS DUPLEX DWELLING a) Minimum Lot Area a) Minimum Lot Area i) 330.0 360.0 square metres; a) Minimum Lot Area Section 8.2.3.3 ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.		Correctional Facility, the existing Residential Care Facility Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of	
REGULATIONS i) 330.0 360.0 square metres; 360.0 square metres; Section 8.2.3.3 ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot. b) Minimum Lot Width	DWELLING,	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX	
required for a corner lot.		/	,
12.0 metres;	Section 8.2.3.3		, , , , , , , , , , , , , , , , , , ,
b) Minimum Lot Width		h) Minimum Lat Width	12.0 metres;

Section 8 – Instituti	Section 8 – Institutional Zones		
8.1 – Neighbourhoo 8.2 – Community In 8.3 – Major Institutio	· ·		
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted strik	cethrough text = text to be deleted bolded text = text to be		
	 ii) Notwithstanding i) above, 15.0 metres shall be required for a corner lot. c) Minimum Front Yard i) 4.5 4.0 metres; and, ii) 5.8 metres for an attached garage. Notwithstanding Section 8.2.3.3 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front line in accordance with the following: Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings; Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line on the same street, within 10 percent of the setback from the front lot line of the two adjacent dwellings; In no cases shall the setback from the front lot line be less than 0.5 metres. 	 i) 4.0 metres; and, ii) Notwithstanding Section 8.2.3.3 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front line in accordance with the following: Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings; Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the two adjacent dwelling; In no cases shall the setback from the front lot line be less than 0.5 metres. d) Minimum Flankage Yard an metres f) Minimum Rear Yard 5 metres 	

Section 8 – Instituti	onal Zones			
-	8.1 – Neighbourhood Institutional (I1) Zone 8.2 – Community Institutional (I2) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation		
	cethrough text = text to be deleted bolded text = text to be			
	 1.2 metres e) Minimum Flankage Yard 3.0 metres f) Minimum Rear Yard 7.5 metres g) Maximum Building Height 10.5 metres 	 g) Maximum Building Height 10.5 metres h) Minimum Landscaped Area i) 30% ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply. 		
	h) Minimum Landscaped Area i) 30%			
	 ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply. h) Parking In accordance with the requirements of Section 5 of this By-law. i) Accessory Building In accordance with the requirements of Section 4.8 of this By-law. 			

Section 8 – Institutional Zones		
8.1 – Neighbourhood Institutional (I1) Zone 8.2 – Community Institutional (I2) Zone 8.3 – Major Institutional (I3) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
	law.	
	j) Home Business	
	In accordance with the requirements of Section 4.21 of this By- law.	
SEMI-DETACHED DWELLING	SEMI-DETACHED DWELLING REGULATIONS	SEMI-DETACHED DWELLING REGULATIONS
REGULATIONS	a) Minimum Lot Area for Unit	a) Minimum Lot Area for Unit
Section 8.2.3.4	i) 210.0 270.0 square metres for each semi-detached dwelling unit.	270.0 square metres for each semi-detached dwelling unit.
		b) Minimum Lot Width for Unit
	ii) Notwithstanding i) above, 240.0 square metres shall be required for a corner lot.	9.0 metres for each dwelling unit in a semi-detached dwelling.
	b) Minimum Lot Width for Unit	c) Minimum Front Yard
	 i) 7.5 9.0 metres for each dwelling unit in a semi-detached dwelling. 	i) 4.0 metres; and,
	ii) Notwithstanding i) above, 9.3 metres shall be required for a corner unit.	ii) Notwithstanding Section 8.2.3.4 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front line in accordance with the following:
	c) Minimum Front Yard	1. Where two adjacent lots have a front lot line or flankage
	i) 4.5 4.0 metres; and,	lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;

Section 8 – Instituti	Section 8 – Institutional Zones		
8.1 – Neighbourhood Institutional (I1) Zone			
	8.2 – Community Institutional (I2) Zone		
8.3 – Major Instituti		1	
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted stril	cethrough text = text to be deleted bolded text = text to be	pe added	
	ii) 5.8 metres for an attached garage. Notwithstanding Section 8.2.3.4 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front line in accordance with the following:	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	
	1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;	3. In no cases shall the setback from the front lot line be less than 0.5 metres.d) Minimum Side Yard	
	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	1.2 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted.	
	3. In no cases shall the setback from the front lot line be less than 0.5 metres.	e) Minimum Flankage Yard	
		3.0 metres	
	d) Minimum Side Yard	f) Minimum Rear Yard	
	1.2 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted.	7.5 metres	
	e) Minimum Flankage Yard	g) Maximum Building Height	
	3.0 metres	10.5 metres	
	f) Minimum Rear Yard	h) Minimum Landscaped Area	
		i) 30%	

Section 8 – Institutio	Section 8 – Institutional Zones		
•	d Institutional (I1) Zone		
8.2 – Community Ins			
8.3 – Major Institutio Section	onal (I3) Zone Proposed Change	Proposed Pavised Zone Pagulation	
	ethrough text = text to be deleted bolded text = text to be	Proposed Revised Zone Regulation	
	7.5 metres		
	g) Maximum Building Height	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.	
	10.5 metres		
	h) Minimum Landscaped Area		
	i) 30%		
	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.		
	h) Parking		
	In accordance with the requirements of Section 5 of this By- law.		
	i) Accessory Building		
	In accordance with the requirements of Section 4.8 of this By- law.		
	j) Home Business		
	In accordance with the requirements of Section 4.21 of this By- law.		
STREET	STREET TOWNHOUSE DWELLING REGULATIONS	STREET TOWNHOUSE DWELLING REGULATIONS	

Section 8 – Institutional Zones		
	od Institutional (I1) Zone	
	stitutional (I2) Zone	
8.3 – Major Instituti Section	Proposed Change	Proposed Revised Zone Regulation
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TOWNHOUSE DWELLING REGULATIONS	a) Minimum Lot Area for Unit	a) Minimum Lot Area for Unit
Section 8.2.3.5	i) 165.0 180.0 square metres for each dwelling unit.	180.0 square metres for each dwelling unit.
	ii) Notwithstanding i) above, 195.0 square metres shall be required for a corner lot.	b) Minimum Unit Width
		6.0 metres
	b) Minimum Unit Width 6.0 metres	c) Minimum Front Yard
	c) Minimum Front Yard	4.0 metres; and,
	i) 4.5 4.0 metre s ; and,	d) Minimum Side Yard
	ii) 5.8 metres for an attached garage.	1.2 metres except for the side yard related to the common wall of the street townhouse dwelling unit, in which case a minimum 0 metre side yard shall be permitted.
	d) Minimum Side Yard	e) Minimum Flankage Yard
	1.2 metres except for the side yard related to the common wall of the street townhouse dwelling unit, in which case a minimum 0 metre side yard shall be permitted.	3.0 metres
	e) Minimum Flankage Yard	f) Minimum Rear Yard
	3.0 metres	7.5 metres
	f) Minimum Rear Yard	g) Maximum Building Height

3.2 – Community	bod Institutional (I1) Zone Institutional (I2) Zone tional (I2) Zone		
<u>3.3 – Major Institu</u> Section	Proposed Change		Proposed Revised Zone Regulation
Grey highlighted st	rikethrough text = text to be deleted bolded text = text to	be ad	ded
	7.5 metres		10.5 metres
	g) Maximum Building Height	h)	Landscaped Area
	10.5 metres		In accordance with the requirements of Section 4.35 a) and b) of the By-law.
	h) Landscaped Area		
	In accordance with the requirements of Section 4.35 a) and b) of this By-law.		
	h) Parking		
	In accordance with the requirements of Section 5 of this By- law.		
	i) Accessory Building		
	In accordance with the requirements of Section 4.8 of this By- law.		
	j) Home Business		
	In accordance with the requirements of Section 4.21 of this By law.	-	

Section 8 – Institutio	Section 8 – Institutional Zones		
8.1 – Neighbourhood Institutional (I1) Zone			
8.2 – Community Ins			
8.3 – Major Institutio			
Section	Proposed Change	Proposed Revised Zone Regulation	
	ethrough text = text to be deleted bolded text = text to be		
v	3 – URBAN FARMERS MARKET REGULATIONS is to be renumbered to		
FOURPLEX	FOURPLEX DWELLING REGULATIONS	FOURPLEX DWELLING REGULATIONS	
DWELLING REGULATIONS [New]	a) Minimum Lot Area	a) Minimum Lot Area	
	360.0 square metres;	360.0 square metres;	
Section 8.2.3.6	b) Minimum Lot Width	b) Minimum Lot Width	
[Note: The existing Section 8.2.3.6 is to be renumbered to	12.0 metres;	12.0 metres;	
8.2.3.7 per above]	c) Minimum Setback from the Front Lot Line i) 4.0 metres;	c) Minimum Setback from the Front Lot Line	
	·, ··· ···· ··· ··· ··· ··· ··· ··· ···	i) 4.0 metres;	
	ii) Notwithstanding Section 8.2.3.6 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By- law, a building may be erected closer to the front lot line in accordance with the following:	ii) Notwithstanding Section 8.2.3.6 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following:	
	1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;	1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;	
	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	

Section 8 – Institutional Zones			
8.1 – Neighbourhood Institutional (I1) Zone			
•	8.2 – Community Institutional (I2) Zone		
8.3 – Major Institut			
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted str	ikethrough text = text to be deleted bolded text = text to 3. In no cases shall the setback from the front lot 3. In no cases shall the setback from the front lot 3. In no cases shall the setback from the front lot		
	line be less than 0.5 metres.	3. In no cases shall the setback from the front lot line be less than 0.5 metres.	
	d) Minimum Setback from a Side Lot Line	d) Minimum Setback from a Side Lot Line	
	1.2 metres, and a minimum aggregate of 3.5 metres;	1.2 metres, and a minimum aggregate of 3.5 metres;	
	e) Minimum Setback from a Flankage Lot Line	e) Minimum Setback from a Flankage Lot Line	
	3.0 metres;	3.0 metres;	
	f) Minimum Setback from the Rear Lot Line	f) Minimum Setback from the Rear Lot Line	
	7.5 metres;	7.5 metres;	
	g) Maximum Building Height	g) Maximum Building Height	
	10.5 metres;	10.5 metres;	
	h) Maximum Lot Coverage	h) Maximum Lot Coverage	
	40%;	40%;	
	i) Minimum Landscaped Area	i) Minimum Landscaped Area	
	i) 30%	i) 30%	
	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.	

Section 8 – Institutional Zones		
8.1 – Neighbourho	od Institutional (I1) Zone	
8.2 – Community II	nstitutional (I2) Zone	
8.3 – Major Institut	ional (I3) Zone	
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stri	kethrough text = text to be deleted bolded text = text to b	pe added
	j) Visual Barrier	j) Visual Barrier
	i) A visual barrier shall be required along side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this by-law.	i) A visual barrier shall be required along side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this by-law.
	ii) Notwithstanding Section 8.2.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).	ii) Notwithstanding Section 8.2.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).
	k) Amenity Area	k) Amenity Area
	Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.	Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.
	I) Waste Storage	I) Waste Storage
	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.
ADDITIONAL	ADDITIONAL DWELLING UNIT REGULATIONS	
DWELLING UNIT		
REGULATIONS	In accordance with the requirements of Section 4.33 of this By law.	
Section 8.2.3.9		
8.3 – Major Institut	ional (I3) Zone	1
Maximum Capacity	Maximum Capacity for Residential Care Facility	
for Residential Care	· · · · · · · · · · · · · · · · · · ·	
Facility	Shall not exceed 50 residents	

Section 8 – Institution	Section 8 – Institutional Zones		
-	8.1 – Neighbourhood Institutional (I1) Zone		
8.2 – Community Ins	()		
8.3 – Major Institutio	pnal (I3) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted strik	ethrough text = text to be deleted bolded text = text to b	e added	
Section 8.3.2.1 f)			
Co-Location of	Co-Location of Residential Care Facility and Social Services	Co-Location of Residential Care Facility and Social Services Establishment	
Residential Care	Establishment in the Same Building	in the Same Building	
Facility and Social			
Services	Notwithstanding any requirement in the definition of Residential	Notwithstanding any requirement in the definition of Residential Care	
Establishment in the	Care Facility in Section 3 of this By-law that such use must be in	Facility in Section 3 of this By-law that such use must be in a fully	
Same Building	a fully detached residential building, in the I3 Zone, a Social	detached residential building, in the I3 Zone, a Social Services	
	Services Establishment and Residential Care Facility are	Establishment and Residential Care Facility are permitted to be located in	
Section 8.3.2.1 f)	permitted to be located in the same building.	the same building.	
[New]			
Location of	Location of Emergency Shelter and Residential Care Facility	Location of Emergency Shelter	
Emergency Shelter and Residential Care	i) Execution provided for in Subsection ii) bornin, even	i) Event as provided for in Subsection ii) borsin, even Emergeney	
Facility	 i) Except as provided for in Subsection ii), herein, every Emergency Shelter or Residential Care Facility shall be 	 i) Except as provided for in Subsection ii), herein, every Emergency Shelter shall be situated on a lot having a minimum radial separation 	
r aciiity	situated on a lot having a minimum radial separation distance	distance of 300 metres from any lot line of such lot measured to the	
Section 8.3.2.1 g)	of 300 metres from any lot line of such lot measured to the lot	lot line of any other lot occupied by an Emergency Shelter,	
0000011 0.0.2.1 g	line of any other lot occupied by an Residential Care Facility,	Corrections Residence or Correctional Facility.	
	Emergency Shelter, Corrections Residence or Correctional		
	Facility.	ii) Where the radial separation distance from the lot line of an	
		Emergency Shelter existing as of the effective date of this By-law, is	
	ii) Where the radial separation distance from the lot line of an	less than 300 metres to the lot line of any other lot occupied by an	
	Émergency Shelter , or Residential Care Facility existing as of	existing Emergency Shelter, Corrections Residence or Correctional	
	the effective date of this By-law, is less than 300 metres to the	Facility, the existing Emergency Shelter may be expanded or	
	lot line of any other lot occupied by an existing Residential	redeveloped to accommodate not more than the permitted number	
	Care Facility, Emergency Shelter, Corrections Residence or	of residents permitted by the Zone in which it is located.	
	Correctional Facility, the existing Residential Care Facility		
	Emergency Shelter may be expanded or redeveloped to		

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Žone 8.3 – Major Institutional (I3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strike	ethrough text = text to be deleted bolded text = text to b	e added
	accommodate not more than the permitted number of	
	residents permitted by the Zone in which it is located.	

Section 10 – Commercial and Mixed Use Zones			
10.1 – Residential Character Commercial (C1) Zone 10.4 – Mixed Use High Density (C4) Zone 10.5 – Mixed Use Medium Density (C5) Zone 10.7 – Arterial Commercial (C7) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted strike	ethrough text = text to be deleted bolded text = text to b	e added	
10.1 – Residential Cl	haracter Commercial (C1) Zone		
Permitted Uses	Artist Studio Day Nursery	Artist Studio Day Nursery	
Section 10.1.1	Duplex Dwelling Dwelling Unit (s) , Mixed Use	Duplex Dwelling Dwelling Unit, Mixed Use	
[Note: Unmodified	Emergency Shelter	Emergency Shelter	
portions of permitted	[]	[]	
use list have been	Retail	Retail	
omitted for clarity.]	Single Detached Dwelling	Single Detached Dwelling	
	Triplex Dwelling	Triplex Dwelling	
Restricted Uses	 The Maximum Capacity for Residential Care Facility shall be 6 residents. 		
Section 10.1.1.1			
Restricted Uses	i) Dwelling Unit, Mixed Use: Maximum of 4 permitted on a lot.	i) Dwelling Unit, Mixed Use: Maximum of 4 permitted on a lot.	
Section 10.1.1.1	2. ii) Maximum Capacity for Emergency Shelter shall be 6 residents.	ii) Maximum Capacity for Emergency Shelter shall be 6 residents.	
Restricted Uses	3. iii) Except as provided for in Section 4., herein, every	iii) Except as provided for in Section 4., herein, every Emergency Shelter	
Section 10.1.1.1	Emergency Shelter or Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.	shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Emergency Shelter, Corrections Residence or Correctional Facility.	
	4. iv) Where the radial separation distance from the lot line of an Emergency Shelter, or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of	iv) Where the radial separation distance from the lot line of an Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, Corrections Residence or Correctional Facility, the existing	

Section 10 – Commercial and Mixed Use Zones			
10.1 – Residential Character Commercial (C1) Zone 10.4 – Mixed Use High Density (C4) Zone 10.5 – Mixed Use Medium Density (C5) Zone 10.7 – Arterial Commercial (C7) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted strike	ethrough text = text to be deleted bolded text = text to b	be added	
	any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.	Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.	
SINGLE DETACHED DWELLING AND DUPLEX REGULATIONS Section 10.1.4	SINGLE DETACHED DWELLING, AND DUPLEX DWELLING AND TRIPLEX DWELLING REGULATIONS	SINGLE DETACHED DWELLING, DUPLEX DWELLING AND TRIPLEX DWELLING REGULATIONS	
	gh Density (C4) Zone		
Permitted Uses Section 10.4.1	[] Craftsperson Shop Day Nursery Dwelling Unit (s) , Mixed Use	[] Craftsperson Shop Day Nursery Dwelling Unit, Mixed Use	
[Note : Unmodified portions of permitted use list have been omitted for clarity.]	Emergency Shelter Financial Establishment []	Emergency Shelter Financial Establishment []	
Restricted Uses Section 10.4.1.1 i)	 i) Emergency Shelter, Lodging House, Place of Worship, Residential Care Facility, Retirement, and Social Services Establishment: 1. Maximum Capacity for Residential Care Facility shall be 	 i) Emergency Shelter: 1. Except as provided for in Subsection 2. herein, every Emergency Shelter shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the 	
	50 residents;	lot line of any other lot occupied by an Emergency Shelter,	

Section 10 – Commercial and Mixed Use Zones			
10.1 – Residential Character Commercial (C1) Zone 10.4 – Mixed Use High Density (C4) Zone 10.5 – Mixed Use Medium Density (C5) Zone 10.7 – Arterial Commercial (C7) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted strik	ethrough text = text to be deleted bolded text = text to b	be added	
	 2. 1. Except as provided for in Subsection 3. 2. herein, every Emergency Shelter or Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility; and, 3. 2. Where the radial separation distance from the lot line of an Emergency Shelter, or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility. Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility. 	Corrections Residence or Correctional Facility; and, 2. Where the radial separation distance from the lot line of an Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, Corrections Residence or Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.	
	edium Density (C5) Zone		
Permitted Uses	[] Craftsperson Shop	[] Craftsperson Shop	
Section 10.5.1	Day Nursery Dwelling Unit (s) , Mixed Use	Day Nursery Dwelling Unit, Mixed Use	
[Note: Unmodified	Educational Establishment	Educational Establishment	
portions of permitted	Emergency Shelter	Emergency Shelter	
use list have been	Financial Establishment	Financial Establishment	
omitted for clarity.]	[[]	[]	

Section 10 – Commercial and Mixed Use Zones 10.1 – Residential Character Commercial (C1) Zone 10.4 – Mixed Use High Density (C4) Zone 10.5 – Mixed Use Medium Density (C5) Zone 10.7 – Arterial Commercial (C7) Zone				
Grey highlighted sti	rikethrough text = text to be deleted bolded text = text to l	be added		
Restricted Uses	i) Residential Care Facility and Retirement Home:	i) Emergency Shelter:		
Section 10.5.1.1	 Maximum Capacity for Residential Care Facility is 50 residents. ii) Emergency Shelter and Residential Care Facility: 	1.Except as provided for in Section 2., herein, every Emergency Shelter shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Emergency Shelter, Corrections Residence or Correctional Facility; and,		
	1.Except as provided for in Section 2., herein, every Emergency Shelter-or Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility; and,	2. Where the radial separation distance from the lot line of an Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, Corrections Residence or Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.		
	2. Where the radial separation distance from the lot line of an Emergency Shelter, or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.			
Co-Location of Residential Care Facility and Social	d) Co-Location of Residential Care Facility and Social Services Establishment in the Same Building	d) Co-Location of Residential Care Facility and Social Services Establishment in the Same Building		

Section 10 – Commercial and Mixed Use Zones				
10.1 – Residential Ch	naracter Commercial (C1) Zone			
10.4 – Mixed Use Hig	h Density (C4) Zone			
10.5 – Mixed Use Medium Density (C5) Zone 10.7 – Arterial Commercial (C7) Zone				
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added				
Services	Notwithstanding any requirement in the definition of	Notwithstanding any requirement in the definition of Residential Care		
Establishment in the	Residential Care Facility in Section 3 of this By-law that such	Facility in Section 3 of this By-law that such use must be in a fully		
Same Building	use must be in a fully detached residential building, in the C5	detached residential building, in the C5 Zone, a Social Services		
-	Zone, a Social Services Establishment and Residential Care	Establishment and Residential Care Facility are permitted to be located in		
Section 10.5.4 d)	Facility are permitted to be located in the same building.	the same building.		
[New]				
10.7 – Arterial Commercial (C7) Zone				
Prohibited Uses	Notwithstanding Section 10.7.1, the following uses are prohibited	Notwithstanding Section 10.7.1, the following uses are prohibited even as		
	even as an accessory use:	an accessory use:		
Section 10.7.2				
	Dwelling Unit (s)	Dwelling Unit		
	Performing Arts Theatre	Performing Arts Theatre		
	Cinema	Cinema		

Section 11 – Transit Oriented Corridor Zones					
11.1 – Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone					
Section	Proposed Change	Proposed Revised Zone Regulation			
	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added				
	ented Corridor Mixed Use Medium Density (TOC1) Zone				
Permitted Uses	[]	[]			
	Craftsperson Shop	Craftsperson Shop			
Section 11.1.1	Day Nursery	Day Nursery			
	Dwelling Unit (s) , Mixed Use	Dwelling Unit, Mixed Use			
[Note: Unmodified	Educational Establishment	Educational Establishment			
portions of	Emergency Shelter	Emergency Shelter			
permitted use list	Financial Establishment	Financial Establishment			
have been omitted	[]	[]			
for clarity.]					
Restricted Uses	ii) Residential Care Facility:	ii) Emergency Shelter:			
Section 11.1.1.1	1. Maximum Capacity for Residential Care Facility is 20	1. Maximum Capacity for Emergency Shelter is 50 residents.			
	residents.	T. Maximum Capacity for Emergency Sheller is 50 residents.			
		iii) Emergency Shelter			
	iii) Emergency Shelter:				
		1. Except as provided for in Subsection 2, every Emergency Shelter			
	1. Maximum Capacity for Emergency Shelter is 50 residents.	shall be situated on a lot having a minimum radial separation			
		distance of 300 metres from any lot line of such lot measured to the			
	iii v) Emergency Shelter and Residential Care Facility	lot line of any other lot occupied by an Emergency Shelter,			
		Corrections Residence or Correctional Facility.			
	1. Except as provided for in Subsection 2, every Emergency				
	Shelter and Residential Care Facility shall be situated on a lot	2. Where the radial separation distance from the lot line of an			
	having a minimum radial separation distance of 300 metres from	Emergency Shelter existing on the date of passing of this By-law is			
	any lot line of such lot measured to the lot line of any other lot	less than 300 metres to the lot line of any other lot occupied by an			
	occupied by an Residential Care Facility, Emergency Shelter,	existing Emergency Shelter, Corrections Residence, or Correctional			
	Corrections Residence or Correctional Facility.	Facility, the existing Emergency Shelter may be expanded or			
		redeveloped to accommodate not more than the permitted number			

11.1 – Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone 11.3 – Transit Oriented Corridor Multiple Residential (TOC3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
	rikethrough text = text to be deleted bolded text = text to be	
<u>- Grey nighlighted St</u>	2. Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing on the date of passing of this By-law is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence, or Correctional Facility, either of Facility or Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.	of residents permitted by the Zone in which it is located.
Co-Location of Residential Care Facility and Social Services Establishment in the Same Building Section 11.1.3 k) [New]	 k) Co-Location of Residential Care Facility and Social Services Establishment in the Same Building Notwithstanding any requirement in the definition of Residential Care Facility in Section 3 of this By-law that such use must be in a fully detached residential building, in the TOC1 Zone, a Social Services Establishment and Residential Care Facility are permitted to be located in the same building. 	 k) Co-Location of Residential Care Facility and Social Services Establishment in the Same Building Notwithstanding any requirement in the definition of Residential Care Facility in Section 3 of this By-law that such use must be in a fully detached residential building, in the TOC1 Zone, a Social Services Establishment and Residential Care Facility are permitted to be located in the same building.
11.3 – Transit Orie	ented Corridor Multiple Residential (TOC3) Zone	
Restricted Uses	iii) Residential Care Facility and Emergency Shelter:	iii) Emergency Shelter
Section 11.3.1.1	 Maximum Capacity for Residential Care Facility is 20 residents. iiiy) Emergency Shelter and Residential Care Facility 	1. Except as provided for in Subsection 2, every Emergency Shelter shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Emergency Shelter, Corrections
	 Except as provided for in Subsection 2, every Emergency Shelter and Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot 	 2. Where the radial separation distance from the lot line of an Emergency Shelter existing on the date of passing of this By-law is

Section 11 – Transit Oriented Corridor Zones 11.1 – Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone 11.3 – Transit Oriented Corridor Multiple Residential (TOC3) Zone				
Grey highlighted st	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added			
	 occupied by an Residential Care Facility, Emergency Shelter, Corrections Residence, or Correctional Facility. 2. Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing on the date of passing of this By-law is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence, or Correctional Facility, either of the existing Residential Care Facility or Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located. 	less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, Corrections Residence, or Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.		