| Section | Proposed Change | Proposed Revised Zone Regulation |
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| 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 | |
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| | 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 |
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| 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 |
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| 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 |
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| 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 |
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| 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 |
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| 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 | | |
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| Section | Proposed Change | Proposed Revised Zone Regulation |
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| | 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 | | |
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| | 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 |
|---------|-----|----------|-------|
|---------|-----|----------|-------|

- 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 |
| | kethrough text = text to be deleted bolded text = text to be | |
| 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. | | |