**Authority:** Item 8.5, Planning Committee Minutes 25-005 (PED25038)

CM: April 16, 2025 Ward: City Wide

Written approval for this by-law was given by Mayoral Decision MDE-2025-07

Dated April 16, 2025

**Bill No. 075** 

CI 25-A

## CITY OF HAMILTON BY-LAW NO. 25-075

To Amend City of Hamilton Zoning By-law No. 05-200, Respecting Strategic and Technical Amendments to Low Density Residential Permissions, Dwelling Definitions, and other Strategic Amendments to Various Sections

**WHEREAS** Council approved Item 8.5 of Report 25-005 of the Planning Committee, at its meeting held on the 16<sup>th</sup> of April, 2025;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan.

**NOW THEREFORE** the Council of the City of Hamilton amends Zoning By-law No. 05-200 as follows:

- 1. That Section 1: Administration, Section 3: Definitions, Section 4: General Provisions, Section 5: Parking, Section 6: Downtown Zones, Section 7: Open Space and Park Zones, Section 8: Institutional Zones, Section 10: Commercial and Mixed Use Zones, and Section 11: Transit Oriented Corridor Zones be amended in accordance with Schedule "A" attached to this By-law.
- 2. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.
- 3. That this By-law comes into force in accordance with Section 34 of the *Planning Act*.

PASSED this 16 <sup>th</sup> day of April, 2025.		
A. Horwath	M. Trennum	
Mayor	City Clerk	

### **Section 1 - Administration**

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted	strikethrough text = text to be deleted <b>bolded text</b> = text to b	e 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.	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, 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.
	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:	<ul> <li>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:         <ol> <li>the location and height complies with the applicable provisions of this By-law; and,</li> </ol> </li> </ul>
	<ul> <li>i) the location and height complies with the applicable provisions of this By-law; and,</li> <li>ii) this exemption shall not apply to the Open Space and</li> </ul>	ii) this exemption shall not apply to the Open Space and Parks Classification Zones; or,

#### **Section 1 - Administration**

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted	strikethrough text = text to be deleted   bolded text = text	t to be added
	Parks Classification Zones; or,  e) In accordance with Subsection 34(10) of the Planning Act, R.S.O., 1990 c.P. 13, as amended, the addition of any porch, deck, balcony, unclosed fire escape or open stair to a Ssingle Ddetached, Semi-Detached, or Dduplex, Street Townhouse Triplex or Fourplex Dewelling which is prohibited by this Bylaw, but which was lawfully used as single detached or duplex dwelling for such purpose on the date of the passing of the law, shall be permitted as follows:	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	Commercial and Mixed Use Zoning By-law 17-240, Novembe	
Provisions	2017	2017
	2. Downtown Zoning By-law 18-114, May 9, 2018	2. Downtown Zoning By-law 18-114, May 9, 2018
Section 1.12.1	3. Residential Zones	3. Residential Zones
	a. Low Density Residential By-law 22-197, August 12,	a. Low Density Residential By-law 22-197, August 12, 2022
	2022	b. Low Density Residential By-law 24-051
	b. Low Density Residential By-law 24-051	c. Low Density Residential By-law 25-075
	c. Low Density Residential By-law 25-075	

### **Section 3 - Definitions**

Definition	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted s	trikethrough text = text to be deleted <b>bolded text</b> = text to	be added
Multiple Dwelling Townhouse	shall mean:	shall mean:
[New]	i) one separate building containing five or more dwelling units; or,	<ul><li>i) one separate building containing five or more dwelling units; or,</li><li>ii) two or more separate buildings containing three or more dwelling</li></ul>
	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 each which form one comprehensive development containing a total of five or more dwelling 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.
	iv)  A Multiple Dwelling Townhouse shall include a block townhouse, a stacked townhouse, a back-to-back townhouse, a stacked back-to-back townhouse, and a townhouse development comprising townhouse units on parcels of tied land, except as restricted in this By-law.	iv) A Multiple Dwelling Townhouse shall include a block townhouse, a stacked townhouse, a back-to-back 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.
Lot	Shall mean a parcel of land which can be legally conveyed pursuant to the provisions of the Planning Act, except in relation to a Multiple	Shall mean a parcel of land which can be legally conveyed pursuant to the provisions of the <u>Planning Act</u> , except in relation to a Multiple Dwelling

## **Section 3 - Definitions**

Definition	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted s	strikethrough text = text to be deleted bolded text = text to be	ne 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	shall mean the horizontal distance between the common side wall of a building unit measured to the common side wall or exterior side wall
[]	side wall opposite.	opposite.

#### Section 4 - General Provisions

Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted stri	Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = text to be added		
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.	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.	
	<ul> <li>i) Section 4.3 b) above shall not apply to a Street         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,</li> <li>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.</li> </ul>	<ul> <li>i) Section 4.3 b) above shall not apply to a Street 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,</li> <li>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.</li> </ul>	
Number of Dwellings per Lot Section 4.5 a)	Unless otherwise provided for in this By-law, in any zone where a Ssingle Detached Dewelling, Ssemi-Detached Dewelling, or Deuplex Dewelling, Triplex Dwelling or Fourplex Dwelling is permitted, no more than one such dwelling shall be erected on a lot.	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 shall be erected on a lot.	
Buildings Accessory	BUILDINGS ACCESSORY TO MULTIPLE DWELLINGS, DWELLING	BUILDINGS ACCESSORY TO MULTIPLE DWELLINGS, MULTIPLE	
to Residential Uses	UNITS MULTIPLE DWELLING TOWNHOUSES, RETIREMENT HOMES, LODGING HOUSES, AND RESIDENTIAL CARE	DWELLING TOWNHOUSES, RETIREMENT HOMES, LODGING HOUSES, AND RESIDENTIAL CARE FACILITIES IN ALL ZONES	
Section 4.8.1.3	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 4 - General Provisions

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

#### **Section 4 – General Provisions**

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

## Section 5 – Parking

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted striketh	rough text = text to be deleted <b>bolded text</b> = text to be	pe added
Minimum Required Parking Rate Schedule	Multiple Dwelling; Multiple Dwelling Townhouse; Dwelling Unit, Mixed Use, where the total number of such units is	Multiple Dwelling; Multiple Dwelling Townhouse; Dwelling Unit, Mixed Use, where the total number of such units is 5 or
Section 5.7.1 a) i)	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,  ii) within any other Zone, 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit.	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,  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.  c) In PRA 3, and,	b) In PRA 2, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit.  c) In PRA 3, and,
	<ul> <li>i) within a C5, C5a or TOC Zone, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit, or,</li> <li>ii) within any other Zone, 0.85 spaces per unit for residents, plus 0.25 visitor parking spaces per unit.</li> <li>d) In all other areas, 1 space per unit for residents, plus 0.3 visitor</li> </ul>	<ul> <li>i) within a C5, C5a or TOC Zone, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit, or,</li> <li>ii) within any other Zone, 0.85 spaces per unit for residents, plus 0.25 visitor parking spaces per unit.</li> <li>d) In all other areas, 1 space per unit for residents, plus 0.3 visitor parking spaces per unit.</li> </ul>
	parking spaces per unit.	
Minimum Accessible Parking Rate Schedule	Dwelling Unit, Mixed Use; Multiple Dwelling;	Dwelling Unit, Mixed Use; Multiple Dwelling;

<b>Section</b>	5 –	<b>Parking</b>
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Section	Proposed Change	Proposed Revised Zone Regulation
y highlighted strike		ext = text to be added
	Multiple Dwelling Townhouse	Multiple Dwelling Townhouse
tion 5.7.3 c) ii) i)		
	(	<b>*</b>
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	▼	

#### 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 **Proposed Change Proposed Revised Zone Regulation** Section Grev highlighted strikethrough text = text to be deleted **bolded text** = text to be added 6.1 - Downtown Central Business District (D1) Zone Permitted Uses Day Nursery Day Nursery **Duplex Dwelling** Dwelling Unit, Mixed Use Section 6.1.1 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.] **Duplex Dwelling** Restricted Uses A Duplex Dwelling shall only be permitted as a result of the Section 6.1.1.1.4 conversion of an existing Single Detached Dwelling. 6.2 - Downtown Mixed Use - Pedestrian Focus (D2) Zone Permitted Uses Day Nursery Day Nursery Dwelling Unit(s), Mixed Use Dwelling Unit, Mixed Use Section 6.2.1 Educational Establishment Educational Establishment [Note: Unmodified Financial Establishment Financial Establishment portions of permitted Hotel Hotel use list have been Laboratory Laboratory Lodging House Lodging House omitted for clarity.] Medical Clinic Medical Clinic Microbrewery Microbrewerv **Multiple Dwelling** Office Office [...]

- 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

6.5 – Downtown Re	sidential (D5) Zone	
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	kethrough text = text to be deleted bolded text = text to be	pe added
Restricted Uses	i) In addition to Section 6.2.1, the following uses shall only be permitted in accordance with Section 6.2.3 and the following	i) In addition to Section 6.2.1, the following uses shall only be permitted in 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 <del>(s)</del> , <b>Mixed Use</b> Multiple Dwelling	Place of Worship
	Place of Worship	A. Shall not be permitted within the ground floor, except for access, accessory office and utility areas.
	Shall not be permitted within the ground floor, except for access, accessory office and utility areas.	access, access, a series and a series and a
6.3 – Downtown Mix		
Permitted Uses	[] Day Nursery	[] Day Nursery
Section 6.3.1	Dwelling Unit <del>(s)</del> , <b>Mixed Use</b> Educational Establishment	Dwelling Unit, Mixed Use Educational Establishment
[Note: Unmodified	Emergency Shelter	Emergency Shelter
portions of permitted	Financial Establishment	Financial Éstablishment
use list have been omitted for clarity.]	[]	[]
Home Business Regulations	k) Home Business Regulations	
Section 6.3.3 k)	In accordance with the requirements of Section 4.21 of this By law.	
Accessory Buildings	I) Accessory Buildings	
Section 6.3.3 I)	In accordance with the requirements of Section 4.8.1 of this By-law.	

- 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 Mix	` '			
Section	Proposed Cha	ange	Proposed Revised Zone Regulation	
Grey highlighted strik	sethrough text = text to be deleted	<b>bolded text</b> = text to b		
Sections 6.3.3 m) and	n) are to be renumbered Sections 6.3.3 k)	) and I) respectively.		
6.5 – Downtown Re	6.5 – Downtown Residential (D5) Zone			
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	. '0	Emergency Shelter	
	Fourplex Dwelling		Fourplex Dwelling	
	Lodging House		Lodging House	
	Long Term Care Facility	~'0'	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	
	Semi-Detached Dwelling		Semi-Detached Dwelling	
	Single Detached Dwelling		Single Detached Dwelling	
	Social Services Establishment		Social Services Establishment	

- 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

6.5 – Downtown Res	sidentiai (D5) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation	
Grey highlighted strik	Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = text to be added		
	Street Townhouse Dwelling	Street Townhouse Dwelling	
	Tradesperson Shop	Tradesperson Shop	
	Triplex Dwelling	Triplex Dwelling	
0	SWELL BETT SUFFICIENCE AND DURING WAR		
Single Detached	SINGLE DETACHED DWELLING, AND DUPLEX DWELLING,	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX	
Dwelling and Duplex	TRIPLEX DWELLING AND FOURPLEX DWELLING REGULATIONS	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]	h) Minimum I of Midth	h Minimum I of Middle	
[Note: The existing	b) Minimum Lot Width	b) Minimum Lot Width	
Section 6.5.3.4 is to	12.0 metres;	12.0 metres;	
be renumbered to	Tale meases,	12.5 110.000,	
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	
	3.0 motroe:	3.0 motroe:	
	3.0 metres;	3.0 metres;	
	e) Minimum Side Yard	e) Minimum Side Yard	
	1 1/	1 -1	

- 6.1 Downtown Central Business District (D1) Zone 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone

6.3 – Downtown Mix 6.5 – Downtown Res	• •	
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	tethrough text = text to be deleted bolded text = text to be	pe added
	1.2 metres;	1.2 metres;
	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
	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 metres;	ii) Between two exterior walls at least one of which contain windows to a habitable room, a minimum of 12.0 metres;
	i) Building Height	i) Building Height
	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;

- 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 Mil	•	
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stril	kethrough text = text to be deleted bolded text = text to be	
	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,	<ul> <li>ii) In addition to the definition of Amenity Area in Section 3:</li> <li>Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air;</li> </ul>
	<ul><li>ii) In addition to the definition of Amenity Area in Section</li><li>3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and</li></ul>	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;
	Notwithstanding Section 5.3.1 a), parking spaces and associated drive aisles, excluding driveways extending	m) Location of Pedestrian Entrances
	directly from the street, shall not be located between any building façade and any lot line abutting a street;	Any dwelling unit adjacent to a yard abutting a street must have a minimum of one pedestrian entrance which is:
	m) Location of Pedestrian Entrances	i) located in a façade facing a street; and,

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

Section	Residential (D5) Zone  Proposed Change	Proposed Revised Zone Regulation
Grey highlighted st	rikethrough text = text to be deleted <b>bolded text</b> = text to	
	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,  ii) directly accessible from the public sidewalk;	i) A maximum of two access driveways are permitted from each street abutting the lot; and,
	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 with the requirements of Section 4.19 of this By-law.	
		GING HOUSE, LONG TERM CARE FACILITY, MULTIPLE DWELLING, PLACE
	3.7 – COMMUNITY GARDEN REGULATIONS is to be renumbered to Se	CES ESTABLISHMENT REGULATIONS is to be renumbered to Section 6.5.3.5 ction 6.5.3.6
Additional Dwelling Unit Regulations	ADDITIONAL DWELLING UNIT REGULATIONS	
	In accordance with the requirements of Section 4.33. of this By-law.	

- 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

0.3 - DOWINGWII NES	sideritial (D3) Zone	
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	ethrough text = text to be deleted <b>bolded text</b> = text to	be added
Section 6.5.3.8		

## Section 7.6 – Conservation/Hazard Land Rural (P6) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	cethrough text = text to be deleted bolded text = text to be	e added
Single Detached Dwelling Regulations	New Buildings and Structures Including Additional Dwelling Units	New Buildings and Structures Including Additional Dwelling Units
<ul><li>New Buildings and Structures</li></ul>	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	ii) Shall be in accordance with the requirements of Sections 12.1.3.3,
Section 7.6.2.3 a)	12.1.3.3, and 4.8, and 4.33.	4.8, and 4.33.
Single Detached  Dwelling Regulations	Expansions to Existing Buildings and Structures Including Additional Dwelling Units	Expansions to Existing Buildings and Structures Including Additional Dwelling Units
<ul><li>Expansions to</li></ul>		g
Existing Buildings and Structures	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.
Section 7.6.2.3 b)		

# 8.1 – Neighbourhood Institutional (I1) Zone 8.2 – Community Institutional (I2) Zone

Grey highlighted strikethrough text = text to be deleted   S.1 - Neighbourhood Institutional (I1) Zone	Section	Proposed Change	Proposed Revised Zone Regulation
Permitted Uses Section 8.1.1  Community Garden Day Nursery Duplex Dwelling Educational Establishment Emergency Shelter Fourplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING AND DAY NURSERY REGULATIONS  Section 8.1.3.3  Community Garden Day Nursery Day Nursery Duylox Dwelling Educational Establishment Emergency Shelter Fourplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Single Detached Dwelling Single Detached Dwelling Triplex Dwelling Urban Farm Urban Farmers Market Urban Farmers Market SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, DUPLEX DWELLING AND DAY NURSERY REGULATIONS  Section 8.1.3.3  ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.	Grey highlighted strik		
Section 8.1.1  Day Nursery Duplex Dwelling Educational Establishment Emergency Shelter Fourplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING AND DAY NURSERY REGULATIONS  Section 8.1.3.3  Day Nursery Duplex Dwelling Educational Establishment Emergency Shelter Fourplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Single Detached Dwelling Single Detached Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, AND DAY NURSERY REGULATIONS  Section 8.1.3.3  Day Nursery Duplex Dwelling Single Detached Dwelling Single Detached Dwelling Single Detached Dwelling Duplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Triplex Dwelling Urban Farm Urban Farmers Market SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, AND DAY NURSERY REGULATIONS DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  a) Minimum Lot Area  b) Minimum Lot Width  required for a comer lot.	8.1 – Neighbourhoo	d Institutional (I1) Zone	
Section 8.1.1  Duplex Dwelling Educational Establishment Emergency Shelter Fourplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Triplex Dwelling Urban Farm Urban Farmer Urban Farmer SINGLE DETACHED DWELLING DWELLING AND DAY NURSERY REGULATIONS  Section 8.1.3.3  Duplex Dwelling Educational Establishment Emergency Shelter Fourplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Si	Permitted Uses	Community Garden	Community Garden
Educational Establishment Emergency Shelter Fourplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Urban Farm Urban Farme Urban Farmes Market  SINGLE DETACHED DWELLING DUPLEX DWELLING AND DAY NURSERY REGULATIONS  Section 8.1.3.3  Educational Establishment Emergency Shelter Fourplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Dealcached Dwelling Single Detached Dw		Day Nursery	Day Nursery
Emergency Shelter Fourplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, AND DAY NURSERY REGULATIONS  Section 8.1.3.3  Emergency Shelter Fourplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  Minimum Lot Area a) Minimum Lot Area a) Minimum Lot Area b) 330.0 square metres;  360.0 square metres; b) Minimum Lot Width	Section 8.1.1		Duplex Dwelling
Fourplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, AND DAY NURSERY REGULATIONS  Section 8.1.3.3  Fourplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, DUPLEX DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  Minimum Lot Area  a) Minimum Lot Area  a) Minimum Lot Area  b) Minimum Lot Width required for a corner lot.			
Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban			
Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING AND DAY NURSERY REGULATIONS  Section 8.1.3.3  Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Single Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  a) Minimum Lot Area  a) Minimum Lot Area  b) Minimum Lot Width  required for a corner lot.		•	Fourplex Dwelling
Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING AND DAY NURSERY REGULATIONS  Section 8.1.3.3  Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Single Detached Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, TRIPLEX DWELLING, AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  i) 330.0 360.0 square metres;  ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.  Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmer Market SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  360.0 square metres;  b) Minimum Lot Width			
Retirement Home Semi-Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, AND DAY NURSERY REGULATIONS  Section 8.1.3.3  Retirement Home Semi-Detached Dwelling Single Detached Dwelling Single Detached Dwelling Triplex Dwelling Urban Farm Urban Farmers Market SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area a) Minimum Lot Area a) Minimum Lot Area b) Minimum Lot Area b) Minimum Lot Area b) Minimum Lot Width cequired for a corner lot.			
Semi-Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  Windle Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  a) Minimum Lot Area  a) Minimum Lot Area  i) 330.0 square metres;  Section 8.1.3.3  ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.		,	
Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING AND DAY NURSERY REGULATIONS  Single Detached Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  i) 330.0 360.0 square metres;  Section 8.1.3.3  Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  i) 330.0 square metres;  Section 8.1.3.3  b) Minimum Lot Width			
Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  DUPLEX DWELLING AND DAY NURSERY REGULATIONS  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  a) Minimum Lot Area  a) Minimum Lot Area  a) Minimum Lot Area  ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.  b) Minimum Lot Width			
Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  SINGLE DETACHED DWELLING AND DAY NURSERY REGULATIONS  Section 8.1.3.3  Triplex Dwelling Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  a) Minimum Lot Area  360.0 square metres;  b) Minimum Lot Width			
Urban Farm Urban Farm Urban Farm Urban Farm Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING DWELLING DUPLEX DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  i) 330.0 360.0 square metres;  Section 8.1.3.3  ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.  Urban Farm Urban			9
Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  DUPLEX DWELLING AND DAY NURSERY REGULATIONS  i) 330.0 360.0 square metres;  Section 8.1.3.3  Urban Farmers Market  Urban Farmers Market  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  a) Minimum Lot Area  360.0 square metres;  b) Minimum Lot Width			l 1
SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS  DUPLEX DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  i) 330.0 360.0 square metres;  Section 8.1.3.3  ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING, AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  360.0 square metres;  b) Minimum Lot Width			
SINGLE DETACHED DWELLING AND DAY NURSERY REGULATIONS  DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  i) 330.0 360.0 square metres;  Section 8.1.3.3  ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.  DWELLING AND DAY NURSERY REGULATIONS  a) Minimum Lot Area  360.0 square metres;  b) Minimum Lot Width			
DWELLING, DUPLEX DWELLING AND DAY NURSERY REGULATIONS  i) 330.0 360.0 square metres;  section 8.1.3.3  ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.  a) Minimum Lot Area  360.0 square metres;  b) Minimum Lot Width			
DUPLEX DWELLING AND DAY NURSERY REGULATIONS  i) 330.0 360.0 square metres;  Section 8.1.3.3  ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.  a) Minimum Lot Area  360.0 square metres;  b) Minimum Lot Width		DWELLING AND DAY NURSERY REGULATIONS	DWELLING AND DAY NURSERY REGULATIONS
AND DAY NURSERY REGULATIONS  i) 330.0 360.0 square metres;  Section 8.1.3.3  ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.  b) Minimum Lot Width	,	a) Minimum Let Avec	a) Minimum I at Area
REGULATIONS  i) 330.0 square metres;  Section 8.1.3.3  ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.  b) Minimum Lot Width		a) Minimum Lot Area	a) Winimum Lot Area
Section 8.1.3.3  ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.  b) Minimum Lot Width		i) 330 0 <b>360 0</b> equare metroe:	360 0 square metros:
required for a corner lot.	REGULATIONS	ny 330.0 Square mettes,	500.0 Square metres,
required for a corner lot.	Section 8 1 3 3	ii) Notwithstanding i) above 360.0 square metres shall be	h) Minimum Lot Width
	0000011 0. 1.0.0		b) willing the twider
12.0 metres		Toganica for a conformation	12.0 metres
b) Minimum Lot Width		b) Minimum Lot Width	12.0 1100.00
c) Minimum Front Yard		7,	c) Minimum Front Yard

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stril	kethrough text = text to be deleted bolded text = text to be	pe added
	i) 12.0 metres	i) 4.0 metres; and,
	c) Minimum Front Yard	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
	i) 4.5 <b>4.0</b> metres; and,	following:
	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:	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	<ol> <li>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;</li> </ol>
	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.
	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback	d) Minimum Side Yard
	from the front lot line of the one adjacent dwelling;	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
	d) Minimum Side Yard	3.0 metres
		f) Minimum Rear Yard

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Chang	je	Proposed Revised Zone Regulation
Grey highlighted strik	ethrough text = text to be deleted	<b>bolded text</b> = text to be	
	1.2 metres		7.5 metres
	e) Minimum Flankage Yard		g) Maximum Building Height
	3.0 metres		10.5 metres
	f) Minimum Rear Yard		<b>K</b> )
	7.5 metres	Ó	h) Minimum Landscaped Area
	g) Maximum Building Height		i) 30%
	10.5 metres		ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.
	h) Minimum Landscaped Area	(O)	
	i) 30%		
	ii) Within the landscaped area, the Section 4.35 of this By-law shall ap	requirements of oply.	
	h) Parking		
	In accordance with the requirements law.	of Section 5 of this By-	
	i) Accessory Building		
	In accordance with the requirements	of Section 4.8 of this By-	

# 8.1 – Neighbourhood Institutional (I1) Zone 8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	sethrough text = text to be deleted <b>bolded text</b> = text to be	pe added
	i) Home Business In accordance with the requirements of Section 4.21 of this By law.	8110
SEMI-DETACHED	SEMI-DETACHED DWELLING REGULATIONS	SEMI-DETACHED DWELLING REGULATIONS
DWELLING REGULATIONS	a) Minimum Lot Area	a) Minimum Lot Area
Section 8.1.3.4	i) 210.0-270.0 square metres for each semi-detached dwelling unit.	270.0 square metres for each semi-detached dwelling unit.
	ii) Notwithstanding i) above, 240.0 square metres shall be required for a corner lot.	b) Minimum Lot Width for Unit
	b) Minimum Lot Width for Unit	9.0 metres for each dwelling unit in each semi-detached dwelling.
		c) Minimum Front Yard
	i) 7.5 <b>9.0</b> metres for each dwelling unit in each 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 8.1.3.4 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may
	c) Minimum Front Yard	be erected closer to the front line in accordance with the following:
	i) 4.5 <b>4.0</b> metre <b>s</b> ; and,	<ol> <li>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</li> </ol>
	ii) 5.8 metres for an attached garage. i) 4.0 metre; and,	adjacent dwellings;

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted str	ikethrough text = text to be deleted bolded text = text to b	pe added
	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:	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;	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	7.5 metres
	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%

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	tethrough text = text to be deleted bolded text = text to	be added
	7.5 metres	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.
	g) Maximum Building Height	and the state of t
	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.	
	5 – URBAN FARM REGULATIONS is to be renumbered to Section 8.1.3	
	6 – COMMUNITY GARDEN REGULATIONS is to be renumbered to Sec	
<u> </u>	7 – URBAN FARMERS MARKET REGULATIONS is to be renumbered to	_
STREET	STREET TOWNHOUSE DWELLING REGULATIONS	STREET TOWNHOUSE DWELLING REGULATIONS
TOWNHOUSE REGULATIONS	a) Minimum Lot Area for each Dwelling Unit	a) Minimum Lot Area for each Dwelling Unit

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = text to be added		pe added
[New] Section 8.1.3.5	180.0 square metres for each dwelling unit;	180.0 square metres for each dwelling unit;
[Note: The existing	b) Minimum Unit Width for each Dwelling Unit	b) Minimum Unit Width for each Dwelling Unit
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

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = 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	FOURPLEX DWELLING REGULATIONS	FOURPLEX DWELLING REGULATIONS
DWELLING REGULATIONS [New]	a) Minimum Lot Area	a) Minimum Lot Area
0	360.0 square metres;	360.0 square metres;
Section 8.1.3.6  [Note: The existing	b) Minimum Lot Width	b) Minimum Lot Width
Section 8.1.3.6 is to	12.0 metres;	12.0 metres;
be renumbered to 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
	ii) Notwithstanding Section 8.1.3.6 c) i), for lots identified	i) 4.0 metres;
	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	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:
	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 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;

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	ethrough text = text to be deleted <b>bolded text</b> = text to be	pe added
	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
	same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;
	the nont lot line of the one adjacent dwelling,	of the one adjacent dwelling,
	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
	line be less than 0.5 metres.	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

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted str	rikethrough text = text to be deleted <b>bolded text</b> = text to	be added
	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.
	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.	<ul> <li>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.</li> </ul>
	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	

# 8.1 – Neighbourhood Institutional (I1) Zone 8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	cethrough text = text to be deleted bolded text = text to be	ne added
Section 8.1.3.8		
8.2 – Community In	stitutional (I2) Zone	
Permitted Uses	Community Garden	Community Garden
	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
SINGLE DETACHED	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX
DWELLING,	<b>DWELLING</b> AND DAY NURSERY REGULATIONS	DWELLING AND DAY NURSERY REGULATIONS
DUPLEX DWELLING		
AND DAY NURSERY	a) Minimum Lot Area	a) Minimum Lot Area
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	b) Minimum Lot Width
	required for a corner lot.	12.0 metres;

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	
	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
, 5 5	b) Minimum Lot Width		
	_	c) Minimum Front Yard	
	<del>i)</del> 12.0 metres;		
	ii) Notwithstanding i) above, 15.0 metres shall be required for a	i) 4.0 metres; and,	
	corner lot.	ii) Notwithstanding Section 8.2.3.3 c) i), for lots identified on Figure	
	cornor loc	36 of Schedule "F" – Special Figures of this By-law, a building may	
	c) Minimum Front Yard	be erected closer to the front line in accordance with the following:	
	i) 4.5 4.0 metres; and,	Where two adjacent lots have a front lot line or flankage	
	"\ 50 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	lot line on the same street, within 10 percent of the average	
	ii) 5.8 metres for an attached garage. Notwithstanding	setback from the front lot line or flankage lot line of the two adjacent dwellings;	
	Section 8.2.3.3 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building	aujacent uwenings,	
	may be erected closer to the front line in accordance with	Where one adjacent lot has a front lot line on the same	
	the following:	street, within 10 percent of the setback from the front lot line	
		of the one adjacent dwelling;	
	Where two adjacent lots have a front lot line or		
	flankage lot line on the same street, within 10	3. In no cases shall the setback from the front lot line be	
	percent of the average setback from the front lot line or flankage lot line of the two adjacent	less than 0.5 metres.	
	dwellings;	d) Minimum Side Yard	
	a nomingo,	a) minimum orac rand	
	2. Where one adjacent lot has a front lot line on	1.2 metres	
	the same street, within 10 percent of the setback		
	from the front lot line of the one adjacent dwelling;	e) Minimum Flankage Yard	
	3. In no cases shall the setback from the front lot	3.0 metres	
	line be less than 0.5 metres.	J.0 IIIGUGS	

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik		text = text to be added
Grey highlighted strik	d) Minimum Side Yard  1.2 metres e) Minimum Flankage Yard 3.0 metres f) Minimum Rear Yard 7.5 metres g) Maximum Building Height 10.5 metres h) Minimum Landscaped Area i) 30% ii) Within the landscaped area, the requirem Section 4.35 of this By-law shall apply. h) Parking In accordance with the requirements of Section law.	f) Minimum Rear Yard 7.5 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.

# 8.1 – Neighbourhood Institutional (I1) Zone 8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	sethrough text = text to be deleted <b>bolded text</b> = text to be	pe added
	i) Accessory Building  In accordance with the requirements of Section 4.8 of this Bylaw.  j) Home Business	
	In accordance with the requirements of Section 4.21 of this By-law.	
SEMI-DETACHED	SEMI-DETACHED DWELLING REGULATIONS	SEMI-DETACHED DWELLING REGULATIONS
DWELLING 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	270.0 square metres for each semi-detached dwelling unit.
	unit.  ii) Notwithstanding i) above, 240.0 square metres shall be	b) Minimum Lot Width for Unit
	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 <b>9.0</b> 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	Where two adjacent lots have a front lot line or flankage

# 8.1 – Neighbourhood Institutional (I1) Zone 8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stri	ikethrough text = text to be deleted <b>bolded text</b> = text to be	
	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;
	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:	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;	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
	d) Minimum Side Yard	3.0 metres 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

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted str	ikethrough text = text to be deleted bolded text = text to	
	f) Minimum Rear Yard	h) Minimum Landscaped Area i) 30%
	7.5 metres	ii) Within the landscaped area, the requirements of Section 4.35 of
	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 Bylaw.	
	j) Home Business	
	In accordance with the requirements of Section 4.21 of this By-	

# 8.1 – Neighbourhood Institutional (I1) Zone 8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = text to be		pe added
	<del>law.</del>	
STREET TOWNHOUSE DWELLING REGULATIONS Section 8.2.3.5	a) Minimum Lot Area for Unit  i) 165.0 180.0 square metres for each dwelling unit.  ii) Notwithstanding i) above, 195.0 square metres shall be required for a corner lot.	STREET TOWNHOUSE DWELLING REGULATIONS  a) Minimum Lot Area for Unit  180.0 square metres for each dwelling unit.  b) Minimum Unit Width
	b) Minimum Unit Width 6.0 metres	6.0 metres c) Minimum Front Yard 4.0 metres; and,
	c) Minimum Front Yard  i) 4.5 4.0 metres; and,  ii) 5.8 metres for an attached garage.  d) Minimum Side Yard	d) Minimum Side 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.  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.  e) Minimum Flankage Yard	3.0 metres f) Minimum Rear Yard 7.5 metres

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted stri	kethrough text = text to be deleted	ded text = text to be added
	3.0 metres	
	f) Minimum Rear Yard	g) Maximum Building Height  10.5 metres
	7.5 metres	h) Landscaped Area
	g) Maximum Building Height	In accordance with the requirements of Section 4.35 a) and b) of this
	10.5 metres	By-law.
	h) Landscaped Area	
	In accordance with the requirements and b) of this By-law.	ection 4.35 a)
	h) Parking	
	In accordance with the requirements of states.	ion 5 of this By
	i) Accessory Building In accordance with the requirements of Staw.	ion 4.8 of this By-
	j) Home Business	
	In accordance with the requirements of Staw.	ion 4.21 of this By

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strik	ethrough text = text to be deleted bolded text = text to be	be added
Existing Section 8.2.3.6	6 – URBAN FARM REGULATIONS is to be renumbered to Section 8.2.3	3.7
	7 – COMMUNITY GARDEN REGULATIONS is to be renumbered to Sec	
Existing Section 8.2.3.8	B – URBAN FARMERS MARKET REGULATIONS is to be renumbered to	
FOURPLEX	FOURPLEX DWELLING REGULATIONS	FOURPLEX DWELLING REGULATIONS
DWELLING		
REGULATIONS	a) Minimum Lot Area	a) Minimum Lot Area
[New]	$\lambda$	<b>*</b>
	360.0 square metres;	360.0 square metres;
Section 8.2.3.6		
TALL A THE STATE	b) Minimum Lot Width	b) Minimum Lot Width
[Note: The existing	42.0 matures	10.0
Section 8.2.3.6 is to	12.0 metres;	12.0 metres;
be renumbered to 8.2.3.7 per above	c) Minimum Setback from the Front Lot Line	c) Minimum Setback from the Front Lot Line
o.z.s.r per abovej	i) 4.0 metres;	C) William Selback from the Front Lot Line
	1) 4.0 medes,	i) 4.0 metres;
	ii) Notwithstanding Section 8.2.3.6 c) i), for lots identified	1) 4.0 motios,
	on Figure 36 of Schedule "F" – Special Figures of this By-	ii) Notwithstanding Section 8.2.3.6 c) i), for lots identified on Figure
	law, a building may be erected closer to the front lot line	36 of Schedule "F" – Special Figures of this By-law, a building may
	in accordance with the following:	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	1. Where two adjacent lots have a front lot line or flankage lot
	percent of the average setback from the front lot	line on the same street, within 10 percent of the average
	line or flankage lot line of the two adjacent	setback from the front lot line or flankage lot line of the two
	dwellings;	adjacent dwellings;
	2 Where one adjacent let has a front let line on the	2. Where one adjacent let has a front let line on the same
	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

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted st	trikethrough text = text to be deleted <b>bolded text</b> = text to be	pe added
	same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	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.	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%

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
	· · · · · · · · · · · · · · · · · · ·	
<del>Grey nignlighted strik</del>	<del>kethrough text</del> = text to be deleted <b>bolded text</b> = text to be	be 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 8.2.3.6 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 DWELLING UNIT	ADDITIONAL DWELLING UNIT REGULATIONS	
REGULATIONS Section 8.2.3.9	In accordance with the requirements of Section 4.33 of this By law.	
0000011 0.Z.0.0		1

Section 10 – Comme	ercial and Mixed Use Zones	
10.1 – Residential C	haracter Commercial (C1) Zone	
	gh Density (C4) Zone	
	edium Density (C5) Zone	
10.7 – Arterial Comm		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strike	ethrough text = text to be deleted bolded text = text to be	ne added
10.1 – Residential C	haracter Commercial (C1) Zone	
Permitted Uses	Artist Studio	Artist Studio
	Day Nursery	Day Nursery
Section 10.1.1	Duplex Dwelling	Duplex Dwelling
	Dwelling Unit(s), Mixed Use	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	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 i)		
[New]		
[]	• • • • • • • • • • • • • • • • • • • •	
Sections 10.1.1.1 1., 2.,	3. and 4. are to be renumbered Sections 10.1.1.1 ii), iii), iv) and v) resp	ectively.
SINGLE DETACHED	SINGLE DETACHED DWELLING, AND DUPLEX <b>DWELLING AND</b>	SINGLE DETACHED DWELLING, DUPLEX DWELLING AND TRIPLEX
DWELLING AND	TRIPLEX DWELLING REGULATIONS	DWELLING REGULATIONS
DUPLEX		
REGULATIONS	100	
Section 10.1.4		
	gh Density (C4) Zone	
Permitted Uses	[]	[]
	Craftsperson Shop	Craftsperson Shop
Section 10.4.1	Day Nursery	Day Nursery
	Dwelling Unit <del>(s)</del> , <b>Mixed Use</b>	Dwelling Unit, Mixed Use

#### 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 <b>bolded text</b> = text	kt to be added
[Note: Unmodified	Emergency Shelter	Emergency Shelter
portions of permitted	Financial Establishment	Financial Establishment
use list have been	[]	[]
omitted for clarity.]		
10.5 – Mixed Use Me	edium Density (C5) Zone	
Permitted Uses	[]	N
	Craftsperson Shop	Craftsperson Shop
Section 10.5.1	Day Nursery	Day Nursery
	Dwelling Unit(s), Mixed Use	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.]	[]	[]
10.7 – Arterial Com	mercial (C7) Zone	
Prohibited Uses	Notwithstanding Section 10.7.1, the following uses are prohibite	d 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 Cha	nge	Proposed Revised Zone Regulation	1
Grey highlighted s	trikethrough text = text to be deleted	<b>bolded text</b> = text to b	e added • •	
11.1 - Transit Ori	ented Corridor Mixed Use Medium Der	nsity (TOC1) Zone		
Permitted Uses	[]		[]	
	Craftsperson Shop		Craftsperson Shop	
Section 11.1.1	Day Nursery		Day Nursery	
	Dwelling Unit <del>(s)</del> , <b>Mixed Use</b>		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.1	, ,			