

Housekeeping Amendments Appendix 'A' – Regina Zoning Bylaw 2019-19

Amendment No.	Page No.	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
1	1.4	<p><b>PART 1D – ADMINISTRATION – OFFICERS AND BOARDS</b>  <b>Subpart 1D.1.2 - THE POWERS AND DUTIES OF THE DEVELOPMENT OFFICER</b></p> <p>Be amended by replacing (2) with the proposed regulation</p>	<p>(2) Further to and without limiting the generality of section (1), the Development Officer is delegated the authority and responsibility to exercise and carry out any and all of the powers and duties conferred or imposed on council as an approving authority pursuant to The Planning and Development Act, 2007, including those respecting the following:</p> <ul style="list-style-type: none"> <li>(a) approval of plans and drawings in a Direct Control District; and</li> <li>(b) Architectural Control District development permits.</li> </ul>	<p>(2) Further to and without limiting the generality of section (1), the Development Officer is delegated the authority and responsibility to exercise and carry out any and all of the powers and duties conferred or imposed on council as an approving authority pursuant to The Planning and Development Act, 2007, including those respecting the following:</p> <ul style="list-style-type: none"> <li>(a) approval of plans and drawings in a Direct Control District;</li> <li>(b) Architectural Control District development permits; and</li> <li>(c) approval of development agreements for any application deemed considered necessary to be entered into for the purpose of carrying out the provisions of <i>The Planning and Development Act, 2007</i> or this Bylaw.</li> </ul>	<p>This change is necessary to authorize the Development Officer to require that an applicant enter into a development agreement for any type of application consistent with Subsection 235 of The Planning and Development Act.</p>
2	1.6	<p><b>PART 1E – ADMINISTRATION – REQUIREMENTS AND PROCEDURES</b>  <b>Subpart 1E.1.2 - GENERAL DEVELOPMENT PERMIT APPLICATION REQUIREMENTS</b></p> <p>Be amended by adding the proposed regulation (4) after (3)</p>	None	<p>(4) The Development Officer may require an applicant to enter into a development agreement with the City and register an interest against the title of the affected lands for the purpose of carrying out the provisions <i>The Planning and Development Act, 2007</i> or this Bylaw as a condition of a development permit.</p>	<p>This change is necessary to authorize the Development Officer to require that an applicant enter into a development agreement for any type of application consistent with Subsection 235 of The Planning and Development Act.</p>

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3	1.11	<p><b>1E.1 DEVELOPMENT PERMITS</b></p> <p>Be amended by adding subsection 1.11 as per the proposed regulations</p>	NONE	<p>1.11 Issuance of Development Permits</p> <p>(1) Where an application for a development permit is made with respect to a permitted use, the Development Officer shall issue a development permit where the development is in conformity with this Bylaw and The Planning and Development Act, 2007.</p> <p>(2) Where an application for a development permit is made with respect to a discretionary use, the Development Officer shall process the application in accordance with the procedure prescribed in subpart 1E.3 and, if approved, the development officer shall issue a development permit subject to any applicable development standards or conditions prescribed in accordance with The Planning and Development Act, 2007 and this Bylaw.</p> <p>(3) The Development Officer may refuse to issue a development permit if the proposed development or use contravenes or will, upon completion, be in contravention of any federal or provincial laws or any City bylaw.</p> <p>(4) Issuance of a development permit does not relieve an applicant from compliance with any other legislation, bylaws or other encumbrances that may apply or be attached to the subject property.</p>	<p>This section is removed from section 1E.3.7 through a separate amendment and placed in this section to clarify that issuance of development provisions apply to both discretionary and permitted uses. Amendments also clarify factors that should be legally considered in issuance of a development permit.</p>

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4	1.12	<p><b>1E.2 ACCESSORY USES, BUILDINGS, AND STRUCTURES</b></p> <p><b>2.1 DETERMINATION OF ACCESSORY STATUS</b></p> <p>Be amended by adding subsection (d) as noted in the proposed regulation</p>	NONE	(d) the use made of adjacent lots and potential for adverse impacts related to nuisances, public health and safety, or neighbourhood character.	This provision was established as part of the previous Zoning Bylaw. This allows the Development Officer to consider potential impacts of an accessory use on adjacent properties.
5	1.12	<p><b>1E.2 ACCESSORY USES, BUILDINGS, AND STRUCTURES</b></p> <p><b>2.2 REQUIREMENTS OF AN ACCESSORY USE, BUILDING OR STRUCTURE</b></p> <p>Be amended by replacing subsection (1) with the proposed regulation</p>	(1) An accessory use, building or structure may be developed in any zone subject to the requirements of this Bylaw.	(1) Any accessory use, building or structure may be deemed to be a permitted use in any zone subject to the requirements of this Bylaw.	This amendment clarifies that if use conforms to the accessory use provisions it is deemed to be a permitted use.
6	1.15	<b>PART 1E – ADMINISTRATION – REQUIREMENTS AND PROCEDURES</b>	<p><b>3.4 ADMINISTRATION'S REVIEW</b></p> <p>Unless otherwise provided in this Bylaw, upon submission, an application for a discretionary use shall be processed as follows:</p>	<p><b>3.4 ADMINISTRATION'S REVIEW</b></p> <p>Unless otherwise provided in this Bylaw, upon submission, an application for a discretionary use shall be processed as follows:</p>	This change is necessary to remove an incorrect reference from the clause.

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		<b>Subpart 1E.3 – DISCRETIONARY USE</b>  Section 3.4(a) be amended by deleting references to “1E.3.2, 1E.3.3 and 1E.3.4” and replacing it with “1E.3.2 and 1E.3.3”	(a) The Development Officer shall review the discretionary use application for completeness in accordance with the requirements of section 1E.3.2, 1E.3.3 and 1E.3.4;	(a) The Development Officer shall review the discretionary use application for completeness in accordance with the requirements of section 1E.3.2 and 1E.3.3;	
7	1.17	<b>PART 1E – ADMINISTRATION – REQUIREMENTS AND PROCEDURES</b> <b>Subpart 1E.3 – DISCRETIONARY USE</b>  Section 3.6 be amended by deleting “Development Officer” in all cases and replacing it with “City”	<b>3.6 DISCRETIONARY USE DEVELOPMENT PERMIT – ADDITIONAL CONDITIONS</b>  In approving a discretionary use, the Development Officer may impose conditions to a discretionary use development permit regarding development orientation, site layout, setbacks, landscaping, buffering, screening, and/or performance standards that, in the opinion of the Development Officer, will:	<b>3.6 DISCRETIONARY USE DEVELOPMENT PERMIT – ADDITIONAL CONDITIONS</b>  In approving a discretionary use, City Council may impose conditions to a discretionary use development permit regarding development orientation, site layout, setbacks, landscaping, buffering, screening, and/or performance standards that, in the opinion of the City, will:	This change clarifies that City Council has the authority to add conditions to a discretionary use, not the Development Officer.
8	1.18	<b>PART 1E – ADMINISTRATION – REQUIREMENTS AND PROCEDURES</b> <b>Subpart 1E.3 – DISCRETIONARY USE</b>	<b>3.8 DISCRETIONARY USE REVIEW BY PLANNING COMMISSION</b>  The Regina Planning Commission shall review the report of the Development Officer in relation to an application for a development permit made with respect to a discretionary use and shall make a recommendation to the City Council.	<b>3.6 DISCRETIONARY USE REVIEW BY PLANNING COMMISSION</b>  The Regina Planning Commission shall review the report of the Development Officer in relation to an application for a development permit made with respect to a discretionary use and shall make a recommendation to the City Council.	This change clarifies the regulations in the subpart and fixed formatting issues.

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		Be amended by moving “section 3.8” to be “section 3.6” and “section 3.9” to be “section 3.7” and renumbering the referenced and remaining clauses accordingly, and by deleting the existing subsection 3.7	<p><b>3.9 DISCRETIONARY USE REVIEW AND DECISION BY CITY COUNCIL</b></p> <p>City Council shall review the recommendation of the Regina Planning Commission made pursuant to section 3.8 and may:</p> <p><b>3.6 DISCRETIONARY USE DEVELOPMENT PERMIT – ADDITIONAL CONDITIONS</b></p> <p><b>3.7 ISSUANCE OF DEVELOPMENT PERMITS</b></p> <p>(1) Where an application for a development permit is made with respect to a permitted use, the Development Officer shall issue a development permit where the development is in conformity with this Bylaw and The Planning and Development Act, 2007.</p> <p>(2) Where an application for a development permit is made with respect to a discretionary use, the Development Officer shall process the application in accordance with the procedure prescribed in subpart 1E.3 and, if approved, the development officer shall issue a development permit subject to any applicable development standards or conditions prescribed in accordance with The Planning and Development Act, 2007.</p> <p>(3) The Development Officer may refuse to issue a development permit if:</p>	<p><b>3.7 DISCRETIONARY USE REVIEW AND DECISION BY CITY COUNCIL</b></p> <p>City Council shall review the recommendation of the Regina Planning Commission made pursuant to section 3.6 and may:</p> <p><b>3.8 DISCRETIONARY USE DEVELOPMENT PERMIT – ADDITIONAL CONDITIONS</b></p>	Subsection 3.7 is proposed to be removed and replaced with subsection 1E.1.11 through a separate amendment.

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			(a) the proposed development or use contravenes or will, upon completion, be in contravention of any federal or provincial laws, or any City bylaw; or (b) the applicant is in violation of any other City bylaw.  (4) Issuance of a development permit does not relieve an applicant from compliance with any other legislation, bylaws or other encumbrances that may apply or be attached to the subject property.  (5) No development permit or any other approval shall be issued pursuant to this Bylaw where the applicant is violating another bylaw of the City.					
9	1.25	<b>PART 1F – EXCEPTIONS TO STANDARDS</b> <b>Subpart 1F.2 – TABLE 1.T2</b>  Section T2.1 be amended by adding “or payment-in-lieu” after “amenity” in all cases and section T2.2 under the column labelled “Public Amenity Requirement” be amended to add “No public amenity or	T2.1	<b>Growth Plan Areas<sup>1</sup></b>	T2.1	<b>Growth Plan Areas<sup>1</sup></b>	These changes are necessary to clarify when payment-in-lieu is necessary.	
		<ul style="list-style-type: none"><li>• Within the City Centre</li></ul>		(1) Where the proposed parking exception is:		<ul style="list-style-type: none"><li>• Within the City Centre</li></ul>		(1) Where the proposed parking exception is:
		<ul style="list-style-type: none"><li>• Within an Urban Centre.</li><li>• Within 100 m of an Urban Centre<sup>2</sup>.</li><li>• Within an Urban Corridor</li></ul>		(a) up to 30 per cent, no public amenity is required.  (b) above 30 per cent, a public amenity shall be provided.		<ul style="list-style-type: none"><li>• Within an Urban Centre.</li><li>• Within 100 m of an Urban Centre<sup>2</sup>.</li><li>• Within an Urban Corridor</li></ul>		(a) up to 30 per cent, no public amenity or payment-in-lieu is required.
		<ul style="list-style-type: none"><li>• Within 500 m of an Express Transit Corridor<sup>3</sup>.</li><li>• Within an Intensification Area.</li></ul>		(2) Notwithstanding clause 1(b), no public amenity is required for a		<ul style="list-style-type: none"><li>• Within 500 m of an Express Transit Corridor<sup>3</sup>.</li><li>• Within an Intensification Area.</li></ul>		(b) above 30 per cent, a public amenity or payment-in-lieu

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		payment-in-lieu is required.”		<ul style="list-style-type: none"> <li>Within the Residential Infill Development Boundary</li> </ul>	reduction of five or fewer parking stalls.		<ul style="list-style-type: none"> <li>Within the Residential Infill Development Boundary</li> </ul>	shall be provided.  (2) Notwithstanding clause 1(b), no public amenity or payment-in-lieu is required for a reduction of five or fewer parking stalls.	
			<b>T2.2</b>	<b>Any Area not identified in T2.1</b>	---	<b>T2.2</b>	<b>Any Area not identified in T2.1</b>	No public amenity or payment-in-lieu is required.	
10	1.25	<b>PART 1F – EXCEPTIONS TO STANDARDS</b> <b>Subpart 1F.2 – EXCEPTIONS TO DEVELOPMENT STANDARDS AND PARKING REQUIREMENTS – Section 2.6 PARKING RELAXATION</b>  Be amended by deleting “Even” and replacing it with “Every” in (8)	(8) Even application for an exception to parking requirements under this section must include a parking analysis undertaken by a Registered Professional Planner, Professional Engineer or Licenced Architect demonstrating that the proposed parking is appropriate for the use on the site.			(8) Every application for an exception to parking requirements under this section must include a parking analysis undertaken by a Registered Professional Planner, Professional Engineer or Licenced Architect demonstrating that the proposed parking is appropriate for the use on the site.			This change is necessary to correct an error.
11	2.1	<b>PART 2B – DEFINITION</b> Figure 2B.F1 be amended by removing the green shading from	See Appendix 'B', page 1 for existing Figure 2B.F1			See Appendix 'B', page 1 for proposed Figure 2B.F1			This change is necessary to correct an error.

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		the building on the upper right side			
12	2.4	<b>PART 2B – DEFINITION</b> Figure 2B.F3 be amended by removing the green shading from the building on the upper right side	See Appendix 'B', page 2 for existing Figure 2B.F3	See Appendix 'B', page 2 for proposed Figure 2B.F3	This change is necessary to correct an error.
13	2.4	<b>PART 2B – DEFINITION</b>  Be amended by replacing the definition of "Agriculture, Indoor"	"Agriculture, Indoor" means a land use where the farming of plants takes place indoors, excluding the processing of the plants. Excludes the Cannabis and Open Space, Active land uses and the farming of livestock.	"Agriculture, Indoor" means a land use where the farming of plants takes place indoors, excluding the processing of the plants other than preparation for distribution. Excludes the growth of cannabis and the farming of livestock.	This amendment clarifies that growing of cannabis is a separate land use.
14	2.4	<b>PART 2B – DEFINITION</b>  Be amended by adding the definition of "Agriculture, Cannabis"	None	<b>"Agriculture, Cannabis"</b> means a land use that is used for growing of cannabis, excluding processing of the plants other than drying and preparation for distribution. Excludes the Agriculture, Indoor land use.	This amendment is needed to limit this land use to specific industrial zones.
15	2.12	<b>PART 2B – DEFINITION</b> The definition of "end unit" be amended by deleting "the unit at the end" and replacing it with "a unit in a Building, Row with a wall adjoining a side	"end unit" means the unit at the end.	"end unit" means a unit in a Building, Row with a wall adjoining a side yard (see figure 2B.F6).	The existing regulation did not specify that it applies to a Building, Row only. This change is necessary to clarify the definition.



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		yard (see figure 2B.F6)”			
16	2.16	<b>PART 2B – DEFINITION</b>  Be amended by replacing the definition of “gross floor area” with the proposed regulation	“gross floor area” means the total floor area in a building or structure that is primarily indoors, measured between the exterior faces of the exterior walls of the building or structure at the level of each storey: (a) at and above grade, in the case of Dwellings in residential zones; and (b) below, at and above grade, in the case of all other uses; excluding the area used for off-street unloading, parking, mechanical equipment, stairways or shafts.	“gross floor area” means the total floor area in a building or structure that is primarily indoors, measured between the exterior faces of the exterior walls of the building or structure at the level of each storey: (a) at and above grade, in the case of Dwellings in residential zones; and (b) below, at and above grade, in the case of all other uses.  Excludes the area used for off-street unloading, parking, mechanical equipment, stairways or shafts.	To correct a formatting error to the definition, which clarifies that areas used for loading, parking, mechanical, stairways or shafts are excluded from floor area calculations for all zones.
17	2.17	<b>PART 2B – DEFINITION</b>  Be amended by replacing “; or” at the end of clause (b) with a period in the definition of “height”	“height” means the vertical distance measured from grade level to the higher of: (a) the highest point to the top of the flat roof structure; or (b) the mean level between the top of the highest exterior wall plate and the ridge of a pitched roof (see figure 2B.F10); or	“height” means the vertical distance measured from grade level to the higher of: (a) the highest point to the top of the flat roof structure; or (b) the mean level between the top of the highest exterior wall plate and the ridge of a pitched roof (see figure 2B.F10).	Fixes a typo.
18	2.32	<b>PART 2B – DEFINITION</b>  Be amended by replacing the definition of “sensitive lot” with the proposed definition	“sensitive lot” means a lot that may have specific concerns with nearby land uses or land use intensities and warrants a more thorough review. This includes any of the following: (a) a lot zoned: (i) Residential; (ii) Mixed; (iii) Institutional; or (iv) Direct Control District (b) land that is not under the jurisdictional authority of the City; or (c) a lot containing a land use or development that the City considers sensitive to	“sensitive lot” means a lot that may have specific concerns with nearby land uses or land use intensities and warrants a more thorough review. This includes any of the following: (a) a lot zoned: (i) Residential; (ii) Mixed-Use; (iii) Institutional; or (iv) Direct Control District (b) land that is not under the jurisdictional authority of the City; or (c) a lot containing a land use or	Fixes a typo: Replaces “Mixed” with “Mixed-Use”

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			potential impacts or nuisances of a proposed discretionary use.	development that the City considers sensitive to potential impacts or nuisances of a proposed discretionary use.					
19	2.38	<b>PART 2B – DEFINITION</b>  Be amended by repealing the definition of “urban forest”	“urban forest” means the same as defined in the Regina Urban Forest Management Strategy.	“urban forest” (repealed)	References to urban forest have been removed from the Zoning Bylaw. Definition is no longer required.				
20	2.38	<b>PART 2B – DEFINITION</b> Be amended by deleting the definition of “unit” and replacing it with the proposed regulation	“unit” means a building or a portion of a building that is self-contained and occupied by a distinct principal land use, usually with a separate entrance to a shared space (e.g. a public street, a public plaza, a public sidewalk, a shared hallway, a shared walkway or a shared parking lot etc.).	“unit” means: an entire building, or an enclosed area in a building, excluding a dwelling unit, that can be accessed without requiring or resulting in access to any other portions of the building other than a shared space.	This change is necessary remove a reference to the term ‘self- contained’ and to further clarify the definition.				
21	3.7	<b>TABLE 3A.T3 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS</b>  Be amended by replacing Section T3.5 (2) with the proposed regulation	<table><tr><td>(2) total side yard</td><td>1.65 metres</td></tr></table>	(2) total side yard	1.65 metres	<table><tr><td>(2) other side yard</td><td>1.2 metres</td></tr></table>	(2) other side yard	1.2 metres	Clarifies that in the RN Zone the interior property line for corner lots is 1.2m.
(2) total side yard	1.65 metres								
(2) other side yard	1.2 metres								
22	3.20	<b>TABLE 3A.T6: RESIDENTIAL NEIGHBOURHOOD ZONE PARKING REQUIREMENTS</b>	One stall is required per 75 square metres of total floor area	One stall is required per 75 square metres of gross floor area	Clarifies that parking will be calculated using the definition of				

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		Be amended by replacing Motor Vehicle Requirements in Section T6.8 with the proposed regulation			Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.
23	3.32	<b>TABLE 3B.T3 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS</b>  Be amended by replacing section T3.5(1)(b) with the proposed regulation	(b) total side yard   1.2 metres	(b) other side yard   0.75 metres	Clarifies that in the RU Zone for corner lots with frontage of less than 10 metres the required interior side yard setback is 0.75m
24	3.32	<b>TABLE 3B.T3 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS</b>  Be amended by replacing Section T3.5(2)(b) with the proposed regulation	(b) total side yard   1.65 metres	(b) other side yard   1.2 metres	Clarifies that in the RU Zone for corner lots with frontage of more than 10 metres the required interior side yard setback is 1.2m
25	3.33	<b>3B.4 DEVELOPMENT STANDARDS IN THE RESIDENTIAL URBAN ZONE</b>	None	<b>4.1A FRONT YARD SETBACK EXCEPTIONS FOR LOTS ZONED RU – RESIDENTIAL URBAN</b>  (1) Notwithstanding Subsection 3B.T3.3 (1), the minimum front yard setback	This change allows new houses on a block to match the front yard setbacks of the

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		Be amended by adding a new section 4.1A		<p>to the garage portion of the proposed building on a lot zoned RU – Residential Urban Zone that is located outside of the Residential Infill Development Overlay Boundary (Figure 8K.F12 in Chapter 8K – RID – Residential Infill Development Overlay) and was originally subdivided before January 01, 2020, may be changed to the greater of:</p> <ul style="list-style-type: none"> <li>(a) 3.0 metres from the front property line and 6.0 metres from the back of walk or curb;</li> <li>(b) the front yard setback to the non-garage portion and 6.0 metres from the back of walk or curb; or</li> <li>(c) the established front yard setback to the garage portion of the principal building on a next-door lot.</li> </ul>	existing houses that were built with the DCD-12 standards of the former Zoning Bylaw 9250.
26	3.44	<b>3B.6.3(4) MOTOR VEHICLE REGULATIONS</b>  Be amended by replacing (a) with the proposed regulation	(a) where a backs onto a lane, vehicle access to the required parking stall shall be from the lane;	(a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;	Corrects a typo/missing word
27	3.46	<b>TABLE 3B.T6: RESIDENTIAL URBAN ZONE PARKING REQUIREMENTS</b>	One stall is required per 75 square metres of total floor area.	One stall is required per 75 square metres of gross floor area.	Clarifies that parking will be calculated using the definition of Gross Floor Area, which

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		Be amended by replacing Motor Vehicle Requirements in Section T6.8 with the proposed regulation					excludes such areas as mechanical areas, stairways and shafts.
28	3.53	<p><b>TABLE 3C.T1 – RESIDENTIAL LOW-RISE ZONE BUILDING TYPES</b></p> <p>Subsection T1.5 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 20 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 20 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 20 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 20 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.

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29	3.59	<b>TABLE 3C.T3 RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS</b>  Be amended by replacing Section T3.5(1)(b) with the proposed regulation	<div>(b) total side yard   1.2 metres</div>		<div>(b) other side yard   0.75 metres</div>		Clarifies that in the RL Zone for corner lots with frontage of less than 10 metres the required interior side yard setback is 0.75m
30	3.72	<b>TABLE 3C.T6: RESIDENTIAL LOW-RISE ZONE PARKING REQUIREMENTS</b>  Be amended by replacing Motor Vehicle Requirements in Section T6.8 with the proposed regulation	One stall is required per 75 square metres of total floor area		One stall is required per 75 square metres of gross floor area		Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.
31	3.74	<b>TABLE 3C.T7: RESIDENTIAL LOW-RISE ZONE TOTAL SITE LANDSCAPING REQUIREMENTS</b>  Be amended by replacing the Section T7.1 with the proposed regulation	• Dwelling Unit or Dwelling, Group Care within a Building, Detached	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall.	• Dwelling Unit (two of fewer per lot) or Dwelling, Group Care within a Building, Detached	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall.	This clarifies that row housing on individual lots will be subject to single lot landscaping requirements.

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32	3.75	<b>3C.7.2 PLANTING REQUIREMENTS</b>  Be amended by replacing the text preceding (a) with the proposed regulation	For uses listed in sections T7.1 and T7.2 of Table 3C.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3C.T7:		For uses listed in sections T7.2 and T7.3 of Table 3C.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3C.T7:		Corrects a referencing error
33	3.79	<b>TABLE 3D.T1: RESIDENTIAL HIGH-RISE ZONE BUILDING TYPES</b>  Subsection T1.5 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations	Permitted where the:  (1) building does not contain a use in the dwelling land use class and meets the following conditions:  (a) maximum building height is 20 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or  (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the:  (1) building is between 11 metres and 20 metres in height does not contain a use in the dwelling land use class and;  (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or  (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 20 metres.	Permitted where the:  (1) maximum building height is 11 metres or less; or  (2) maximum building height is greater than 11 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class, and:  (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class.	Discretionary where the:  (1) maximum building height is greater than 11 metres but less than or equal to 20 metres and the building contains a use in the dwelling land use class; or  (2) maximum building height is greater than 11 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class, but:  (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.

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34	3.85	<b>TABLE 3D.T3 RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS</b>  Be amended by replacing Section T3.5(1)(b) with the proposed regulation	<table><tr><td>(b) total side yard</td><td>1.2 metres</td></tr></table>	(b) total side yard	1.2 metres	<table><tr><td>(b) other side yard</td><td>0.75 metres</td></tr></table>	(b) other side yard	0.75 metres	Clarifies that in the RH Zone for corner lots with frontage of less than 10 metres the required interior side yard setback is 0.75m
(b) total side yard	1.2 metres								
(b) other side yard	0.75 metres								
35	3.98	<b>TABLE 3D.T6: RESIDENTIAL HIGH-RISE ZONE PARKING REQUIREMENTS</b> Be amended by replacing Motor Vehicle Requirements in Section T6.8 with the proposed regulation	One stall is required per 75 square metres of total floor area.	One stall is required per 75 square metres of gross floor area.	Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.				
36	3.106	<b>TABLE 3E.T2: RESIDENTIAL MANUFACTURED HOME ZONE LAND USES</b>  Be amended by replacing the section reference “1ET2.3” with “T2.3”	N/A	N/A	Corrects a typo				



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37	3.110	<b>TABLE 3E.T3 RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENT STANDARDS</b>  Be amended by replacing Section T3.5(1)(b) with the proposed regulation	<table><tr><td>(b) total side yard</td><td>1.2 metres</td></tr></table>		(b) total side yard	1.2 metres	<table><tr><td>(b) other side yard</td><td>0.75 metres</td></tr></table>		(b) other side yard	0.75 metres	Clarifies that in the RMH Zone for corner lots with frontage of less than 10 metres the required interior side yard setback is 0.75m
(b) total side yard	1.2 metres										
(b) other side yard	0.75 metres										
38	3.110	<b>TABLE 3E.T3 RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENT STANDARDS</b>  Be amended by replacing Section T3.5(2) with the proposed regulation	<table><tr><td>(b) total side yard</td><td>1.65 metres</td></tr></table>		(b) total side yard	1.65 metres	<table><tr><td>(b) other side yard</td><td>1.2 metres</td></tr></table>		(b) other side yard	1.2 metres	Clarifies that in the RMH Zone for corner lots with frontage of more than 10 metres the required interior side yard setback is 1.2m
(b) total side yard	1.65 metres										
(b) other side yard	1.2 metres										
39	3.122	<b>TABLE 3E.T6: RESIDENTIAL MANUFACTURED HOME ZONE PARKING REQUIREMENTS</b>  Be amended by replacing Motor Vehicle Requirements in Section T6.6 with	One stall is required per 75 square metres of total floor area.		One stall is required per 75 square metres of gross floor area.		Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.				

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		the proposed regulation					
40	3.135	<b>TABLE 3F.T3 RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS</b>  Be amended by replacing Section T3.5(2)(b) with the proposed regulation	<div>(2) Total side yard    1.2 metres</div>		<div>(2) Other side yard    1.2 metres</div>		Clarifies that in the R1 Zone for corner lots the required interior side yard setback is 1.2m
41	4.2	<b>TABLE 4A.T1: MIXED LOW-RISE ZONE BUILDING TYPES</b>  Subsection T1.4 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations	Permitted where the:  (1) building does not contain a use in the dwelling land use class and meets the following conditions:  (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or	Discretionary where the:  (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;  (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or  (2) building contains a use in the dwelling land use class and the	Permitted where the:  (1) maximum building height is 11 metres or less; or  (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:  (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and	Discretionary where the:  (1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or  (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and

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			(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	maximum building height is between 11 metres and 15 metres.	(b) is not on the same lot as a building containing a use in the dwelling land use class.	(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	provide additional clarity.
42	4.2	<b>TABLE 4A.T1: MIXED LOW-RISE ZONE BUILDING TYPES</b>  Subsection T1.5 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations	Permitted where the:  (1) building does not contain a use in the dwelling land use class and meets the following conditions:  (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or  (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the:  (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;  (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or  (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	Permitted where the:  (1) maximum building height is 11 metres or less; or  (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:  (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class.	Discretionary where the:  (1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or  (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:  (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.

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						in the dwelling land use class.	
43	4.6	<b>TABLE 4A.T2: PERMITTED AND DISCRETIONARY USES IN THE MIXED LOW-RISE ZONE</b>  Be amended by adding to Section T2.8 the proposed regulation as a Land Use Specific Regulation	None		“Agriculture, Animal Support” shall exclude accommodation of livestock.		Clarifies that accommodation of livestock is not appropriate in the ML Zone.
44	4.18	<b>TABLE 4A.T5: MIXED LOW-RISE ZONE PARKING REQUIREMENTS</b>  Be amended by replacing all references to “total floor area” with “gross floor area in Section T5.7 as per the proposed regulation	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 150 square metres of total floor area.		(1) For the first 150 square metres in gross floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in gross area, one parking stall is required per 150 square metres of gross floor area.		Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.
			(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.		(1) For the first 150 square metres in gross floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in gross floor area, one parking stall is required per 75 square metres of gross floor area.		

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45	4.24	<p><b>TABLE 4B.T1: MIXED HIGH-RISE ZONE BUILDING TYPES</b></p> <p>Subsection T1.3 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 20 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 20 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 20 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 20 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>
46	4.24	<p><b>TABLE 4B.T1: MIXED HIGH-RISE ZONE BUILDING TYPES</b></p> <p>Subsection T1.4 in the columns labelled</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 20 metres in height does not contain a use in the dwelling land use class and;</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 20 metres and the</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in</p>

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		"Permitted" and "Discretionary" be deleted and replaced with the proposed regulations	<ul style="list-style-type: none"> <li>(a) maximum building height is 20 metres or less;</li> <li>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</li> <li>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</li> </ul>	<ul style="list-style-type: none"> <li>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</li> <li>(b) is on the same lot as a building containing a use in the dwelling land use class; or</li> </ul>	<ul style="list-style-type: none"> <li>than 11 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class, and:</li> </ul>	<ul style="list-style-type: none"> <li>building contains a use in the dwelling land use class; or</li> </ul>	height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.
47	4.28	<p><b>TABLE 4B.T2: PERMITTED AND DISCRETIONARY USES IN THE MIXED HIGH-RISE ZONE</b></p> <p>Be amended by adding to Section T2.5 the proposed regulation as a Land Use Specific Regulation</p>	None		<p>"Agriculture Animal Support" shall not accommodate livestock.</p>		Clarifies that land uses classified as Animal Support shall allow only domestic animals in the MH Zone.

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48	4.28	<b>TABLE 4B.T2: PERMITTED AND DISCRETIONARY USES IN THE MIXED HIGH-RISE ZONE</b>  Be amended by replacing Section T2.5 with the proposed regulation,	Permitted if: (a) the gross floor area is 500 square metres or less; and (b) on a lot abutting a lot zoned Industrial.		Permitted if: (a) the gross floor area is 500 square metres or less.		To allow Animal Support uses (such as vet clinics, or kennels) on corridors as a permitted use. Animal support uses in this zone will also exclude livestock.
49	4.28	<b>TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGHRISE ZONE</b> Subsection T2.6 be amended by deleting “Service Trade, Motor Vehicle Wash - Light” and replacing it with “Service Trade, Wash – Light”	<ul style="list-style-type: none"> <li>Service Trade, Motor Vehicle Wash - Light</li> </ul>		<ul style="list-style-type: none"> <li>Service Trade, Wash - Light</li> </ul>		This change is necessary to insert the correct name of the land use.
50	4.44	<b>TABLE 4B.T5: MIXED HIGH-RISE ZONE PARKING REQUIREMENTS</b>  Be amended by replacing all references to “total floor area” with “gross floor area in Section	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 150 square metres of total floor area.		(1) For the first 150 square metres in gross floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in gross area, one parking stall is required per 150 square metres of gross floor area.		Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical
			(1) For the first 150 square metres in total floor area, no parking stall is required.		(1) For the first 150 square metres in gross floor area, no parking stall is required.		

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		T5.7 as per the proposed regulation	(2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.		(2) For that portion in excess of the first 150 square metres in gross floor area, one parking stall is required per 75 square metres of gross floor area.		areas, stairways and shafts.
51	4.50	<p><b>TABLE 4C.T1: MIXED LARGE MARKET ZONE BUILDING TYPES</b></p> <p>Subsection T1.3 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 30 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 30 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 30 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 30 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.



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52	4.50	<p><b>TABLE 4C.T1: MIXED LARGE MARKET ZONE BUILDING TYPE</b></p> <p>Subsection T1.4 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 30 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 30 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 30 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 30 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>
53	4.55	<p><b>TABLE 4C.T2: PERMITTED AND DISCRETIONARY USES IN THE MIXED LARGE MARKET ZONE</b></p>	None		<p>“Agriculture Animal Support” shall not accommodate livestock.</p>		<p>Clarifies that land uses classified as Animal Support shall allow only domestic</p>

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		Be amended by adding to Section T2.7 the proposed regulation as a Land Use Specific Regulation			animals in the MLM Zone.
54	4.55	<b>TABLE 4C.T2: PERMITTED AND DISCRETIONARY USES IN THE MIXED LARGE MARKET ZONE</b>  Be amended by replacing Section T2.7 with the proposed regulation	Permitted if: (a) the gross floor area is 500 square metres or less; and (b) on a lot abutting a lot zoned Industrial.	Permitted if: (a) the gross floor area is 500 square metres or less.	To allow Animal Support uses (such as vet clinics, or kennels) in commercial areas as a permitted use. Animal support uses in this zone will also exclude livestock.
55	4.55	<b>TABLE 4C.T2: PERMITTED AND DISCRETIONARY USES IN THE MIXED LARGE MARKET ZONE</b>  Be amended by replacing section T2.8 as noted in the Proposed Regulation in Footnote 2	As noted in the Existing Regulation in Footnote 2.	As noted in the Proposed Regulation in Footnote 2.	This amendment will allow for development of surface parking as an interim use in the MLM Zone in accordance with the Yards Neighbourhood Plan.
56	4.57	<b>TABLE 4C.T2: PERMITTED AND DISCRETIONARY USES IN THE</b>	• Service Trade, Motor Vehicle Wash - Light	• Service Trade, Wash - Light	This change is necessary to insert the correct name of the land use.

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		<b>MIXED LARGE MARKET ZONE</b>  Subsection T2.13 be amended by deleting “Service Trade, Motor Vehicle Wash - Light” and replacing it with “Service Trade, Wash – Light”					
57	4.70	<b>TABLE 4C.T5: MIXED LARGE MARKET ZONE PARKING REQUIREMENTS</b>  Be amended by replacing all references to “total floor area” with “gross floor area in Section T5.7 as per the proposed regulations	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 150 square metres of total floor area.	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.	(1) For the first 150 square metres in gross floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in gross area, one parking stall is required per 150 square metres of gross floor area.	(1) For the first 150 square metres in gross floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in gross floor area, one parking stall is required per 75 square metres of gross floor area.	Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.
58	4.77	<b>TABLE 4D.T1: OFFICE AREA ZONE BUILDING TYPES</b>  Subsection T1.3 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations	Permitted where the:  (1) building does not contain a use in the dwelling land use class and meets the following conditions:  (a) maximum building height is 24 metres or less; (b) the building does not adjoin a lot zoned residential or a lot	Discretionary where the:  (1) building is between 11 metres and 24 metres in height does not contain a use in the dwelling land use class and;  (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or	Permitted where the:  (1) maximum building height is 11 metres or less; or (2) maximum building height is greater than 11 metres but less than or equal to 24 metres and the building does not contain a use in the	Discretionary where the:  (1) maximum building height is greater than 11 metres but less than or equal to 24 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a

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			<p>containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 24 metres.</p>	<p>dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>than 11 metres but less than or equal to 24 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>
59	4.77	<p><b>TABLE 4D.T1: OFFICE AREA ZONE BUILDING TYPES</b></p> <p>Subsection T1.4 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 24 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 24 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 24 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 24 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 24 metres and the building does not contain a use in the dwelling land use class, but:</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and</p>

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			(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	maximum building height is between 11 metres and 24 metres.	(b) is not on the same lot as a building containing a use in the dwelling land use class.	(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	provide additional clarity.
60	4.91	<b>TABLE 4D.T5: OFFICE AREA ZONE PARKING REQUIREMENTS</b> Be amended by replacing the Motor Vehicle requirements in Section T5.3 with the proposed regulations	(1) A minimum of one parking stall is required per 75 square metres of total floor area. (2) A maximum of one parking stall per 35 square metres of total floor area.*		(1) A minimum of one parking stall is required per 75 square metres of gross floor area. (2) A maximum of one parking stall per 35 square metres of gross floor area.*		Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.
61	5.2	<b>TABLE 5A.T1: INDUSTRIAL PRESTIGE ZONE BUILDING TYPES</b>  Subsection T1.3 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations	Permitted where the:  (1) building does not contain a use in the dwelling land use class and meets the following conditions:  (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in	Discretionary where the:  (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;  (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing	Permitted where the:  (1) maximum building height is 11 metres or less; or  (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:	Discretionary where the:  (1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or  (2) maximum building height is greater than 11 metres but less than or equal to	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a

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			<p>the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>
62	5.2	<p><b>TABLE 5A.T1: INDUSTRIAL PRESTIGE ZONE BUILDING TYPES</b></p> <p>Subsection T1.4 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide</p>

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			(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	height is between 11 metres and 15 metres.	containing a use in the dwelling land use class.	containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	additional clarity.
63	5.5	<b>TABLE 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES</b>  Be amended by adding to Section T2.5, Land Use Specific Regulation, the proposed regulation	(1) All activities must be indoors.		(1) All activities must be indoors. (2) "Agriculture, Animal Support" shall exclude accommodation of livestock		To clarify that the Animal Support use in the IP Zone shall accommodate only domestic animals.
64	5.5	<b>TABLE 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES</b>  Be amended by adding section T2.8 as noted in footnote 1	None		As noted in footnote 1		This amendment would reinstate service-related land uses in the IP zone that were previously permitted or discretionary in Zoning Bylaw 9250 and which is also consistent with the intent of the IP zone.

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65	5.12	<p><b>TABLE 5A.T5: INDUSTRIAL PRESTIGE ZONE PARKING REQUIREMENTS</b></p> <p>Be amended by replacing the Motor Vehicle requirements in Section T5.2 with the proposed regulation</p>	One stall is required per 175 square metres of total floor area.		One stall is required per 175 square metres of gross floor area.		Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.
66	5.18	<p><b>TABLE 5B.T1: INDUSTRIAL LIGHT ZONE BUILDING TYPES</b></p> <p>Subsection T1.3 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use</p>	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.



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			maximum building height is 11 metres or less		in the dwelling land use class.	in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	
67	5.19	<p><b>TABLE 5B.T1: INDUSTRIAL LIGHT ZONE BUILDING TYPES</b></p> <p>Subsection T1.4 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>

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68	5.35	<b>TABLE 5B.T5: INDUSTRIAL LIGHT ZONE PARKING REQUIREMENTS</b>  Be amended by replacing the Motor Vehicle requirements in Section T5.3 with the proposed regulation	One stall is required per 175 square metres of total floor area.	One stall is required per 175 square metres of gross floor area.	Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.
69	5.23	<b>TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES</b>  Be amended by adding "Agriculture, Cannabis" to section T2.6 (Land Use column)	None	"Agriculture, Cannabis"	This amendment is consequential to definition changes to differentiate growing of cannabis from other indoor agriculture activities, which are allowed in more Mixed Use and Industrial Zones.
70	5.25	<b>TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES</b>	(3) The requirements of Subpart 1F.3 of Chapter 1 apply to any land use that includes the storage, processing, or use of Hazardous substances.	(3) The requirements of Subpart 1E.3 of Chapter 1 apply to any land use that includes the storage, processing, or use of Hazardous substances.	Typo correction

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		Be amended by replacing section T2.8 (3) with the proposed regulation					
71	5.41	<p><b>TABLE 5C.T1: INDUSTRIAL HEAVY ZONE BUILDING TYPES</b></p> <p>Subsection T1.3 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>

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72	5.42	<p><b>TABLE 5C.T1: INDUSTRIAL HEAVY ZONE BUILDING TYPES</b></p> <p>Subsection T1.4 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>
73	5.43	<p><b>TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES</b></p> <p>Be amended by adding “Agriculture,</p>	None		“Agriculture, Cannabis”		<p>This amendment is consequential to definition changes to differentiate growing of</p>

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		Cannabis” to section T2.4 (Land Use column)			cannabis from other indoor agriculture activities, which are allowed in more mixed-use and industrial zones.
74	5.43	<b>TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES</b>  Be amended by replacing section T2.4 (1) with the proposed regulation	(1) The requirements of Subpart 1F.3 of Chapter 1 apply to any land use that includes the storage, processing, or use of Hazardous substances.	(1) The requirements of Subpart 1E.3 of Chapter 1 apply to any land use that includes the storage, processing, or use of Hazardous substances.	Typo correction
75	5.52	<b>TABLE 5C.T5: INDUSTRIAL HEAVY ZONE PARKING REQUIREMENTS</b>  Be amended by replacing the Motor Vehicle requirements in Section T5.2 with the proposed regulation	One stall is required per 175 square metres of total floor area.	One stall is required per 175 square metres of gross floor area.	Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.

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Amend-ment No.	Page No.	Proposed Amendment (C)	Existing Regulation (D)		Proposed Regulation (E)		Rationale (F)										
76	6.25	<b>6A.4 DEVELOPMENT REGULATIONS AND STANDARDS IN DOWNTOWN DIRECT CONTROL DISTRICT</b>  <b>4.8 FLOOR AREA RATIO REGULATIONS</b>  Be amended by replacing subsection (3)(c) with the proposed regulation	heritage buildings that are subject to section 6A.9.4 shall not be counted toward FAR		the floor area of designated heritage buildings shall not be counted toward the total FAR.		The reference to section 6A.9.4 is misplaced. This amendment corrects this error.										
77	6.27	<b>TABLE 6A.T4: DOWNTOWN DIRECT CONTROL DISTRICT PARKING REQUIREMENTS</b>  Be amended by replacing the Motor Vehicle requirements in Section T4.1 with the proposed regulation	There is no minimum number of stalls required, provided however, that if parking is proposed for a use, motor vehicle parking stalls in excess of one per 50 square metres of total floor area must be contained entirely within a parking structure. See 6A.4.2(7) and (8).		There is no minimum number of stalls required, provided however, that if parking is proposed for a use, motor vehicle parking stalls in excess of one per 50 square metres of gross floor area must be contained entirely within a parking structure. See 6A.4.2(7) and (8).		Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.										
78	6.72	<b>TABLE 6C.T1(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT MIXED-</b>	<table><tr><td>Sec.</td></tr><tr><td>T1(b).4</td></tr><tr><td>T1(b).1</td></tr><tr><td>T1(b).2</td></tr><tr><td>T1(b).3</td></tr></table>	Sec.	T1(b).4	T1(b).1	T1(b).2	T1(b).3		<table><tr><td>Sec.</td></tr><tr><td>T1(b).1</td></tr><tr><td>T1(b).2</td></tr><tr><td>T1(b).3</td></tr><tr><td>T1(b).4</td></tr></table>	Sec.	T1(b).1	T1(b).2	T1(b).3	T1(b).4		This change is necessary to correct the numbering order.
Sec.																	
T1(b).4																	
T1(b).1																	
T1(b).2																	
T1(b).3																	
Sec.																	
T1(b).1																	
T1(b).2																	
T1(b).3																	
T1(b).4																	

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		<b>USE POLICY AREA BUILDING TYPES</b> In the column labelled "Sec." remove Subsection numbers T1(b).4, T1(b).1, T1(b).2 and T1(b).3 and replace them with the proposed regulation					
79	6.72	<b>TABLE 6C.T1(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT MIXED-USE POLICY AREA BUILDING TYPES</b> Subsection T1.3 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 13 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 13 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 13 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 13 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 13 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 13 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building</p>	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.

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						containing a use in the dwelling land use class.	
80	6.72	<b>TABLE 6C.T1(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT MIXED-USE POLICY AREA BUILDING TYPES</b> Subsection T1.4 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations	Permitted where the:  (1) building does not contain a use in the dwelling land use class and meets the following conditions:  (a) maximum building height is 13 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or  (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the:  (1) building is between 11 metres and 13 metres in height does not contain a use in the dwelling land use class and;  (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or  (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 13 metres.	Permitted where the:  (1) maximum building height is 11 metres or less; or  (2) maximum building height is greater than 11 metres but less than or equal to 13 metres and the building does not contain a use in the dwelling land use class, and:  (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class.	Discretionary where the:  (1) maximum building height is greater than 11 metres but less than or equal to 13 metres and the building contains a use in the dwelling land use class; or  (2) maximum building height is greater than 11 metres but less than or equal to 13 metres and the building does not contain a use in the dwelling land use class, but:  (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.



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81	6.73	<b>TABLE 6C.T1(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT MEDIUM DENSITY RESIDENTIAL POLICY AREA BUILDING TYPES</b> Subsection T1.5 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations	Permitted where the:  (1) building does not contain a use in the dwelling land use class and meets the following conditions:  (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or  (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the:  (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;  (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or  (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	Permitted where the:  (1) maximum building height is 11 metres or less; or  (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:  (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class.	Discretionary where the:  (1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or  (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:  (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.
82	6.74	<b>TABLE 6C.T1(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT HIGH-RISE</b>	Permitted where the:  (1) building does not contain a use in the dwelling land use class and meets the following conditions:	Discretionary where the:  (1) building is between 11 metres and 45 metres in height does not contain a use in the dwelling land use class and;	Permitted where the:  (1) maximum building height is 11 metres or less; or  (2) maximum building height is greater	Discretionary where the:  (1) maximum building height is greater than 11 metres but less than or equal to 45 metres and the	The existing regulations did not clarify how they apply to a building that is under 11 metres in

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		<b>RESIDENTIAL POLICY AREA BUILDING TYPES</b>  Subsection T1.5 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations	(a) maximum building height is 45 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or  (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or  (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 45 metres.	than 11 metres but less than or equal to 45 metres and the building does not contain a use in the dwelling land use class, and:  (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class.	building contains a use in the dwelling land use class; or  (2) maximum building height is greater than 11 metres but less than or equal to 45 metres and the building does not contain a use in the dwelling land use class, but:  (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.
83	6.114	<b>TABLE 6C.T6: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT PARKING REQUIREMENTS</b>  Be amended by replacing the Motor Vehicle requirements in Section T6.7 with the proposed regulations	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.		(1) For the first 150 square metres in gross floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in gross floor area, one parking stall is required per 75 square metres of gross floor area.		Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.

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84	6.127	<p><b>TABLE 6D.T1: SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT BUILDING TYPES</b></p> <p>Subsection T1.3 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>
85	6.127	<p><b>TABLE 6D.T1: SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT BUILDING TYPES</b></p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in</p>

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		Subsection T1.4 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations	<ul style="list-style-type: none"> <li>(a) maximum building height is 15 metres or less;</li> <li>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</li> <li>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</li> </ul>	<ul style="list-style-type: none"> <li>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</li> <li>(b) is on the same lot as a building containing a use in the dwelling land use class; or</li> </ul>	<p>than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <ul style="list-style-type: none"> <li>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</li> <li>(b) is not on the same lot as a building containing a use in the dwelling land use class.</li> </ul>	<ul style="list-style-type: none"> <li>building contains a use in the dwelling land use class; or</li> <li>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</li> <li>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</li> <li>(b) is on the same lot as a building containing a use in the dwelling land use class.</li> </ul>	height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.
86	6.136	<p><b>TABLE 6D.T5: SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT PARKING REQUIREMENTS</b></p> <p>Be amended by replacing the Motor Vehicle requirements in Section T5.1 with the proposed regulations</p>	One stall is required per 175 square metres of total floor area.		One stall is required per 175 square metres of gross floor area.		Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.

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87	6.144	<p><b>TABLE 6E.T1(a): CENTRE SQUARE DIRECT CONTROL PERMITTED AND DISCRETIONARY BUILDING TYPES: Low-Rise and House-Form Mix</b></p> <p>Subsection T1(a).5 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>
88	6.144	<p><b>TABLE 6E.T1(a): CENTRE SQUARE DIRECT CONTROL PERMITTED AND DISCRETIONARY BUILDING TYPES:</b></p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in</p>

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		<p><b>Low-Rise and House-Form Mix</b></p> <p>Subsection T1(a).6 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>
89	6.145	<p><b>TABLE 6E.T1(b): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Mid-Rise and House-Form Mix</b></p> <p>Subsection T1(b).5 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use.</p>

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		with the proposed regulations	<p>the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	The revised regulations cover all missing scenarios and provide additional clarity.
90	6.144	<p><b>TABLE 6E.T1(b): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Mid-Rise and House-Form Mix</b></p> <p>Subsection T1(b).6 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot</p>	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide

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			(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	height is between 11 metres and 15 metres.	containing a use in the dwelling land use class.	containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	additional clarity.
91	6.147	<p><b>TABLE 6E.T1(c): CENTRE SQUARE DIRECT CONTROL PERMITTED AND DISCRETIONARY BUILDING TYPES: High-Rise Mix</b></p> <p>Subsection T1(c).5 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 18 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 18 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 18 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.



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92	6.147	<p><b>TABLE 6E.T1(c): CENTRE SQUARE DIRECT CONTROL PERMITTED AND DISCRETIONARY BUILDING TYPES: High-Rise Mix</b></p> <p>Subsection T1(c).6 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 18 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 18 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 18 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>
93	6.148	<p><b>TABLE 6E.T1(d): CENTRE SQUARE DIRECT CONTROL PERMITTED AND DISCRETIONARY BUILDING TYPES:</b></p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 30 metres in height does not contain a use in the dwelling land use class and;</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 30 metres and the</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in</p>

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		<p><b>Transitional Area Mixed</b></p> <p>Subsection T1(d).4 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>(a) maximum building height is 30 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 30 metres.</p>	<p>than 11 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>
94	6.149	<p><b>TABLE 6E.T1(d): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Transitional Area Mixed</b></p> <p>Subsection T1(d).5 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 30 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 30 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, and:</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 30 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use.</p>

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		with the proposed regulations	<p>the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 30 metres.</p>	<p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>30 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	The revised regulations cover all missing scenarios and provide additional clarity.
95	6.150	<p><b>TABLE 6E.T1(e): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Transitional Area Arterial</b></p> <p>Subsection T1(e).5 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 40 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 40 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 40 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 40 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 40 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot</p>	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide

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			(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	height is between 11 metres and 40 metres.	containing a use in the dwelling land use class.	containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	additional clarity.
96	6.151	<p><b>TABLE 6E.T1(e): CENTRE SQUARE DIRECT CONTROL PERMITTED AND DISCRETIONARY BUILDING TYPES: Transitional Area Arterial</b></p> <p>Subsection T1(e).6 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 40 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 40 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 40 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 40 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 40 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 40 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.

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97	6.183	<b>TABLE 6E.T3(a): CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT REGULATIONS AND STANDARDS</b>  Be amended by replacing the reference to 6.0 metres in 3(a).3 with 5.0 metres	Permitted: 6.0 metres to 10.0 metres Discretionary: Below 5.0 metres or above 10.0 metres	Permitted: 5.0 metres to 10.0 metres Discretionary: Below 5.0 metres or above 10.0 metres	Fixes an error: 3(a).3 indicates the minimum front yard setback as permitted between 6.0 - 10.0 metres when it should read 5.0 -10 metres.
98	6.193	<b>TABLE 6E.T6: CENTRE SQUARE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS</b>  Be amended by replacing all references to “total floor area” with “gross floor area in Section T5.8 Motor Vehicle Requirements as referenced in the proposed regulations	<div>                         (1) For the first 300 square metres in total floor area, no parking stall is required.                          (2) For that portion in excess of the first 300 square metres in total floor area, one parking stall is required per 150 square metres of total floor area.                     </div> <div>                         (1) For the first 150 square metres in total floor area, no parking stall is required.                          (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 100 square metres of total floor area.                     </div>	<div>                         (1) For the first 300 square metres in gross floor area, no parking stall is required. (2) For that portion in excess of the first 300 square metres in gross floor area, one parking stall is required per 150 square metres of gross floor area.                     </div> <div>                         (1) For the first 150 square metres in gross floor area, no parking stall is required.                          (2) For that portion in excess of the first 150 square metres in gross floor area, one parking stall is required per 100 square metres of gross floor area.                     </div>	Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.
99	6.191	<b>6E.6.3 MOTOR VEHICLE REGULATIONS</b>  Be amended by replacing (1) with the proposed regulation	(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.6 of Chapter 1.	(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.3 of Chapter 1.	Fixes an incorrect reference

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100	6.202	<b>TABLE 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS</b>  Be amended by adding to Section T2.5 as a Land Use Specific Regulation, the proposed regulation	None	(5) "Agriculture, Animal Support" shall exclude accommodation of livestock.	To clarify that the Animal Support use in this Zone shall accommodate only domestic animals.
101	6.211	<b>TABLE 6F.T5: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS</b>  Be amended by replacing Motor Vehicle requirements in Section T5.1.1 with the proposed regulations	(1) For units in a building that existed in 2018, including a rehabilitated building, subject to subsection 6F.6.5, the lesser of: (a) one stall is required per Dwelling Unit; (b) existing parking stalls on the lot; or (c) nil for the first 150 square metres in total floor area and one parking stall per 75 square metres of total floor area for that portion in excess of the first 150 square metres in total floor area	(1) For units in a building that existed in 2018, including a rehabilitated building, subject to subsection 6F.6.5, the lesser of: (a) one stall is required per Dwelling Unit; (b) existing parking stalls on the lot; or (c) nil for the first 150 square metres in gross floor area and one parking stall per 75 square metres of gross floor area for that portion in excess of the first 150 square metres in gross floor area.	Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.
102	6.211	<b>TABLE 6F.T5: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS</b>	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.	(1) For the first 150 square metres in gross floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of gross floor area.	Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such

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		Be amended by replacing Motor Vehicle requirements in Section T5.2.7 with the proposed regulations					areas as mechanical areas, stairways and shafts.
103	6.220	<p><b>TABLE 6G.T1: THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT BUILDING TYPES</b></p> <p>Subsection T1.4 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 18 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 18 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 18 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 18 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 18 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 18 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.

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Amendment No.	Page No.	Proposed Amendment (C)	Existing Regulation (D)		Proposed Regulation (E)		Rationale (F)
104	6.220	<p><b>TABLE 6G.T1: THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT BUILDING TYPES</b></p> <p>Subsection T1.5 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 18 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 18 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 18 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 18 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 18 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 18 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>
105	6.225	<p><b>TABLE 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT</b></p>	<p>(1) A “Planned Group” shall allow all land uses and building types that are permitted or discretionary in the Residential Neighbourhood zone.</p>		<p>(1) A “Planned Group” shall allow all land uses and building types that are permitted or discretionary in the Residential Low-Rise zone.</p>		<p>Corrects an error that the DCD-CBM Zone should allow for higher intensity residential land</p>



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		<b>CONTROL DISTRICT</b>  Be amended by replacing Section T2.8(1) with the proposed regulation			uses as intended in the previous zoning bylaw 9250.
106	6.238	<b>TABLE 6G.T5: CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT PARKING REQUIREMENTS</b>  Be amended by replacing Motor Vehicle requirements in Section T5.7 with the proposed regulations	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.	(1) For the first 150 square metres in gross floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in gross floor area, one parking stall is required per 75 square metres of gross floor area.	Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.
107	6.240	<b>6G.7 LANDSCAPING AND AESTHETIC SCREENING</b>  Be amended by replacing Section 7.1(1) with the proposed regulation	(1) The minimum landscaping requirements prescribed in Table 6G.T6 apply to principal land uses and developments in the Residential High-Rise zone.	(1) The minimum landscaping requirements prescribed in Table 6G.T6 apply to principal land uses and developments in the Chuka Boulevard Mixed Direct Control District.	Corrects a reference error.

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Amendment No.	Page No.	Proposed Amendment (C)	Existing Regulation (D)		Proposed Regulation (E)		Rationale (F)
108	6.243	<p><b>7.6 REGINA URBAN FOREST MANAGEMENT STRATEGY AND DESIGN STANDARDS</b></p> <p>Be amended by repealing section 6G.7.6</p>	All screening and landscaping must, in the opinion of the Development Officer, meet the minimum standards of the Regina Urban Forest Management Strategy and Design Standards to count toward the requirements of subpart 6G.7.		Repealed		References to the Regina Urban Forest Management Strategy and Design Standards are not regulatory standards and were removed elsewhere in the adopted version of the Zoning Bylaw.
109	7.5	<p><b>TABLE 7B.T1: INSTITUTIONAL ZONE BUILDING TYPES</b></p> <p>Subsection T1.3 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use</p>	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide

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			use class and the maximum building height is 11 metres or less		in the dwelling land use class.	in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	additional clarity.
110	7.5	<b>TABLE 7B.T1: INSTITUTIONAL ZONE BUILDING TYPES</b>  Subsection T1.4 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations	<div>---</div>		Permitted where the:  (1) maximum building height is 11 metres or less; or  (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:  (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and  (b) is not on the same lot as a building containing a use in the dwelling land use class.	Discretionary where the:  (1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or  (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:  (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or  (b) is on the same lot as a building containing a use in the dwelling land use class.	This change is to include the regulations for Building Stacked, which were omitted.

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Amendment No.	Page No.	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
111	7.7	<b>TABLE 7B.T2: INSTITUTIONAL ZONE LAND USES</b>  Be amended by repealing subsection (1) in section T2.6	(1) With respect to the “Assembly, Recreation” land use located at Parcel W, Plan No. 102254622, refer to Subpart 7B.8 Mosaic Stadium Regulations and Design Guidelines.	Repealed	Mosaic Stadium is zoned as PS - Public Service, not I-Institutional, therefore this section is redundant.
112	7.7	<b>TABLE 7B.T2: INSTITUTIONAL ZONE LAND USES</b>  Be amended by replacing reference to subsection (1) with subsection (2) in subsection T2.6(3) and clause T2.6(3)(b)	(3) The measurement required in subsection (1) shall: a) be a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with “Assembly, Community” land use; and (b) the separation distance measured in (1) shall be assessed as of the date of receipt of a complete application as determined by the Development Officer.	(3) The measurement required in subsection (2) shall: a) be a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with “Assembly, Community” land use; and (b) the separation distance measured in (2) shall be assessed as of the date of receipt of a complete application as determined by the Development Officer.	Corrects a reference error.
113	7.8	<b>TABLE 7B.T3: INSTITUTIONAL ZONE DEVELOPMENT STANDARDS</b>  Be amended by repealing the (+) footnote	+ For the Assembly, Recreation land use at Parcel W, Plan No. 102254622, refer to 7B.8 Mosaic Stadium Regulations and Design Guidelines	+ Repealed	Mosaic Stadium is zoned as PS - Public Service, not I-Institutional, therefore this section is redundant.

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Amendment No.	Page No.	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
114	7.13	<b>TABLE 7B.T5: INSTITUTIONAL ZONE PARKING REQUIREMENTS</b>  Be amended by repealing Section 5.5(1)	(1) With respect to the Assembly, Recreation land use at Parcel W, Plan No. 102254622, refer to 7B.8 Mosaic Stadium Regulations and Design Guidelines.	Repealed	Mosaic Stadium is zoned as PS - Public Service, not I- Institutional, therefore this section is redundant.
115	7.13	<b>TABLE 7B.T5: INSTITUTIONAL ZONE PARKING REQUIREMENTS</b>  Be amended by replacing Motor Vehicle requirements in Section T5.6 with the proposed regulations	One stall is required per 100 square metres of the total floor area, with portable classrooms excluded from the calculation of total floor area.	One stall is required per 100 square metres of the gross floor area, with portable classrooms or additions excluded from the calculation of gross floor area.	Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts. Also, this amendment clarifies that additions to schools are exempt from parking requirements, regardless if the addition is "temporary"
116	7.13	<b>TABLE 7B.T5: INSTITUTIONAL ZONE PARKING REQUIREMENTS</b>	One stall is required per 100 square metres of total floor area.	One stall is required per 100 square metres of gross floor area.	Clarifies that parking will be calculated using the

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Amendment No.	Page No.	Proposed Amendment (C)	Existing Regulation (D)		Proposed Regulation (E)		Rationale (F)
		Be amended by replacing Motor Vehicle requirements in Section T5.7 with the proposed regulation					definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.
117	7.20	<p><b>TABLE 7C.T1: URBAN HOLDING ZONE BUILDING TYPES</b></p> <p>Subsection T1.3 in the columns labelled "Permitted" and "Discretionary" be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>

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Amend- ment No.	Page No.	Proposed Amendment (C)	Existing Regulation (D)		Proposed Regulation (E)		Rationale (F)
						in the dwelling land use class.	
118	7.20	<p><b>TABLE 7C.T1: URBAN HOLDING ZONE BUILDING TYPES</b></p> <p>Subsection T1.4 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>

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Amendment No.	Page No.	Proposed Amendment (C)	Existing Regulation (D)		Proposed Regulation (E)		Rationale (F)
						containing a use in the dwelling land use class.	
119	7.28	<b>TABLE 7C.T5: URBAN HOLDING ZONE PARKING REQUIREMENTS</b>  Be amended by replacing Motor Vehicle Stalls Required in Section T5.2 with the proposed regulation	One stall is required per 175 square metres of total floor area.		One stall is required per 175 square metres of gross floor area.		Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.
120	7.34	<b>TABLE 7D.T1: RW – RAILWAY ZONE BUILDING TYPES</b>  Subsection T1.3 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations	Permitted where the:  (1) building does not contain a use in the dwelling land use class and meets the following conditions:  (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in	Discretionary where the:  (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;  (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or	Permitted where the:  (1) maximum building height is 11 metres or less; or  (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:	Discretionary where the:  (1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or  (2) maximum building height is greater than 11 metres but	The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a



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			<p>the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>
121	7.34	<p><b>TABLE 7D.T1: RW – RAILWAY ZONE BUILDING TYPES</b></p> <p>Subsection T1.4 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide</p>

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			(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	height is between 11 metres and 15 metres.	(b) is not on the same lot as a building containing a use in the dwelling land use class.	(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	additional clarity.
122	7.41	<b>TABLE 7D.T5: RAILWAY ZONE PARKING REQUIREMENTS</b>  Be amended by replacing Motor Vehicle requirements in Section T5.1 with the proposed regulations	One stall is required per 150 square metres of total floor area.		One stall is required per 150 square metres of gross floor area.		Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.
123	7.47	<b>TABLE 7B.T1: PUBLIC SERVICE ZONE BUILDING TYPES</b>  Be amended by deleting "TABLE 7B.T1: PUBLIC SERVICE ZONE BUILDING TYPES" and replacing it with the correct title in the proposed regulation	TABLE 7B.T1: PUBLIC SERVICE ZONE BUILDING TYPES		TABLE 7E.T1: PUBLIC SERVICE ZONE BUILDING TYPES		This change fixes a numbering mistake.

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124	7.47	<p><b>TABLE 7E.T1 – PUBLIC SERVICE ZONE BUILDING TYPES</b></p> <p>Subsection T1.3 in the columns labelled “Permitted” and “Discretionary” be deleted and replaced with the proposed regulations</p>	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	<p>The existing regulations did not clarify how they apply to a building that is under 11 metres in height and is adjacent to a residential lot or is on the same lot as a building containing a dwelling use. The revised regulations cover all missing scenarios and provide additional clarity.</p>
125	7.54	<p><b>TABLE 7E.T5: PUBLIC SERVICE ZONE PARKING REQUIREMENTS</b></p> <p>Be amended by replacing Motor</p>	<p>One stall is required per 100 square metres of the total floor area, with portable classrooms excluded from the calculation of total floor area.</p>		<p>One stall is required per 100 square metres of the gross floor area, with portable classrooms or additions excluded from the calculation of gross floor area.</p>		<p>Clarifies that parking will be calculated using the definition of Gross Floor Area, which</p>

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		Vehicle Stalls Required in Section T5.6 with the proposed regulation			excludes such areas as mechanical areas, stairways and shafts. Also, this amendment clarifies that additions to schools are exempt from parking requirements, regardless if the addition is “temporary”
126	7.54	<b>TABLE 7E.T5: PUBLIC SERVICE ZONE PARKING REQUIREMENTS</b>  Be amended by replacing Motor Vehicle Stalls Required in Section T5.7 with the proposed regulation	One stall is required per 100 square metres of total floor area.	One stall is required per 100 square metres of gross floor area.	Clarifies that parking will be calculated using the definition of Gross Floor Area, which excludes such areas as mechanical areas, stairways and shafts.
127	8.33-8.34	<b>8G.5 ADDITIONAL DEVELOPMENT STANDARDS</b>  Be replaced with the proposed regulation	Any application for a development permit on lands subject to section 8G.2(2)(a) shall be accompanied by:  (a) approval from Transport Canada, Nav Canada, and the Regina Airport Authority, indicating that these entities have reviewed the proposed	Any application for a development permit on lands subject to section 8G.2(2)(a) may be required to be accompanied by either or both of the following:	This amendment clarifies that there is some flexibility in how the City

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Amend- ment No.	Page No.	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
			<p>development and it does not contravene the <i>Aeronautics Act, 1985</i> and <i>Regina Airport Zoning Regulations</i>; and</p> <p>(b) certification by a professional engineer or architect licensed to practice in Saskatchewan, confirming that the proposed development complies with the height requirements of the <i>Aeronautics Act, 1985</i> and <i>Regina Airport Zoning Regulations</i>.</p>	<p>(a) approval from Transport Canada, Nav Canada, and the Regina Airport Authority, indicating that these entities have reviewed the proposed development and it does not contravene the <i>Aeronautics Act, 1985</i> and <i>Regina Airport Zoning Regulations</i>, or planned infrastructure; or</p> <p>(b) certification by a professional engineer or architect licensed to practice in Saskatchewan, confirming that the proposed development complies with the height requirements of the <i>Aeronautics Act, 1985</i> and <i>Regina Airport Zoning Regulations</i> or planned infrastructure.</p>	<p>applies this regulation in consultation with the appropriate authorities and agencies. This amendment is more in keeping with the language under the former Regina Zoning Bylaw 9250. A reference to “planned infrastructure” has also been added to align with the Statements of Provincial Interest with respect to protecting growth of critical airport infrastructure.</p>
128	8.48	<b>8K.4 DEVELOPMENT STANDARDS</b>  <b>4.1 FRONT YARD SETBACK</b>	<p>(b) where there is only one next-door lot that is zoned Residential, the front yard setback to the non-garage portion of the proposed building shall be plus or minus one metre of the front yard setback of the nextdoor lot;</p>	<p>(b) where there is only one next-door lot that is zoned Residential, the front yard setback to the non-garage portion of the proposed building shall be between plus or minus one metre of the front yard setback of the next-door lot;</p>	<p>Clarifies that required setback may be any point within one metre of the next-door lot.</p>

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		Be amended by replacing section (b) with the proposed regulation			
129	8.48	<b>8K.4 DEVELOPMENT STANDARDS</b>  <b>4.1 FRONT YARD SETBACK</b>  Be amended by replacing section (c) with the proposed regulation	(c) where neither of the next-door lots is zoned Residential or does contain a principal building, the front yard setback to the non-garage portion of the proposed building shall be the minimum required front yard setback of the underlying zone;	(c) where neither of the next-door lots is zoned Residential or does not contain a principal building, the front yard setback to the non-garage portion of the proposed building shall be between the minimum required front yard setback of the underlying zone and 6 metres;	Provides flexibility to allow for front yard setback to be consistent with the context of the neighbourhood where there is no next-door lot.
130	8.50	<b>Part 8K – RID – Residential Infill Development</b> <b>Figure 8K.F1</b> Be amended by deleting “X+Y/2 metres” and replacing it with “[X+Y]/2 metres”	See Appendix 'B', page 3 for existing Figure 8K.F1	See Appendix 'B', page 3 for proposed Figure 8K.F1	This change is necessary to clarify the calculation.
131	8.60	<b>Part 8K – RID – Residential Infill Development</b> <b>Figure 8K.F.1</b> Be amended by deleting “Figure 8K.F.1” and replacing it with “Figure 8K.F12”	See Appendix 'B', page 3 for existing Figure 8K.F.1	See Appendix 'B', page 3 for proposed Figure 8K.F12	This change is necessary to correct the reference.

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Amendment No.	Page No.	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
132	8.63	<b>8M.2 APPLICATION</b>  Be amended by replacing section (1) (b) with the proposed regulation	(b) on an entire block face identified within a concept plan or secondary plan as being appropriate for having both front and lane access;	(b) on an entire block face identified through the zoning amendment application review as being appropriate for having both front and lane access with due consideration to the utilization of infrastructure, surrounding land uses, safety or other factors deemed necessary by the City.	This amendment will allow the City to assess the application of this overlay zone through the rezoning process rather than at the high-level concept plan or secondary plan stages.
133	Zoning Maps 2094(A), 2294(A)	Amend the zoning designation of Block 104 on Walsh Avenue in Rosewood Park concept plan area from RN – Residential Neighbourhood to RU – Residential Urban	Map 2094(A) & Map 2294(A) - LSD 1- 09-18-20-2 Ext 52 – RN- Residential Neighbourhood	Map 2094(A) & Map 2294(A) - LSD 1- 09-18-20-2 Ext 52 – RU- Residential Urban	Corrects a mapping error when the adoption of 2019-19 was adopted
134	Zoning Maps 2284(A), 2484(A)	Amend the zoning designation of 5601 – 5657 Mitchinson Way from RU to RL.	Map 2284(A) & Map 2484(A) - 5601, 5609, 5617, 5625, 5633, 5641, 5649 & 5657 Mitchinson Way - Lots 33, 34, 35, 36, 37, 38, 39 & 40 - Blk/Par 67-Plan 102321650 – RU-Residential Urban	Map 2284(A) & Map 2484(A) - 5601, 5609, 5617, 5625, 5633, 5641, 5649 & 5657 Mitchinson Way - Lots 33, 34, 35, 36, 37, 38, 39 & 40 - Blk/Par 67-Plan 102321650 – RL- Residential Low-rise	An amendment was made to Bylaw 9250 that was incorrectly zoned in 2019-19. 5601 - 5661 Mitchinson Way was rezoned from DCD-12 to R5 under Bylaw 9250, need to update to

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Amend-ment No.	Page No.	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
					applicable zones
135	Zoning Maps 2291(B), 2292(B), 2684(B), 2685(B), 2690(B), 2691(B), 2692(B), 2889(B), 3087(B), 3088(B)	Amend the referenced zoning maps to remove the overlay zone from former DSC zones	<p>Map 2291(B) &amp; Map 2292(B): 350 N Mccarthy Boulevard – Blk/Par E-Plan 99RA27210 Ext 3 – FA_0.32</p> <p>Map 2684(B) &amp; Map 2685(B): 3806 Albert Street – Blk/Par C-Plan AR1128 Ext 1– FA_0.463</p> <p>Map 2690(B): 2601 Avonhurst Drive – Blk/Par 4-Plan 59R10218 Ext 1 – FA_0.33</p> <p>Map 2691(B) &amp; Map 2692(B): 481 N Albert Street - Lot 5-Blk/Par 66-Plan 01RA26550 Ext 0 489 N Albert Street – Lot 1 &amp; Lot 3-Blk/Par 66-Plan 65R11853 Ext 0 – FA_0.40</p> <p>Map 2889(B): 1230 Broad Street– Lot E-Blk/Par 139A-Plan 68R17406 Ext 0; Lot C-Blk/Par 139A-Plan DJ454 Ext 3 &amp; Lot A-Blk/Par 139A-Plan DJ454 Ext 1 – FA_0.86</p> <p>Map 3087(B) &amp; Map 3088(B): 2223 E Victoria Avenue and 2333 E Victoria Avenue – Blk/Par A-Plan 101968601 Ext 0; Blk/Par B-Plan 101968601 Ext 0; Blk/Par X-Plan 86R67421 Ext 0; Blk/Par BB-Plan 92R44044 Ext 0– FA_0.313</p>	N/A	Corrects a mapping error when 2019-19 was adopted. Floor Area Overlay to be removed from all former DSC sites.
136	Zoning Map 2484(A)	Amend the zoning designation of 4581 Parliament Avenue from ML – Mixed Low-Rise to OA – Office Area	Map 2484(A): Blk/Par W1-Plan 102067949 Ext 0 – ML – Mixed Low-rise	Map 2484(A): Blk/Par W1-Plan 102067949 Ext 0 – OA – Office Area	This property was mistakenly rezoned to ML through the adoption of 2019-19. The



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Amendment No.	Page No.	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
					subject property is part of the Harbour Landing Business Park and a change in zoning designation is needed to match the existing use.
137	Zoning Maps 3286(A), 3486(A)	Amend maps 3286(A) and 3486(A) to correct errors	Map 3286(A) and Map 3486(A) - 3000 Woodland Grove Drive - SW 14-17-19-2 Ext 9 – RU – Residential Urban	Map 3286(A) and Map 3486(A) - 3000 Woodland Grove Drive - SW 14-17-19-2 Ext 9 – R1 – Residential Detached	Corrects mapping errors when 2019-19 was adopted. Parcel B, Plan No. 99RA8035 & SW 1/4 Sec. 14-17-19 W2M within the Towns was rezoned LC2 & R1 under Bylaw 9250; LC2 was correctly rezoned to ML while the R1 parcel should have stayed R1 but was mistakenly designated RU.

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Amendment No.	Page No.	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
138	Zoning Map 2688(A)	Amend map 2688(A) to correct the zoning designation of 1840 Lorne Street from DCD-D to C-Contract	Map 2688(A): 1840 Lorne Street - Lot 42-Blk/Par 309-Plan 00RA12095 Ext 0 – DCD-D – Downtown Direct Control District	Map 2688(A): 1840 Lorne Street - Lot 42-Blk/Par 309-Plan 00RA12095 Ext 0 – C – Contract Zone	Corrects a mapping error. The contract zone is still in place for this property.
139	Zoning Map 2691(A)	Amend the zoning designation of 2 Sheppard Street from R1 to C	Map 2691(A): 2 Sheppard Street - Lot 23-Blk/Par 25-Plan 62R19206 Ext 0 – R1 – Residential Detached	Map 2691(A): 2 Sheppard Street - Lot 23-Blk/Par 25-Plan 62R19206 Ext 0 – C – Contract Zone	Property was incorrectly rezoned to R1 through adoption of 2019-19
140	Zoning Map 3486(A)	Amend map 3486(A) by changing the zoning designation of 2901 Chuka Boulevard to RH – Residential High-Rise	Map 3486(A): 2901 Chuka Boulevard - Blk/Par D-Plan 102289945 Ext 0 – MLM – Mixed Large Market	Map 3486(A): 2901 Chuka Boulevard - Blk/Par D-Plan 102289945 Ext 0 – RH – Residential High-rise	Corrects a mapping error when 2019-19 was adopted
141	11.1	<b>11A.2 DEFINITIONS</b>  Be amended by replacing (n) with the proposed regulation	(n) “DCD-CBM” means the Chukka Boulevard Mixed Direct Control District as defined in Chapter 6;	(n) “DCD-CBM” means the Chuka Boulevard Mixed Direct Control District as defined in Chapter 6;	Typo correction
142	11.28	<b>11E.13 ADDITIONAL PROVISIONS</b>  Be amended by adding subsection (12)	None	(12) Notwithstanding any part of this bylaw, no advertising display sign shall be allowed where a residential business is conducted, unless the residential business occurs in a designated live/work area.	This proposed regulation re-instates the requirement in the former Zoning Bylaw No. 9250 that residential businesses may not advertise with on-site signage.

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## Footnotes

1.

### Proposed Regulation (E)

<b>T2.8</b>	<ul style="list-style-type: none"> <li>• Food &amp; Beverage, Lounge</li> <li>• Food &amp; Beverage, Restaurant</li> <li>• Service Trade, Clinic</li> <li>• Service Trade, Light</li> <li>• Service Trade, Personal</li> </ul>	Permitted if gross floor area is less than 250 square metres per lot.	Discretionary if gross floor area is between 250 and 1,000 square metres per lot, inclusive.	(1) No land use within this group shall be developed within 100 metres of any lot zoned Residential or Mixed Use.
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2.

### Existing Regulation (D)

<b>T2.8</b>	<ul style="list-style-type: none"> <li>• Transportation, Parking</li> </ul>		Discretionary	The “Transportation, Parking Lot” land use will only be considered as a principal use when it permits long-term shared parking or off-street caveated parking to meet minimum parking requirements of the use for which it is provided.
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### Proposed Regulation (E)

<b>T2.8</b>	<ul style="list-style-type: none"> <li>• Transportation, Parking</li> </ul>	Permitted if location is identified as an interim use in the Official Community Plan.	Discretionary if otherwise.	The addition of “Transportation, Parking” as a Permitted Use is in response to the recently approved Yards Neighbourhood Plan, which specifically identifies parking as an option to allow for use of the site until potential of the site is realized.
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