

Number	ZBL Ref	Zone	Existing Regulation	Proposed Regulation	Rationale
1	Table 5A.T2, T2.1	IP	100 square metres threshold for outdoor space to trigger a discretionary use (DU) for 'Food & Beverage, Outdoor'.	Remove threshold in (a) from both permitted and discretionary columns.	There is a lack of rationale for this threshold. Retain land use regulation (b) as it speaks to transitional nature of zone.
2	Table 5A.T2, T2.2	IP	<p>'Retail Trade, Shop' and 'Wholesale Trade, Indoor' permitted up to 250 square metres per lot threshold. Upper limit of 1,000 square metres for discretionary approval.</p> <p>Regulation (2) about goods or materials needing to be produced, processed, serviced, altered on the lot to be sold on the lot.</p>	<p>Raise threshold to 3,000 square metres per unit.</p> <p>Remove land use specific reg (2)</p>	<p>Raising the threshold will remove barriers to development and still meet the intent of the zone as a transitional zone between industrial and non-industrial uses. The change is consistent with OCP policy 7.24 regarding complementary and supporting services in industrial areas.</p> <p>Everything is contained indoors as per land use regulation (1) so there is no need for the 100 metre (m) separation distance. Unnecessary to meet intent of limiting land use compatibility. Regulation (2) is difficult to enforce and implement regulation about goods/materials being produced etc. on the lot.</p>
3	Table 5A.T2, T2.3	IP	N/A	Move 'Institution, Humanitarian Service' and 'Institution, Training' to T2.6 where uses would be permitted; remove specific land use regulation (2)	Lower impact that are appropriate in the IP zone should be permitted. There is a lack of rationale to require discretionary approval. Land use specific regulation (2) is unnecessary.
4	Table 5A.T2, T2.5	IP	N/A	Move 'Storage, Personal' and 'Storage, Warehousing' to T2.6 (permitted)	There is no need for cap on size for the two uses. These are low impact uses

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					and appropriate for the zone therefore they should be permitted.
5	Table 5A.T2, T2.6	IP	Permitted	Move various uses to this row as noted.	Low impact uses that are appropriate for the IP zone should be permitted.
6	Table 5A.T2, T2.7	IP		Delete row	There is no need to include an accessory use in this table as they are addressed in a separate section of the chapter.
7	Table 5A.T2, T2.8	IP	Various uses permitted up to 250 square metres; Discretionary at 250 – 1,000 square metres	Change threshold to 1,000 square metres per unit and remove upper limit. Land use specific reg. of 100 m separation distance should only apply to Food & Beverage, Lounge to make it discretionary when within proximity to residential or mixed-use lots (not outright prohibited)	Current threshold is not justified. Most of the uses, excluding 'Food and Beverage, Lounge' are transitional uses there is we need the separation to residential or mixed-use.
8	3B.1 & 3B.2	IL	Intent statement that wholesaling sold on site will be produced on site. Application statement that Industrial Light shall apply to lands that do not abut a residential or mixed-use lot.	Remove reference to products produced on site in 3B.1 (d). Change the application in 3B.2, (3)(a) – should only apply to new development.	There are existing situations where light industrial abuts residential or mixed-use lots. Light industrial regulations have other provisions to ensure compatibility with other uses. It is difficult to enforce and implement regulations about goods/materials being produced etc. on the lot.
9	Table 5B.T2, T2.1	IL	'Food & Beverage, Outdoor' permitted up to 100 square metres threshold of outdoor area to trigger a discretionary use.	Remove threshold in (a) from both permitted and discretionary.	No rationale for threshold. Keep (b) as it speaks to transitional nature of zone.

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10	Table 5B.T2, T2.2	IL	Various uses permitted up to 300 square metres per lot; 300-1,000 square metres under discretionary use	Move Service Trade, Light to T2.7 (permitted) Remove separation distance (1) Remove upper cap of 1,000 square metres and make threshold 300 square metres per unit and above as discretionary	Service Trade, Light is an appropriate use for the IL zone. Retain other uses as there could be compatibility issues (e.g. Food & Beverage, Lounge could have compatibility issues with residential) Keep threshold to encourage uses in IP.
11	Table 5B.T2, T2.3	IL	'Retail Trade, Shop' and 'Wholesale Trade, Indoor' permitted up to 300 square metres; 300-1000 square metres discretionary.	Make threshold 3,000 square metres per unit. Remove all specific land use regulations.	Raising the threshold will remove barriers to development and still meet the intent of the zone as a transitional zone between industrial and non-industrial uses. The change is consistent with OCP policy 7.24 regarding complementary and supporting services in industrial areas. The regulations are unnecessary to meet intent limiting land use compatibility. Regulations for materials or goods to be made or produce on site to be sold on the lot are difficult to enforce and implement. Everything is contained indoors so there is no need for separation distance.
12	Table 5B.T2, T2.5	IL	'Institution, Training' and 'Retail Trade, Cannabis' permitted up to 300 square metres per lot; above threshold discretionary	Move 'Institution, Training' to T2.7 (permitted); Move 'Retail Trade, Cannabis' and associated land use specific regulations to T2.3	Institution, Training is an appropriate use in IL and likely services industrial clientele Cannabis retail should be included with other retail in the zone.

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13	Table 5B.T2, T2.6	IL	Various uses and regulations – see Table 5B.T2	<p>Remove (a) from Permitted column and (b) from Discretionary column.</p> <p>Change any references to “Sensitive lot” to “Residential zoned lot”.</p> <p>Remove (b)(ii) from Permitted</p> <p>Delete (c) from Discretionary</p> <p>Create a separate use for ‘Retail Trade, Fuel Station’ and move to T2.7 (permitted).</p> <p>Change names (and in definitions) for Service Trade, Wash – Light & Heavy to ‘Service Trade, Light motor vehicle wash’ and ‘Service Trade, heavy motor vehicle wash’.</p> <p>Remove ‘Institutional, Health Care’</p> <p>Change wording of (1)(b) to match other zones (e.g. Table 4B.T2, T2.6)</p> <p>Move ‘Storage, Warehouse’ and ‘Industry, Laboratory’ to T2.7</p> <p>Add ‘Retail Trade, Motor Vehicle – Light’</p> <p>Add ‘Retail Trade, Motor Vehicle – Heavy’</p>	<p>Uses in T2.6 should only require discretionary approval when above 500 square metres AND abutting a residential lot</p> <p>Rationale outdoor/indoor provisions is applicable to certain types of ‘Service Trade, Motor Vehicle Heavy’ uses but not Gas Bars/ stations. Regulations were intended for repair shops (making discretionary if partially or entirely outdoors)</p> <p>Need to remove crematorium from definition of ‘Institution, Health Care’ (only reason it is in this zone) and include it in another use. Funeral homes and crematorium should be in a separate use and make them permitted in this zone and added to mixed-use zones (MLM and MH);</p> <p>Improvements to definitions</p> <p>‘Storage, Warehouse’ and ‘Industry, Laboratory’ are low impact uses that are appropriate in the zone and therefore should be permitted</p> <p>New definitions for vehicle sales to differentiate light vehicles versus heavy vehicles consistent with other uses</p>

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14	Table 5B.T2, T2.7 Chapter 2, definitions	IL	N/A	<p>As per above move 'Storage, Warehouse' and 'Industry, Laboratory' to T2.7 – should be permitted.</p> <p>Add new land use/definition 'Assembly, Ceremonial' which includes funeral homes and crematorium.</p> <p>Create a separate use for 'Retail Trade, Fuel Station' and move to T2.7 (permitted).</p>	<p>Remove crematorium from definition of 'Institution, Health Care' (as this is the only reason it is found in this zone) and include in Put funeral homes and crematorium in a separate use and make them permitted in this zone and mixed-use zones (MLM and MH) – no need to have in this zone otherwise; intended for repair shops)</p> <p>New bylaw more restrictive for industrial zones so consider 9250 approach for some uses.</p> <p>Rationale outdoor/indoor provisions is applicable to certain types of 'Service Trade, Motor Vehicle Heavy' uses but not Gas Bars/ stations. Regulations were intended for repair shops (making discretionary if partially or entirely outdoors).</p>
15	Table 5B.T2, T2.8	IL	Uses are missing an indication if they are permitted or discretionary.	<p>Add discretionary for uses.</p> <p>Reinstate land use specific regulation (1)</p> <p>Move 'Retail Trade, Outdoor Lot' and 'Wholesale Trade, Outdoor' to T2.6</p>	<p>Correct errors in the table. Land use specific regulation (1) was mistakenly repealed when it should have been repeal land use regulation (2)</p> <p>Uses noted should be permissive up to a certain threshold.</p>
16	Table 5B.T2, T2.9	IL	'Transportation, Parking Stand' permitted if fewer than 6 stalls per lot	Move 'Transportation, Parking Stand' to T2.6	Uses noted should be permissive up to a certain threshold and when in proximity to residential zoned lots.

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17	Table 5B.T2, T2.11	IL	'Storage, Outdoor' permitted up to 500 square metres per lot and when not abutting a Sensitive Lot. Discretionary otherwise	Move to T2.6	Same rationale as other outdoor uses – potential concern only if abutting a residential lot and at a certain intensity (e.g. over 500 square metres)
18	5C.1 (b)	IH	(b) notes "retailing and wholesaling in conjunction with products that are produce on-site"	Delete wording about being produced on site.	Regulates to a finer level of detail than necessary and is difficult to enforce.
19	Table 5C.T2, T2.2	IH	'Retail Trade, Shop' and 'Wholesale Trade, Indoor' permitted if less than 500 square metres (per lot) and discretionary between 500 square metres and 1,000 square metres, per lot.	Remove cap (leave threshold of 500 square metres but per unit instead of lot) Remove land use specific regulation (1) Move 'Wholesale Trade, Indoor' to T2.5 (permitted)	(1) Regulates to a finer/unnecessary level of detail (requires changing the intent statements of the zone) Lack of rationale for upper cap but 500 square metres per lot to be retained to avoid overuse of IH zone of uses that are better suited in IP and IL.
20	Table 5C.T2, T2.3	IH	'Institution, Health Care' and 'Institution, Training' permitted up to 1,000 square metres per lot.	Remove 'Institution, Health Care' and replace with new use "Assembly, Ceremonial" – move to T2.5 (permitted) Move 'Institution, Training' to T2.5 (permitted)	There is no need to have 'Institution, Health Care' captured in this zone after definition is amended to remove crematoriums and funeral homes into a separate land use class/definition. 'Institution, Training' is appropriate in IL and likely services industrial clientele.
21	Table 5C.T2, T2.4	IH	Various uses permitted if entirely outdoors and	Move uses and land use specific regulation (1) to T2.5 (permitted).	The requirement for indoor/outdoor does not make sense for these uses.

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			discretionary if partially or entirely outdoors.		
22	Table 5C.T2, T2.5	IH	Various uses that are permitted in IH	Move 'Storage, Personal' to this row. Add "Retail Trade, Motor Vehicle – Heavy" to this row.	This is a low impact use that is compatible with other uses in the zone.
	Table 5C.T2, T2.7	IH	Various uses that are discretionary in the zone with several land use specific regulations	Move uses and land use specific regulations (1) through (3) to T2.5 (permitted) except 'Institution, Day Care' Amend (1) to remove text after "Residential"	Requiring goods/materials to be made on-site to be sold on-site regulates to a finer/unnecessary level of detail. There is only a potential conflict with residential so other noted uses can be removed from needing separation (Mixed-Use and IL – Industrial Light).
23	Table 5C.T2, T2.8	IH	N/A	Remove 'Service Trade, Body Rub Establishment'	Error – included in 2.9 as permitted
24	Table 4A.T2.1, T2.1	ML	'Food & Beverage, Outdoor' and 'Retail Trade, Outdoor Display' are permitted up to 50 square metres for dedicated outdoor area and discretionary up to 1,000 square metres per unit	Remove discretionary use based on size thresholds.	'Food & Beverage, Outdoor' (i.e. outdoor eating areas), and 'Retail Trade, Outdoor Display' (i.e. seasonal garden centres) may be of concern if they are abutting residential, not necessarily on size. These uses would still be discretionary if abutting a residential use at the side or rear yard. An appropriate size would be determined through the approval process.
25	Table 4A.T2, T2.2	ML	Range of land uses are permitted up to 300 square metres and discretionary up to 1,000 square metres	Remove the upper floor area limit of discretionary use.	The appropriate maximum size would be determined through the discretionary use process, which may vary depending on context of each application.

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26	Table 4A.T2, T2.3	ML	Assembly Community/ Recreation/ Religious floor area requirements include the “dedicated outdoor area”	Remove reference to “dedicated outdoor area”	Dedicated outdoor area may include a basketball court or outdoor play area. Such areas for these uses are difficult to precisely define and usually would not add to the intensity and impact of the use.
27	Table 4A.T2, T2.6	ML	‘Service Trade, Accommodation’ is a permitted use	Move ‘Service Trade, Accommodation’ as a discretionary use (sec 2.7)	‘Service Trade, Accommodation’ (i.e. Hotel) may not be appropriate to some ML locations and may conflict with the intent of zone to accommodate local markets
28	Table 4A.T2, T2.6	ML	‘Transportation, Parking Structure’ is a permitted use	Move ‘Transportation, Parking Structure’ to discretionary use (sec. 2.7)	‘Transportation, Parking Structure’ may not be appropriate as a principle use in some ML locations and may conflict with the intent of zone to accommodate local markets.
29	Table 4A.T2, T2.8	ML	‘Agriculture, Animal Support’ is discretionary if greater than 1,000 square metres per lot	Move ‘Agriculture, Animal Support’ to discretionary if greater than 300 square metres.	This use is not typical of the ML Zone and should be limited in scale through discretionary use, similar to other comparable uses in the zone.
30	Table 4B.T2, T2.1	MH	‘Food & Beverage, Outdoor’ and ‘Retail Trade, Outdoor Display’ are permitted up to 100 square metres and discretionary up to 5,000 square metres outside an Urban Centre or Corridor and discretionary (unlimited) if inside an urban corridor.	Remove discretionary use based on size thresholds.	This amendment simplifies the regulation to potential residential land use compatibility issues. Size thresholds are unlikely to achieve policy objectives with respect to urban corridors and centres. Discretionary approval will still be required where abutting residential.

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31	Table 4B.T2, T2.1	MH	<p>'Retail Trade, Outdoor Lot' is a discretionary use if dedicated outdoor area is 300 square metres and accessory to a principle use;</p> <p>Discretionary where outside of Urban Centre or Corridor and greater than 300 square metres but limited to 5,000 square metres; or</p> <p>Inside an Urban Centre or Corridor the land use is discretionary (unlimited) after 300 square metres</p>	Remove 'Retail Trade, Outdoor Lot' from the ML Zone and replace with 'Retail Trade, Motor Vehicle – Light', permitted up to 1,000 square metres including dedicated outdoor area, and discretionary above.	<p>Car sales lot are a distinct land use from other outdoor sales from other outdoor sales, which may include landscape materials, building materials, tractors, which are not appropriate for this zone.</p> <p>Discretionary use size threshold is maintained to ensure proposed use is evaluated for land use compatibility.</p>
32	Table 4B.T2, T2.3	MH	'Food & Beverage, Catering', 'Institution, Humanitarian Service', 'Institution, Training', 'Service Trade, Light', 'Service Trade, Personal' are permitted up to 300 square metres and discretionary up to 600 square metres	Remove these uses from this line to allow as a permitted use.	These are uses with not off-site impacts, usually limited in scale by nature, and are appropriate for this higher intensity mixed use zone.

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33	Table 4B.T2, T2.3	MH	'Agriculture, Indoor', 'Industry, Artistic', 'Industry, Food & Beverage', 'Industry, Salvaging – Light' are permitted up to 300 square metres and discretionary up to 600 metres square.	Maintain the discretionary use threshold at 300 square metres, but remove the 600 square metre upper limit cap.	These uses are generally higher intensity, with potential off-site impacts and should be limited in scale but evaluated through a discretionary use process to assess the context of the application.
34	Table 4B.T2, T2.4	MH	'Retail Trade, Shop' is permitted up to 3,000 square metres per unit if outside an Urban Centre or Corridor and discretionary up to 6,000 square metres if inside an Urban Centre or Corridor per unit. The maximum amount of Retail per lot is limited to 10,000 square metres.	Maintain the existing discretionary use thresholds but remove the upper limit caps.	Policy intent of allowing large format retail in certain locations will be determined at the time of discretionary use rather than pre-determined through the Zoning Bylaw.
35	Table 4B.T2, T2.7	MH	'Service Trade, Heavy' is permitted up to 300 square metres and discretionary above.	Maintain discretionary use threshold at 300 square metres, but remove the upper floor area limit.	Appropriate size will be determined through the discretionary use process. This use includes repair of appliance, machinery, excluding automobiles.
36	Table 4B.T2, T2.7	MH	'Service Trade, Motor Vehicle – Light' is permitted up to 300 square metres and discretionary above.	Permit 'Service Trade, Motor Vehicle - Light' up to 500 square metres and discretionary above	Vehicle repair shops are common throughout the MH zone and are appropriately located. Increasing the threshold to 500 will allow for commonly sized establishments at as a permitted use and further

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					consideration as a discretionary use above this threshold.
37	Table 4B.T2, T2.7	MH	Gas stations are currently considered under the 'Service Trade, Motor vehicle – Light' definition and permitted up to 300 square metres.	Add 'Retail Trade, Fuel Station' as a permitted use, subject to environmental regulations.	This is a consequential amendment of creating a separate land use for 'Retail Trade, Fuel Station' (i.e. Gas Bar/Station)
37a	Table 4B.T2, T2.9	MH	Food and Beverage, Restaurant is discretionary if greater than 500 square metres and adjoins a residential lot and discretionary if otherwise	Move this land use to the permitted category.	This land use is typical and accepted of properties in the MH Zone. Size is typically limited by nature of the business.
38	Table 4B.T2, T2.10	MH	'Service Trade, Clinic' is permitted up to 500 square metres and discretionary up to 1,000 square metres	Allow 'Service Trade, Clinic' as a permitted use.	'Service Trade, Clinic' (i.e. medical clinics) are naturally limited in size are commonly drawn to major corridors. They typically do not have off-site impacts.
39	Table 4B.T2, T2.10	MH	'Industry, Laboratory' is permitted up to 500 square metres and discretionary up to 1,000 square metres	Remove the upper limit of discretionary use for this land use.	Appropriate maximum size will be determined through the discretionary use process.
40	Table 4B.T2, T2.14	MH	Assembly Community/ Recreation/Religious permitted up to up to 3,000 square metres	Add 'Assembly, Ceremonial' as a use to this row. References to "dedicated outdoor area" as these areas are not necessary to regulate.	This is a consequential change of creating a separate land use for 'Assembly, Ceremonial' (i.e. funeral homes).

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41	Table 4B.T2, T2.15	MH	Retail Trade, Cannabis is permitted up to 100 square metres and discretionary above this, subject to separation distance requirements.	Retail Trade, Cannabis will be permitted.	This use will naturally be limited by floor area by nature and therefore a discretionary use is not necessary to evaluate impacts. The separation distance requirements will be maintained.
42	Table 4C.T2, T2.1	MLM	'Food & Beverage, Outdoor' and 'Retail Trade, Outdoor Display' are permitted up to 100 square metres and discretionary up to 5,000 square metres outside an Urban Centre or Corridor and discretionary (unlimited) if inside an urban corridor.	These uses will be permitted.	Outdoor areas were unregulated in the previous bylaw in these areas and no concerns were noted. The discretionary use is not necessary to achieve a policy outcome.
43	Table 4C.T2, T2.3	MLM	Service Trade Clinic, Service Trade, Light, and Service Trade Personal are permitted up to 600 square metres and discretionary use above that.	Remove these uses from this line to allow as a permitted use.	Service Trade, Clinic (i.e. medical clinics), Light, and Personal are naturally limited in size are commonly drawn to major corridors. They typically do not have off-site impacts.
43a	Table 4C.T2, T2.3	MLM	None	Add Service Trade Heavy to this row to be allowed as a permitted use up to 600 square metres and discretionary if greater than 600	This is a quasi-industrial use and should be regulated like other similar uses in the zone. Currently this use is permitted up to 750 and discretionary if above.

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44	Table 4C.T2, T2.3	MLM	'Wholesale Trade, Indoor' is permitted up to 600 square metres and discretionary above that.	Remove this use from the MLM Zone.	'Wholesale Trade' is an industrial use and should be directed toward these areas.
45	Table 4C.T2, T2.4	MLM	'Retail Trade, Shop' is permitted up to 3,000 square metres per unit if outside an Urban Centre or Corridor and discretionary up to 6,000 square metres if inside an Urban Centre or Corridor per unit.	Maintain the existing discretionary use thresholds but remove the upper limit caps.	Policy intent of allowing large format retail in certain locations will be determined at the time of discretionary use rather than pre-determined through the Zoning Bylaw.
46	Table 4C.T2, T2.6	MLM	'Retail Trade, Cannabis' is permitted up to 300 square metres and discretionary above this, subject to separation distance requirements.	'Retail Trade, Cannabis' will be permitted.	This use will naturally be limited by floor area by nature and therefore a discretionary use is not necessary to evaluate impacts. The separation distance requirements will be maintained.
47	Table 4C.T2, T2.9	MLM	'Industry, Light' is permitted up to 300 square metres and discretionary up to 600 square metres, subject to specific accessory use regulations.	Remove this provision.	This provision is redundant to general accessory use provisions elsewhere in the bylaw.
48	Table 4C.T2, T2.10	MLM	'Retail Trade, Outdoor Lot' and 'Storage, Outdoors' are discretionary uses if dedicated outdoor area	Remove 'Retail Trade, Outdoor Lot' from the MLM Zone and replace with 'Retail Trade, Motor Vehicle - Light', permitted up to 1,000 square metres including	Car sales lot are a distinct land use from other outdoor sales types, which may include landscape materials, building materials, tractors, which are not appropriate for this zone.

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			<p>is 500 square metres or greater and accessory to a principle use;</p> <p>Discretionary where outside of Urban Centre or Corridor and greater than 300 square metres but limited to 5000 square metres; or</p> <p>Inside an Urban Centre or Corridor the land use is discretionary (unlimited) after 300 square metres</p>	<p>dedicated outdoor area, and discretionary above.</p> <p>Remove 'Storage, Outdoors' from land use</p>	<p>Discretionary use size threshold is maintained to ensure proposed use is evaluated for land use compatibility.</p> <p>'Storage, Outdoors' may still be allowable as an accessory use, subject to the general provisions.</p>
49	Table 4C.T2, T2.11	MLM	'Storage, Personal' is permitted up to 750 square metres and discretionary above. It must also be accessory to a principle use.	Remove requirement that the use be accessory to a principle use.	Personal storage facilities are typically not accessory to a principle use.
50	Table 4C.T2, T2.12	MLM	'Storage, Warehousing' is permitted if less than 750 square metres and discretionary above.	Remove 'Storage, Warehousing' from this zone.	'Storage, Warehousing' is intended to only be allowed as an accessory use in this zone.
51	Table 4CT2, T2.12	MLM	Gas stations are currently considered under the 'Service Trade, Motor Vehicle - Light' definition and permitted up to 750	Add 'Retail Trade, Fuel Station' as a permitted use, subject to environmental regulations.	This is a consequential amendment of creating a separate land use for 'Retail Trade, Fuel Station' (i.e. Gas Station)

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			square metres. They are discretionary if within 75 metres of a dwelling		
52	Table 4CT2, T2.14	MLM	Assembly Community/ Recreation/ Religious are permitted up to 3000 square metres and discretionary above that threshold. This includes the dedicated outdoor area.	Add 'Assembly, Ceremonial' as a use to this row, which would permit up to 3000 square metres. Remove References to "dedicated outdoor area" as these areas are not necessary to regulate.	Regulating is outdoor areas by size is not a meaningful regulation for these land uses. Addition of 'Assembly, Ceremonial' is consequential to creating a separate land use to accommodate funeral homes.
53	Table 4C.T2, T2.15	MLM	Dwelling Units are allowed in this zone as a permitted use only if on the same site or building as an allowable use (i.e. commercial use)	Allow as a discretionary use a dwelling unit if not on the same site as allowable use, subject to the building being integrated and compatible amongst a mixed-use environment.	Requiring mixed-use buildings and sites is a barrier to implementation of encouraging mixed-use environments, especially in Urban Centres and corridors. The discretionary use application will allow the context to be evaluated to ensure that there is a planned or existing mixed-use environment.
54	4D.T2, T2.1	OA	'Food & Beverage Outdoor' and 'Retail Trade, Outdoor Display' are permitted up to 100 square metres and discretionary up to 5000 square metres outside an Urban Centre or Corridor and discretionary	Remove discretionary use based on size thresholds.	These uses are not necessary to regulate by size. Discretionary use will only be required if they are located abutting a residential zone.

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			(unlimited) if inside an urban corridor.		
54a	Table 6A.T2.6	DCD-D	Dwelling Units are Permitted, but required be no greater than four units in one building if on a lot fronting Angus Street or Osler Street; and are only permitted in buildings with a minimum of five units if outside these areas.	Remove these regulations.	These regulations are unnecessarily restrictive. They will prevent unit conversions of commercial spaces into residential uses and residential development on fringes of the Downtown when housing incentive policy encourages it.
55	Table 6D.T2, T2.1	DCD-SD	None	Add 'Retail Trade, Motor Vehicle – Light' to list of permitted uses	This is consequential to adding a new definition to accommodate car sales lots.
56	Table 6E.T2(a), T2(a).3	DCD-CS	None	Add 'Assembly, Ceremonial' to list of allowable uses, permitted and discretionary, subject to conditions.	This amendment is consequential to adding a new definition to accommodate funeral homes.
57	Table 6E.T2(b), T2(b).3	DCD-CS	None	Add 'Assembly, Ceremonial' to list of allowable uses, permitted at 500 and discretionary above.	This amendment is consequential to adding a new definition to accommodate funeral homes.
58	Table 6E.T2(c), T2(c).2	DCD-CS	None	Add 'Assembly, Ceremonial' to list of allowable uses, permitted and discretionary uses, subject to conditions.	This amendment is consequential to adding a new definition to accommodate funeral homes.
59	Table 6E.T2(d), T2(d).2	DCD-CS	'Institution, Health Care' is permitted and discretionary in this zone	Remove 'Institution, Health Care' Add 'Assembly, Ceremonial'	This amendment is consequential to creating a definition to accommodate funeral homes, and clarifying that health care institutions (hospitals) are a separate use.
60	Table 6E.T2(e), T2(e).5	DCD-CS	'Institution, Health Care' is permitted and discretionary in this zone	Remove 'Institution, Health Care' Add 'Assembly, Ceremonial'	This amendment is consequential to creating a definition to accommodate funeral homes, and clarifying that

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					health care institutions (hospitals) are a separate use.
61	Part 2B - Definitions		<p>“Institution, Health Care” – means a land use where:</p> <p>(a) patients may receive or be admitted for on-site health care and/or medical treatment by accredited professional and both in-patient and out-patient activities are permitted;</p> <p>(b)bodies are temporarily kept or tended to for autopsy, identification, scientific or educational inquiry, coroner activities or for preparation for a funeral, cremation or burial ;or</p> <p>(c)bodies are cremated according to federal and provincial laws and regulations</p>	<p>“Institution, Health Care” – means a land use where:</p> <p>(a) patients may receive or be admitted for on-site health care and/or medical treatment by accredited professional and both in-patient and out-patient activities are permitted;</p> <p>(b)bodies are temporarily kept or tended to for autopsy, identification, scientific or educational inquiry, coroner activities-</p>	This amendment is a result of creating a separate definition for Assembly, Ceremonial, which includes funeral services.
62	Part 2B - Definitions		None	<p>“Retail Trade, Motor Vehicle – Light” means an indoor or outdoor land use intended for sale, lease, or rental of light motor vehicles, accessories, and similar sized vehicles.</p>	This land use is necessary to distinguish and regulate between other outdoor retail types, such as construction and landscape material sales, and vehicle sales.

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63	Part 2B - Definitions		None.	“Retail Trade, Motor Vehicle – Heavy” means an indoor or outdoor land use intended for sale, lease, or rental of heavy motor vehicles and motor vehicle accessories	This land use is necessary to regulate the difference between common vehicles and large (heavy) vehicles, which will be more permissibly accommodated in industrial zones.
64	Part 2B - Definitions		None	“Assembly, Ceremonial” means a land use where: (a) members of the general public may gather for funeral ceremonies; (b) arrange preparation for bodily remains of a person; or (c) bodies are prepared for burial or are cremated.	This land use is created to remove funeral preparation activity from ‘Institution, Health Care’, which principally accommodates hospitals.
65	Part 2B - Definitions		None.	“Retail Trade, Fuel Station” means a land use primarily intended for the sale of fuel for Motor Vehicles, Heavy, and/or Light.	This land use definition is created to recognize that ‘Service Trade, Vehicle – Light’ is a separate and distinct land use from a common gas station.
66	Part 2B - Definitions		“Retail Trade, Outdoor” means an outdoor land use intended for the sale or lease lumber, construction motor vehicles and motor vehicle accessories. Excludes “Retail Trade, Adult; Retail Trade Motor Vehicle- Light; Retail Trade, Motor Vehicle – Heavy.	“Retail Trade, Outdoor” means an outdoor land use intended for the sale lumber, or construction materials. Excludes Retail Trade, Adult; Retail Trade Motor Vehicle- Light; Retail Trade, Motor Vehicle – Heavy.	This amendment is a consequence to creation of separate land uses for Retail Trade, Motor Vehicle Heavy, and Light (i.e. car sales lots).