

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

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 16th 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 16th day of April, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Section 1 - Administration

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
<p>Legal Non-Conforming Uses</p> <p>Section 1.11</p>	<p>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;</p> <p>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, or 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.</p> <p>d) Swimming pools, hot tubs, and accessory buildings, including but not limited to sheds, garages and gazebos on a lot containing a Single Detached dwelling, Semi-Detached, or Duplex, Street Townhouse, Triplex or Fourplex Dwelling 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:</p> <p>i) the location and height complies with the applicable provisions of this By-law; and,</p> <p>ii) this exemption shall not apply to the Open Space and</p>	<p>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;</p> <p>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.</p> <p>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:</p> <p>i) the location and height complies with the applicable provisions of this By-law; and,</p> <p>ii) this exemption shall not apply to the Open Space and Parks Classification Zones; or,</p>

Section 1 - Administration

Section	Proposed Change	Proposed Revised Zone Regulation
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	<p>Parks Classification Zones; or,</p> <p>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, or Duplex, Single Detached, Semi-Detached, or Duplex, Street Townhouse, Triplex or Fourplex Dwelling 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:</p>	<p>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:</p>
<p>Transition Provisions</p> <p>Section 1.12.1</p>	<ol style="list-style-type: none"> 1. Commercial and Mixed Use Zoning By-law 17-240, November 8, 2017 2. Downtown Zoning By-law 18-114, May 9, 2018 3. Residential Zones <ol style="list-style-type: none"> 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 25-075 	<ol style="list-style-type: none"> 1. Commercial and Mixed Use Zoning By-law 17-240, November 8, 2017 2. Downtown Zoning By-law 18-114, May 9, 2018 3. Residential Zones <ol style="list-style-type: none"> 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 25-075

Section 3 - Definitions

Definition	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
<p>Multiple Dwelling Townhouse</p> <p>[New]</p>	<p>shall mean:</p> <ul style="list-style-type: none"> 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 units; <p>And,</p> <ul style="list-style-type: none"> 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; iii) Dwelling Units within a Multiple Dwelling Townhouse may have shared amenity area(s), parking area(s) and common 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-to-back townhouse, a maisonette, and a townhouse development comprising townhouse units on parcels of tied land, except as restricted in this By-law. 	<p>shall mean:</p> <ul style="list-style-type: none"> 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 units; <p>And,</p> <ul style="list-style-type: none"> 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; iii) Dwelling Units within a Multiple Dwelling Townhouse may have shared amenity area(s), parking area(s) and common 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-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	<p>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</p>	<p>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 Dwelling</p>

Section 3 - Definitions

Definition	Proposed Change	Proposed Revised Zone Regulation
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	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 4 – General Provisions

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
<p>Frontage on a Street</p> <p>Section 4.3 b)</p>	<p>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.</p> <p>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,</p> <p>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.</p>	<p>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.</p> <p>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,</p> <p>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.</p>
<p>Number of Dwellings per Lot</p> <p>Section 4.5 a)</p>	<p>Unless otherwise provided for in this By-law, in any zone where a Single Detached Dwelling, Semi-Detached Dwelling, or Duplex Dwelling, Triplex Dwelling or Fourplex Dwelling is permitted, no more than one such dwelling shall be erected on a lot.</p>	<p>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.</p>
<p>Buildings Accessory to Residential Uses</p> <p>Section 4.8.1.3</p>	<p>BUILDINGS ACCESSORY TO MULTIPLE DWELLINGS, DWELLING UNITS MULTIPLE DWELLING TOWNHOUSES, RETIREMENT HOMES, LODGING HOUSES, AND RESIDENTIAL CARE FACILITIES IN ALL ZONES</p>	<p>BUILDINGS ACCESSORY TO MULTIPLE DWELLINGS, MULTIPLE DWELLING TOWNHOUSES, RETIREMENT HOMES, LODGING HOUSES, AND RESIDENTIAL CARE FACILITIES IN ALL ZONES</p>
<p>Home Business</p> <p>Section 4.21 c)</p>	<p>Home Businesses permitted in Duplex Dwellings, Dwelling Unit(s), Triplex Dwellings, Fourplex Dwellings, Multiple Dwellings, Multiple Dwelling Townhouses and Street Townhouses Dwellings:</p>	<p>Home Businesses permitted in Duplex Dwellings, Triplex Dwellings, Fourplex Dwellings, Multiple Dwellings, Multiple Dwelling Townhouses and Street Townhouse Dwellings:</p>

Section 4 – General Provisions

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
Home Business Section 4.21 d)	Regulations for Home Businesses in Duplex Dwellings, Dwelling Unit(s) , Triplex Dwellings, Fourplex Dwellings, Multiple Dwellings, Multiple Dwelling Townhouses and Street Townhouse Dwellings:	Regulations for Home Businesses in Duplex Dwellings, Triplex Dwellings, Fourplex Dwellings, Multiple Dwellings, Multiple Dwelling Townhouses and Street Townhouse Dwellings:
Additional Dwelling Unit and Additional Dwelling Unit – Detached Section 4.33 b)	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.
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 Unit – Detached Section 4.33.2 a)	Excluding any Rural Zone or Open Space and Park Zone, 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 Triplex Dwelling.	Excluding any Rural Zone or Open Space and Park Zone, 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 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 For lands within an A1, A2, S1, or P6 Zone, a 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.	ADDITIONAL DWELLING UNITS IN AGRICULTURE (A1), RURAL (A2), SETTLEMENT RESIDENTIAL (S1), AND CONSERVATION LAND RURAL (P6) ZONES 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 [New]	UNDERTAKINGS OF POST-SECONDARY INSTITUTIONS 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 Planning Act, in which case, zoning is provided for information purposes only.	UNDERTAKINGS OF POST-SECONDARY INSTITUTIONS 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 Planning 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 Section 5.7.1 a) i)	<p>Multiple Dwelling; Multiple Dwelling Townhouse; Dwelling Unit, Mixed Use, where the total number of such units is 5 or greater</p> <p>a) In PRA 1, no parking spaces are required for residents, and,</p> <p style="padding-left: 40px;">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,</p> <p style="padding-left: 40px;">ii) within any other Zone, 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit.</p> <p>b) In PRA 2, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit.</p> <p>c) In PRA 3, and,</p> <p style="padding-left: 40px;">i) within a C5, C5a or TOC Zone, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit, or,</p> <p style="padding-left: 40px;">ii) within any other Zone, 0.85 spaces per unit for residents, plus 0.25 visitor parking spaces per unit.</p> <p>d) In all other areas, 1 space per unit for residents, plus 0.3 visitor parking spaces per unit.</p>	<p>Multiple Dwelling; Multiple Dwelling Townhouse; Dwelling Unit, Mixed Use, where the total number of such units is 5 or greater</p> <p>a) In PRA 1, no parking spaces are required for residents, and,</p> <p style="padding-left: 40px;">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,</p> <p style="padding-left: 40px;">ii) within any other Zone, 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit.</p> <p>b) In PRA 2, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit.</p> <p>c) In PRA 3, and,</p> <p style="padding-left: 40px;">i) within a C5, C5a or TOC Zone, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit, or,</p> <p style="padding-left: 40px;">ii) within any other Zone, 0.85 spaces per unit for residents, plus 0.25 visitor parking spaces per unit.</p> <p>d) In all other areas, 1 space per unit for residents, plus 0.3 visitor parking spaces per unit.</p>
Minimum Accessible Parking Rate Schedule	Dwelling Unit, Mixed Use; Multiple Dwelling;	Dwelling Unit, Mixed Use; Multiple Dwelling;

Section 5 – Parking

Section	Proposed Change	Proposed Revised Zone Regulation
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Section 5.7.3 c) ii) i)	Multiple Dwelling Townhouse	Multiple Dwelling Townhouse

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

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
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<p>Restricted Uses</p> <p>Section 6.2.1.1</p>	<p>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:</p> <ol style="list-style-type: none"> 1. Day Nursery Dwelling Unit(s), Mixed Use Multiple Dwelling Place of Worship A. Shall not be permitted within the ground floor, except for access, accessory office and utility areas. 	<p>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:</p> <ol style="list-style-type: none"> 1. Day Nursery Dwelling Unit, Mixed Use Place of Worship A. Shall not be permitted within the ground floor, except for access, accessory office and utility areas.
<h3>6.3 – Downtown Mixed Use (D3) Zone</h3>		
<p>Permitted Uses</p> <p>Section 6.3.1</p> <p>[Note: Unmodified portions of permitted use list have been omitted for clarity.]</p>	<p>[...] Day Nursery Dwelling Unit(s), Mixed Use Educational Establishment Emergency Shelter Financial Establishment [...]</p>	<p>[...] Day Nursery Dwelling Unit, Mixed Use Educational Establishment Emergency Shelter Financial Establishment [...]</p>
<p>Home Business Regulations</p> <p>Section 6.3.3 k)</p>	<p>k) Home Business Regulations</p> <p>In accordance with the requirements of Section 4.21 of this By-law.</p>	
<p>Accessory Buildings</p> <p>Section 6.3.3 l)</p>	<p>l) Accessory Buildings</p> <p>In accordance with the requirements of Section 4.8.1 of this By-law.</p>	

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
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Sections 6.3.3 m) and n) are to be renumbered Sections 6.3.3 k) and l) respectively.

6.5 – Downtown Residential (D5) Zone

Permitted Uses	Artist Studio Community Garden Commercial School Day Nursery Duplex Dwelling Dwelling Unit, Mixed Use Educational Establishment Emergency Shelter Fourplex Dwelling Lodging House Long Term Care Facility Multiple Dwelling Multiple Dwelling Townhouse Office Personal Service Place of Worship Repair Service Residential Care Facility Restaurant Retail Retirement Home Semi-Detached Dwelling Single Detached Dwelling Social Services Establishment	Artist Studio Community Garden Commercial School Day Nursery Duplex Dwelling Dwelling Unit, Mixed Use Educational Establishment Emergency Shelter Fourplex Dwelling Lodging House Long Term Care Facility Multiple Dwelling Multiple Dwelling Townhouse Office Personal Service Place of Worship Repair Service Residential Care Facility Restaurant Retail Retirement Home Semi-Detached Dwelling Single Detached Dwelling Social Services Establishment
Section 6.5.1		
[Note: Unmodified portions of permitted use list have been omitted for clarity.]		

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
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	Street Townhouse Dwelling Tradesperson Shop Triplex Dwelling	Street Townhouse Dwelling Tradesperson Shop Triplex Dwelling
Single Detached Dwelling and Duplex Dwelling Regulations Section 6.5.3.1	SINGLE DETACHED DWELLING, AND DUPLEX DWELLING, TRIPLEX DWELLING AND FOURPLEX DWELLING REGULATIONS	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND FOURPLEX DWELLING REGULATIONS
Multiple Dwelling Townhouse Regulations Section 6.5.3.4 [New] [Note: The existing Section 6.5.3.4 is to be renumbered to 6.5.3.5 per below]	6.5.3.4 MULTIPLE DWELLING TOWNHOUSE REGULATIONS a) Minimum Lot Area 300.0 square metres; b) Minimum Lot Width 12.0 metres; c) Minimum Unit Width 5.5 metres; d) Maximum Front Yard 3.0 metres; e) Minimum Side Yard	6.5.3.4 MULTIPLE DWELLING TOWNHOUSE REGULATIONS a) Minimum Lot Area 300.0 square metres; b) Minimum Lot Width 12.0 metres; c) Minimum Unit Width 5.5 metres; d) Maximum Front Yard 3.0 metres; e) Minimum Side 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
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	<p>1.2 metres;</p> <p>f) Flankage Yard</p> <p>i) Minimum 3.0 metres; and,</p> <p>ii) Maximum 4.5 metres;</p> <p>g) Minimum Rear Yard</p> <p>7.5 metres</p> <p>h) Minimum Separation Distance</p> <p>i) Between two exterior walls which contain no windows to a habitable room, a minimum of 3.0 metres; and</p> <p>ii) Between two exterior walls at least one of which contain windows to a habitable room, a minimum of 12.0 metres;</p> <p>i) Building Height</p> <p>i) Minimum 7.5 metres; and,</p> <p>ii) Maximum Building Height shall be in accordance with Figure 1 of Schedule “F” – Special Figures;</p>	<p>1.2 metres;</p> <p>f) Flankage Yard</p> <p>i) Minimum 3.0 metres; and,</p> <p>ii) Maximum 4.5 metres;</p> <p>g) Minimum Rear Yard</p> <p>7.5 metres</p> <p>h) Minimum Separation Distance</p> <p>i) Between two exterior walls which contain no windows to a habitable room, a minimum of 3.0 metres; and</p> <p>ii) Between two exterior walls at least one of which contain windows to a habitable room, a minimum of 12.0 metres;</p> <p>i) Building Height</p> <p>i) Minimum 7.5 metres; and,</p> <p>ii) Maximum Building Height shall be in accordance with Figure 1 of Schedule “F” – Special Figures;</p>

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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>j) Minimum Amenity Area</p> <p>On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements shall be provided:</p> <p>i) An area of 4.0 square metres for each dwelling unit; and,</p> <p>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;</p> <p>k) Minimum Landscaped Area</p> <p>Not less than 10% of the lot area shall be landscaped area;</p> <p>l) Location of Parking</p> <p>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 abutting a street;</p> <p>m) Location of Pedestrian Entrances</p>	<p>j) Minimum Amenity Area</p> <p>On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements shall be provided:</p> <p>i) An area of 4.0 square metres for each dwelling unit; and,</p> <p>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;</p> <p>k) Minimum Landscaped Area</p> <p>Not less than 10% of the lot area shall be landscaped area;</p> <p>l) Location of Parking</p> <p>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 abutting a street;</p> <p>m) Location of Pedestrian Entrances</p> <p>Any dwelling unit adjacent to a yard abutting a street must have a minimum of one pedestrian entrance which is:</p> <p>i) located in a façade facing a street; and,</p>

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 strikethrough text = text to be deleted bolded text = text to be added		
	<p>Any dwelling unit adjacent to a yard abutting a street must have a minimum of one pedestrian entrance which is:</p> <ul style="list-style-type: none"> i) located in a façade facing a street; and, ii) directly accessible from the public sidewalk; <p>n) Vehicular Accesses</p> <ul style="list-style-type: none"> i) A maximum of two access driveways are permitted from each street abutting the lot; and, ii) Garage entrances must not be located in any façade facing a street; <p>o) Visual Barrier</p> <p>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.</p>	<ul style="list-style-type: none"> ii) directly accessible from the public sidewalk; <p>n) Vehicular Accesses</p> <ul style="list-style-type: none"> i) A maximum of two access driveways are permitted from each street abutting the lot; and, ii) Garage entrances must not be located in any façade facing a street; <p>o) Visual Barrier</p> <p>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.</p>
Existing Section 6.5.3.4 - EDUCATIONAL ESTABLISHMENT, EMERGENCY SHELTER, LODGING HOUSE, LONG TERM CARE FACILITY, MULTIPLE DWELLING, PLACE OF WORSHIP, RESIDENTIAL CARE FACILITY, RETIREMENT HOME, AND SOCIAL SERVICES ESTABLISHMENT REGULATIONS is to be renumbered to Section 6.5.3.5		
Existing Section 6.5.3.7 – COMMUNITY GARDEN REGULATIONS is to be renumbered to Section 6.5.3.6		
Additional Dwelling Unit Regulations	<p>ADDITIONAL DWELLING UNIT REGULATIONS</p> <p>In accordance with the requirements of Section 4.33. of this By-law.</p>	

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 strikethrough text = text to be deleted bolded text = 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 strikethrough text = text to be deleted bolded text = text to be added		
Single Detached Dwelling Regulations – New Buildings and Structures Section 7.6.2.3 a)	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.	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, 4.8, and 4.33.
Single Detached Dwelling Regulations – Expansions to Existing Buildings and Structures Section 7.6.2.3 b)	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.	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), 4.8 and 4.33.

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
8.1 – Neighbourhood Institutional (I1) Zone		
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	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	SINGLE DETACHED DWELLING, DUPLEX 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. b) Minimum Lot Width	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS a) Minimum Lot Area 360.0 square metres; b) Minimum Lot Width 12.0 metres c) Minimum Front Yard

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>i) 12.0 metres</p> <p>ii) 15.0 metres for a corner lot</p> <p>c) Minimum Front Yard</p> <p>i) 4.5 4.0 metres; and,</p> <p>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:</p> <ol style="list-style-type: none"> 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 one adjacent dwelling; In no cases shall the setback from the front lot line be less than 0.5 metres. <p>d) Minimum Side Yard</p>	<p>i) 4.0 metres; and,</p> <p>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:</p> <ol style="list-style-type: none"> 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 one adjacent dwelling; In no cases shall the setback from the front lot line be less than 0.5 metres. <p>d) Minimum Side Yard</p> <p>1.2 metres</p> <p>e) Minimum Flankage Yard</p> <p>3.0 metres</p> <p>f) Minimum Rear Yard</p>

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

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

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>law.</p> <p>i) Home Business</p> <p>In accordance with the requirements of Section 4.21 of this By-law.</p>	
<p>SEMI-DETACHED DWELLING REGULATIONS</p> <p>Section 8.1.3.4</p>	<p>SEMI-DETACHED DWELLING REGULATIONS</p> <p>a) Minimum Lot Area</p> <p>i) 210.0 270.0 square metres for each semi-detached dwelling unit.</p> <p>ii) Notwithstanding i) above, 240.0 square metres shall be required for a corner lot.</p> <p>b) Minimum Lot Width for Unit</p> <p>i) 7.5 9.0 metres for each dwelling unit in each semi-detached dwelling.</p> <p>ii) Notwithstanding i) above, 9.3 metres shall be required for a corner unit.</p> <p>c) Minimum Front Yard</p> <p>i) 4.5 4.0 metres; and,</p> <p>ii) 5.8 metres for an attached garage. i) 4.0 metre; and,</p>	<p>SEMI-DETACHED DWELLING REGULATIONS</p> <p>a) Minimum Lot Area</p> <p>270.0 square metres for each semi-detached dwelling unit.</p> <p>b) Minimum Lot Width for Unit</p> <p>9.0 metres for each dwelling unit in each semi-detached dwelling.</p> <p>c) Minimum Front Yard</p> <p>i) 4.0 metres; and,</p> <p>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:</p> <p>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;</p>

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>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:</p> <ol style="list-style-type: none"> 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 one adjacent dwelling; In no cases shall the setback from the front lot line be less than 0.5 metres. <p>d) Minimum Side Yard</p> <p>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.</p> <p>e) Minimum Flankage Yard</p> <p>3.0 metres</p> <p>f) Minimum Rear Yard</p>	<ol style="list-style-type: none"> 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; In no cases shall the setback from the front lot line be less than 0.5 metres. <p>d) Minimum Side Yard</p> <p>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.</p> <p>e) Minimum Flankage Yard</p> <p>3.0 metres</p> <p>f) Minimum Rear Yard</p> <p>7.5 metres</p> <p>g) Maximum Building Height</p> <p>10.5 metres</p> <p>h) Minimum Landscaped Area</p> <p>i) 30%</p>

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>7.5 metres</p> <p>g) Maximum Building Height</p> <p>10.5 metres</p> <p>h) Minimum Landscaped Area</p> <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>h) Parking</p> <p>In accordance with the requirements of Section 5 of this By-law.</p> <p>i) Accessory Building</p> <p>In accordance with the requirements of Section 4.8 of this By-law.</p>	<p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p>
<p>Existing Section 8.1.3.5 – URBAN FARM REGULATIONS is to be renumbered to Section 8.1.3.7</p> <p>Existing Section 8.1.3.6 – COMMUNITY GARDEN REGULATIONS is to be renumbered to Section 8.1.3.8</p> <p>Existing Section 8.1.3.7 – URBAN FARMERS MARKET REGULATIONS is to be renumbered to Section 8.1.3.9</p>		
STREET TOWNHOUSE REGULATIONS	<p>STREET TOWNHOUSE DWELLING REGULATIONS</p> <p>a) Minimum Lot Area for each Dwelling Unit</p>	<p>STREET TOWNHOUSE DWELLING REGULATIONS</p> <p>a) Minimum Lot Area for each Dwelling Unit</p>

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
<p>[New]</p> <p>Section 8.1.3.5</p> <p>[Note: The existing Section 8.1.3.5 is to be renumbered to 8.1.3.7 per above]</p>	<p>180.0 square metres for each dwelling unit;</p> <p>b) Minimum Unit Width for each Dwelling Unit</p> <p>6.0 metres;</p> <p>c) Minimum Setback from the Front Lot Line 4.0 metres;</p> <p>d) Minimum Setback from a Side Lot Line</p> <p>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;</p> <p>e) Minimum Setback from a Flankage Lot Line 3.0 metres;</p> <p>f) Minimum Setback from the Rear Lot Line 7.5 metres;</p> <p>g) Maximum Building Height 10.5 metres;</p> <p>h) Landscaped Area</p>	<p>180.0 square metres for each dwelling unit;</p> <p>b) Minimum Unit Width for each Dwelling Unit</p> <p>6.0 metres;</p> <p>c) Minimum Setback from the Front Lot Line 4.0 metres;</p> <p>d) Minimum Setback from a Side Lot Line</p> <p>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;</p> <p>e) Minimum Setback from a Flankage Lot Line 3.0 metres;</p> <p>f) Minimum Setback from the Rear Lot Line 7.5 metres;</p> <p>g) Maximum Building Height 10.5 metres;</p> <p>h) Landscaped Area</p>

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>In accordance with the requirements of Section 4.35 a) and b) of this By-law.</p>	<p>In accordance with the requirements of Section 4.35 a) and b) of this By-law.</p>
<p>FOURPLEX DWELLING REGULATIONS [New]</p> <p>Section 8.1.3.6</p> <p>[Note: The existing Section 8.1.3.6 is to be renumbered to 8.1.3.8 per above]</p>	<p>FOURPLEX DWELLING REGULATIONS</p> <p>a) Minimum Lot Area</p> <p>360.0 square metres;</p> <p>b) Minimum Lot Width</p> <p>12.0 metres;</p> <p>c) Minimum Setback from the Front Lot Line</p> <p>i) 4.0 metres;</p> <p>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:</p> <p>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;</p>	<p>FOURPLEX DWELLING REGULATIONS</p> <p>a) Minimum Lot Area</p> <p>360.0 square metres;</p> <p>b) Minimum Lot Width</p> <p>12.0 metres;</p> <p>c) Minimum Setback from the Front Lot Line</p> <p>i) 4.0 metres;</p> <p>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:</p> <p>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;</p>

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>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;</p> <p>3. In no cases shall the setback from the front lot line be less than 0.5 metres.</p> <p>d) Minimum Setback from a Side Lot Line</p> <p>1.2 metres, and a minimum aggregate of 3.5 metres;</p> <p>e) Minimum Setback from a Flankage Lot Line</p> <p>3.0 metres;</p> <p>f) Minimum Setback from the Rear Lot Line</p> <p>7.5 metres;</p> <p>g) Maximum Building Height</p> <p>10.5 metres;</p> <p>h) Maximum Lot Coverage</p> <p>40%;</p> <p>i) Minimum Landscaped Area</p>	<p>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;</p> <p>3. In no cases shall the setback from the front lot line be less than 0.5 metres.</p> <p>d) Minimum Setback from a Side Lot Line</p> <p>1.2 metres, and a minimum aggregate of 3.5 metres;</p> <p>e) Minimum Setback from a Flankage Lot Line</p> <p>3.0 metres;</p> <p>f) Minimum Setback from the Rear Lot Line</p> <p>7.5 metres;</p> <p>g) Maximum Building Height</p> <p>10.5 metres;</p> <p>h) Maximum Lot Coverage</p> <p>40%;</p> <p>i) Minimum Landscaped Area</p>

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>j) Visual Barrier</p> <p>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.</p> <p>ii) Notwithstanding Section 8.1.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).</p> <p>k) Amenity Area</p> <p>Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.</p> <p>l) Waste Storage</p> <p>Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.</p>	<p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>j) Visual Barrier</p> <p>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.</p> <p>ii) Notwithstanding Section 8.1.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).</p> <p>k) Amenity Area</p> <p>Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.</p> <p>l) Waste Storage</p> <p>Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.</p>
ADDITIONAL DWELLING UNIT REGULATIONS	<p>ADDITIONAL DWELLING UNIT REGULATIONS</p> <p>In accordance with the requirements of Section 4.33 of this By-law</p>	

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
Section 8.1.3.8		
8.2 – Community Institutional (I2) Zone		
Permitted Uses Section 8.2.1	Community Garden Day Nursery Duplex Dwelling Educational Establishment Emergency Shelter Fourplex Dwelling Museum Recreation Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Social Services Establishment Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market	Community Garden Day Nursery Duplex Dwelling Educational Establishment Emergency Shelter Fourplex Dwelling Museum Recreation Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Social Services Establishment Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market
SINGLE DETACHED DWELLING, DUPLEX DWELLING AND DAY NURSERY REGULATIONS Section 8.2.3.3	SINGLE DETACHED DWELLING, DUPLEX 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.	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS a) Minimum Lot Area 360.0 square metres; b) Minimum Lot Width 12.0 metres;

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>b) Minimum Lot Width</p> <p>i) 12.0 metres;</p> <p>ii) Notwithstanding i) above, 15.0 metres shall be required for a corner lot.</p> <p>c) Minimum Front Yard</p> <p>i) 4.5 4.0 metres; and,</p> <p>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:</p> <ol style="list-style-type: none"> 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 one adjacent dwelling; In no cases shall the setback from the front lot line be less than 0.5 metres. 	<p>c) Minimum Front Yard</p> <p>i) 4.0 metres; and,</p> <p>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:</p> <ol style="list-style-type: none"> 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 one adjacent dwelling; In no cases shall the setback from the front lot line be less than 0.5 metres. <p>d) Minimum Side Yard</p> <p>1.2 metres</p> <p>e) Minimum Flankage Yard</p> <p>3.0 metres</p>

Section 8 – Institutional Zones

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		
	<p>d) Minimum Side Yard</p> <p>1.2 metres</p> <p>e) Minimum Flankage Yard</p> <p>3.0 metres</p> <p>f) Minimum Rear Yard</p> <p>7.5 metres</p> <p>g) Maximum Building Height</p> <p>10.5 metres</p> <p>h) Minimum Landscaped Area</p> <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>h) Parking</p> <p>In accordance with the requirements of Section 5 of this By-law.</p>	<p>f) Minimum Rear Yard</p> <p>7.5 metres</p> <p>g) Maximum Building Height</p> <p>10.5 metres</p> <p>h) Minimum Landscaped Area</p> <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p>

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>i) Accessory Building</p> <p>In accordance with the requirements of Section 4.8 of this By-law.</p> <p>j) Home Business</p> <p>In accordance with the requirements of Section 4.21 of this By-law.</p>	
<p>SEMI-DETACHED DWELLING REGULATIONS</p> <p>Section 8.2.3.4</p>	<p>SEMI-DETACHED DWELLING REGULATIONS</p> <p>a) Minimum Lot Area for Unit</p> <p>i) 240.0 270.0 square metres for each semi-detached dwelling unit.</p> <p>ii) Notwithstanding i) above, 240.0 square metres shall be required for a corner lot.</p> <p>b) Minimum Lot Width for Unit</p> <p>i) 7.5 9.0 metres for each dwelling unit in a semi-detached dwelling.</p> <p>ii) Notwithstanding i) above, 9.3 metres shall be required for a corner unit.</p> <p>c) Minimum Front Yard</p>	<p>SEMI-DETACHED DWELLING REGULATIONS</p> <p>a) Minimum Lot Area for Unit</p> <p>270.0 square metres for each semi-detached dwelling unit.</p> <p>b) Minimum Lot Width for Unit</p> <p>9.0 metres for each dwelling unit in a semi-detached dwelling.</p> <p>c) Minimum Front Yard</p> <p>i) 4.0 metres; and,</p> <p>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:</p> <p>1. Where two adjacent lots have a front lot line or flankage</p>

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>i) 4.5 4.0 metres; and,</p> <p>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:</p> <ol style="list-style-type: none"> 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 one adjacent dwelling; In no cases shall the setback from the front lot line be less than 0.5 metres. <p>d) Minimum Side Yard</p> <p>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.</p> <p>e) Minimum Flankage Yard</p> <p>3.0 metres</p>	<p>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;</p> <p>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;</p> <p>3. In no cases shall the setback from the front lot line be less than 0.5 metres.</p> <p>d) Minimum Side Yard</p> <p>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.</p> <p>e) Minimum Flankage Yard</p> <p>3.0 metres</p> <p>f) Minimum Rear Yard</p> <p>7.5 metres</p> <p>g) Maximum Building Height</p> <p>10.5 metres</p>

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>f) Minimum Rear Yard</p> <p>7.5 metres</p> <p>g) Maximum Building Height</p> <p>10.5 metres</p> <p>h) Minimum Landscaped Area</p> <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>h) Parking</p> <p>In accordance with the requirements of Section 5 of this By-law.</p> <p>i) Accessory Building</p> <p>In accordance with the requirements of Section 4.8 of this By-law.</p> <p>j) Home Business</p> <p>In accordance with the requirements of Section 4.21 of this By-</p>	<p>h) Minimum Landscaped Area</p> <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p>

Section 8 – Institutional Zones

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		
	law.	
STREET TOWNHOUSE DWELLING REGULATIONS Section 8.2.3.5	STREET TOWNHOUSE DWELLING REGULATIONS 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. b) Minimum Unit Width 6.0 metres c) Minimum Front Yard i) 4.5 4.0 metres; and, ii) 5.8 metres for an attached garage. 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	STREET TOWNHOUSE DWELLING REGULATIONS a) Minimum Lot Area for Unit 180.0 square metres for each dwelling unit. b) Minimum Unit Width 6.0 metres c) Minimum Front Yard 4.0 metres; and, 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 3.0 metres f) Minimum Rear Yard 7.5 metres

Section 8 – Institutional Zones

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		
	3.0 metres f) Minimum Rear Yard 7.5 metres g) Maximum Building Height 10.5 metres 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.	g) Maximum Building Height 10.5 metres h) Landscaped Area In accordance with the requirements of Section 4.35 a) and b) of this By-law.

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
<p>Existing Section 8.2.3.6 – URBAN FARM REGULATIONS is to be renumbered to Section 8.2.3.7 Existing Section 8.2.3.7 – COMMUNITY GARDEN REGULATIONS is to be renumbered to Section 8.2.3.8 Existing Section 8.2.3.8 – URBAN FARMERS MARKET REGULATIONS is to be renumbered to Section 8.2.3.9</p>		
<p>FOURPLEX DWELLING REGULATIONS [New]</p> <p>Section 8.2.3.6</p> <p>[Note: The existing Section 8.2.3.6 is to be renumbered to 8.2.3.7 per above]</p>	<p>FOURPLEX DWELLING REGULATIONS</p> <p>a) Minimum Lot Area</p> <p>360.0 square metres;</p> <p>b) Minimum Lot Width</p> <p>12.0 metres;</p> <p>c) Minimum Setback from the Front Lot Line</p> <p>i) 4.0 metres;</p> <p>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:</p> <p>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;</p> <p>2. Where one adjacent lot has a front lot line on the</p>	<p>FOURPLEX DWELLING REGULATIONS</p> <p>a) Minimum Lot Area</p> <p>360.0 square metres;</p> <p>b) Minimum Lot Width</p> <p>12.0 metres;</p> <p>c) Minimum Setback from the Front Lot Line</p> <p>i) 4.0 metres;</p> <p>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:</p> <p>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;</p> <p>2. Where one adjacent lot has a front lot line on the same</p>

Section 8 – Institutional Zones

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		
	<p>same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;</p> <p>3. In no cases shall the setback from the front lot line be less than 0.5 metres.</p> <p>d) Minimum Setback from a Side Lot Line</p> <p>1.2 metres, and a minimum aggregate of 3.5 metres;</p> <p>e) Minimum Setback from a Flankage Lot Line</p> <p>3.0 metres;</p> <p>f) Minimum Setback from the Rear Lot Line</p> <p>7.5 metres;</p> <p>g) Maximum Building Height</p> <p>10.5 metres;</p> <p>h) Maximum Lot Coverage</p> <p>40%;</p> <p>i) Minimum Landscaped Area</p> <p>i) 30%</p>	<p>street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;</p> <p>3. In no cases shall the setback from the front lot line be less than 0.5 metres.</p> <p>d) Minimum Setback from a Side Lot Line</p> <p>1.2 metres, and a minimum aggregate of 3.5 metres;</p> <p>e) Minimum Setback from a Flankage Lot Line</p> <p>3.0 metres;</p> <p>f) Minimum Setback from the Rear Lot Line</p> <p>7.5 metres;</p> <p>g) Maximum Building Height</p> <p>10.5 metres;</p> <p>h) Maximum Lot Coverage</p> <p>40%;</p> <p>i) Minimum Landscaped Area</p> <p>i) 30%</p>

Section 8 – Institutional Zones

8.1 – Neighbourhood Institutional (I1) Zone

8.2 – Community Institutional (I2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>j) Visual Barrier</p> <p>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.</p> <p>ii) Notwithstanding Section 8.2.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).</p> <p>k) Amenity Area</p> <p>Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.</p> <p>l) Waste Storage</p> <p>Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.</p>	<p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>j) Visual Barrier</p> <p>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.</p> <p>ii) Notwithstanding Section 8.2.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).</p> <p>k) Amenity Area</p> <p>Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.</p> <p>l) Waste Storage</p> <p>Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.</p>
<p>ADDITIONAL DWELLING UNIT REGULATIONS</p> <p>Section 8.2.3.9</p>	<p>ADDITIONAL DWELLING UNIT REGULATIONS</p> <p>In accordance with the requirements of Section 4.33 of this By-law.</p>	

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 strikethrough text = text to be deleted bolded text = text to be added		
10.1 – Residential Character Commercial (C1) Zone		
Permitted Uses Section 10.1.1 [Note: Unmodified portions of permitted use list have been omitted for clarity.]	Artist Studio Day Nursery Duplex Dwelling Dwelling Unit(s), Mixed Use Emergency Shelter [...] Retail Single Detached Dwelling Triplex Dwelling	Artist Studio Day Nursery Duplex Dwelling Dwelling Unit, Mixed Use Emergency Shelter [...] Retail Single Detached Dwelling Triplex Dwelling
Restricted Uses Section 10.1.1.1 i) [New]	i) Dwelling Unit, Mixed Use: Maximum of 4 permitted on a lot.	i) Dwelling Unit, Mixed Use: Maximum of 4 permitted on a lot.
Sections 10.1.1.1 1., 2., 3. and 4. are to be renumbered Sections 10.1.1.1 ii), iii), iv) and v) respectively.		
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
10.4 – Mixed Use High 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

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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
<p>[Note: Unmodified portions of permitted use list have been omitted for clarity.]</p>	<p>Emergency Shelter Financial Establishment [...]</p>	<p>Emergency Shelter Financial Establishment [...]</p>
10.5 – Mixed Use Medium Density (C5) Zone		
<p>Permitted Uses</p> <p>Section 10.5.1</p> <p>[Note: Unmodified portions of permitted use list have been omitted for clarity.]</p>	<p>[...] Craftsperson Shop Day Nursery Dwelling Unit(s), Mixed Use Educational Establishment Emergency Shelter Financial Establishment [...]</p>	<p>[...] Craftsperson Shop Day Nursery Dwelling Unit, Mixed Use Educational Establishment Emergency Shelter Financial Establishment [...]</p>
10.7 – Arterial Commercial (C7) Zone		
<p>Prohibited Uses</p> <p>Section 10.7.2</p>	<p>Notwithstanding Section 10.7.1, the following uses are prohibited even as an accessory use:</p> <p>Dwelling Unit(s) Performing Arts Theatre Cinema</p>	<p>Notwithstanding Section 10.7.1, the following uses are prohibited even as an accessory use:</p> <p>Dwelling Unit Performing Arts Theatre Cinema</p>

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		
11.1 – Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone		
Permitted Uses Section 11.1.1 [Note: Unmodified portions of permitted use list have been omitted for clarity.]	[...] Craftsperson Shop Day Nursery Dwelling Unit(s), Mixed Use Educational Establishment Emergency Shelter Financial Establishment [...]	[...] Craftsperson Shop Day Nursery Dwelling Unit, Mixed Use Educational Establishment Emergency Shelter Financial Establishment [...]