

## Appendix A-3

	Proposed Bylaw Changes	Rationale
1	Remove “Service Trade, Light” and “Service Trade, Personal” from Table 6G.T2.2 be added to Table 6G.T2.4	Housekeeping amendment to align the service trade land-use to other similar land uses
2	Section 6G.4.2(2) be amended by reformatted the bylaw numbering sequence on section 6G.4.2(2).	i. Minor housekeeping changes.
3	Table 6G.T2.4 be amended by adding a “Drive- Through” or “Drive-through, Accessory” land use as a discretionary use subject to the following land use specific regulation: <ol style="list-style-type: none"> <li>1. The drive-through isles access must not conflict with the required pedestrian sidewalk.</li> <li>2. The drive-through queue space is buffered or oriented to protect existing or planned residential development on the site.</li> <li>3. A Traffic Impact Assessment is required to demonstrate the traffic impacts do not conflict with on-site circulation, access, and public infrastructure.</li> </ol>	Additional regulations added to regulate a “Drive- Through” or “Drive-through, Accessory” land use as a discretionary use.
4	Section 6G.4.2(2)(k) be added as follows: <p>(k) As an alternative, notwithstanding other requirements of this zone, uses without dwellings in the same building may be permitted subject to the subject to the following requirements:</p> <ol style="list-style-type: none"> <li>i. Buildings shall front Chuka Boulevard and meet built form requirements of the Chuka Boulevard Interface,</li> <li>ii. Land uses in the “Dwelling” class or land uses in sections T2.2 or T2.9 of Table 6G.T2 permitted within Table 6G.T2 shall be developed behind the commercial buildings.</li> <li>iii. At the discretion of the Development Officer a development agreement may be required to be registered on title to ensure restrictions are apparent to future owners of the property</li> </ol>	Required to accommodate the proposed changes to accommodate the standalone commercial fronting Chuka and drive through for restaurant.