

TA23-0010 Schedule A – Proposed Text Amendments

Content Changes to Zoning Bylaw No. 12375

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 3.3.7 Enforcement Prohibitions	See Chart A	See Chart B	To coordinate the vehicle weight restriction of commercial vehicles and recreational vehicles. Add a restriction that no more than two commercial vehicles can be parked or stored within a single family dwelling zones.
2.	Section 5.3 Definitions & Interpretations General Definitions "D"	DWELLING means accommodation providing interconnected, free flowing space including bedroom(s), washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-permanently for a household. A dwelling includes only one room which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a kitchen, except where otherwise permitted in the bylaw. One wet bar is permitted within a dwelling. This use does not include a room in a hotel or a motel. Secondary suites are considered a separate dwelling unit.	DWELLING means accommodation providing interconnected, free flowing space including bedroom(s), washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-permanently for a household. A dwelling includes only one room which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a kitchen, except where otherwise permitted in the bylaw. <u>Wet bars are permitted.</u> One wet bar is permitted within a dwelling. This use does not include a room in a hotel or a motel. Secondary suites are considered a separate dwelling unit.	Eliminate the limitation of one wet bar per dwelling to allow for home design flexibility.

No.	Section	Current Wording	Proposed Wording	Reason for Change
3.	Section 5.3 Definitions & Interpretations General Definitions "F"	FLEET SERVICES means development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease. Typical uses include but are not limited to ambulance services, rental vehicle, taxi services, bus lines, messenger, and courier services. This does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kilograms.	FLEET SERVICES means a development using a fleet of vehicles (<u>three or more vehicles</u>) for the delivery of people, goods, or services, where such vehicles are not available for sale or long-term lease. Typical uses include but are not limited to ambulance services, rental vehicle, taxi services, bus lines, messenger, and courier services. This does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kilograms.	The weight restriction is covered within the automotive and industrial definitions. Adding three or more vehicles will help clarify this definition and help bylaw enforcement in situations where fleet services are not permitted.
4.	Section 5.3 Definitions & Interpretations General Definitions "M"	MOORAGE, TEMPORARY means the securing of a boat or other water vessel by means of cables, anchors, or other contrivances on a short-term basis of less than 24 hours.	MOORAGE, TEMPORARY means the securing of a boat or other water vessel by means of cables, anchors, or other contrivances on a short-term basis <u>while directly engaging in the active recreational use of the boat or other water vessel, for a period not exceeding 48 hours.</u>	Adjust definition to align with enforcement efforts and recent caselaw.
5.	Section 5.3 Definitions & Interpretations General Definitions "T"	TEMPORARY SHELTER SERVICES means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time. Typical uses include but are not limited to hostels and over-night shelters.	TEMPORARY SHELTER SERVICES means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time. <u>This use includes an ancillary supportive housing use if the majority of the gross floor area is used for temporary shelter services.</u> Typical uses include but are not limited to hostels and over-night shelters.	Adjust definition to align with provincial housing and shelter objectives including current provincial funding models.

No.	Section	Current Wording	Proposed Wording	Reason for Change
6.	Section 5.3 Definitions & Interpretations General Definitions "S"	SUPPORTIVE HOUSING means housing consisting of dwellings with support services on-site that may or may not include collective dining facilities, laundry facilities, counselling, educational services, homemaking, and transportation. Supportive housing can be in any apartment or townhouse building form.	SUPPORTIVE HOUSING means housing consisting of dwellings with support services on-site that may or may not include collective dining facilities, laundry facilities, counselling, educational services, homemaking, and transportation. Supportive housing can be in any apartment or townhouse building form. <u>Supportive Housing can occur within a Single Detached Housing, Duplex Housing, or Semi-Detached Housing provided there are no more than 12 persons who are in care and that the housing is operated by a provincial agency. The layout of the home must remain a single housekeeping group and use a common kitchen.</u>	Adjust the supportive housing definition to reflect evolving models of community-based housing with supports on a small residential scale.
7.	Section 7.2.5 Site Layout Landscaping Standards	Notwithstanding any other provisions in this Bylaw, where Riparian Management Areas are required along stream corridors in accordance with the Official Community Plan, the land and vegetation shall remain undisturbed. In the case of Riparian Management Areas along Okanagan Lake, land is to remain in its natural condition or be landscaped in a manner that either enhances conditions for fish and wildlife or maintains conditions equivalent to those that would have existed had no development occurred. Retaining walls along the Okanagan Lake waterfront are permitted under the terms of a development permit where required to protect lakefront property. All site layout and landscaping provisions must be consistent	Notwithstanding any other provisions in this Bylaw, <u>wherever Environmentally Sensitive Areas (as defined in the OCP) or Natural Hazard Areas (as defined in the OCP) are located, then the land and vegetation shall remain undisturbed or be restored (as described in the OCP). Riparian Management Areas (as defined by the OCP) must remain in its natural condition or be restored in a manner that either enhances conditions for fish and wildlife or maintains conditions equivalent to those that would have existed had no development occurred.</u> where Riparian Management Areas are required along stream corridors in accordance with the Official Community Plan, the land and vegetation shall remain	Changes made to reflect recent updates to development permit procedures for the protection of trees and align the text to match best practices for environmentally sensitive area protection, as an objective of the 2040 OCP

No.	Section	Current Wording	Proposed Wording	Reason for Change
		with the riparian requirements outlined in the Official Community Plan.	undisturbed. In the case of Riparian Management Areas along Okanagan Lake, land is to remain in its natural condition or be landscaped in a manner that either enhances conditions for fish and wildlife or maintains conditions equivalent to those that would have existed had no development occurred. Retaining walls along the Okanagan Lake waterfront are permitted under the terms of a development permit where required to protect lakefront property. All site layout and landscaping provisions must be consistent with the riparian requirements outlined in the Official Community Plan.	
8.	Section 7.2.6 Site Layout Landscaping Standards	All construction on-site must occur concurrently with erosion control measures to prevent the pollution, degradation, or siltation of natural areas and water courses. This includes the provision of temporary fencing prior to and during construction.	All construction on-site must occur concurrently with erosion control <u>and protection measures</u> to prevent the pollution, degradation, or siltation of natural areas, <u>including vegetation</u> and watercourses. This includes the provision of temporary fencing prior to and during construction.	Changes made to reflect recent updates to development permit procedures for the protection of trees and align the text to match best practices for environmentally sensitive area protection, as an objective of the 2040 OCP
9.	Section 7.2.9 Site Layout Landscaping Standards	Where the retention of native trees and ground cover is required or permitted, a letter from a registered professional landscape architect or registered professional forester shall be submitted, indicating the mitigation measures required during and after the construction to ensure the health of the vegetation.	Where the retention of native trees <u>and</u> ground cover is required or permitted, a letter from a registered <u>qualified professional such as a certified arborist or Landscape Architect</u> , registered professional forester shall be submitted indicating the mitigation measures required during and after the	Changes made to reflect recent updates to development permit procedures for the protection of trees and align the text to match best practices for environmentally

No.	Section	Current Wording	Proposed Wording	Reason for Change
			construction to ensure the health of the vegetation.	sensitive area protection, as an objective of the 2040 OCP
10.	Section 8.2.7 Parking and Loading Size and Ratio	Each required off-street parking space and parking lot layout shall conform to the following provisions	Each required off-street parking space and parking lot layout shall conform to the following provisions	The intention of this regulation is to apply to all onsite parking spaces and all onsite parking lots, not just the ones that are 'required'.
11.	Section 8.2.7.b Parking & Loading Size and Ratio Table 8.2.7.bRatio of Parking Space Sizes Footnote ⁴	All parking spaces must be regular size vehicle parking space when the length of a parking space abuts a doorway.	All parking spaces must be regular size vehicle parking space when: <u>the length of a parking space abuts a doorway or when a surface parking space abuts a lane perpendicularly.</u>	This change is to ensure small parking spaces are not perpendicularly abutting lanes. Small parking spaces compromise the functionality of those lanes with larger vehicles overhanging into the lanes.
12.	Section 8.3 Parking and Loading Table 8.3 Required Off- Street Parking Requirements Footnote ⁴	MF1 zoned lots with four dwelling units or less shall have a minimum of one (1) parking space per dwelling unit. The parking rate identified above applies to MF1 lots with five dwelling units or more.	MF1 zoned lots with four dwelling units or less shall have a minimum of one (1) parking space per dwelling unit. <u>The parking rate for MF1 lots (identified above) applies to the fifth dwelling unit and any more dwelling units.</u>	The intended language was also to allow the MF1 zone one stall per unit for the first four units. The current wording was unclear in those intentions.

No.	Section	Current Wording	Proposed Wording	Reason for Change
13.	Section 8.4 Off-Street Loading Size and Access Table 8.4 – Minimum Loading Required	See Chart C	See Chart D	Deleting the loading stall requirement Child Care Centre, Major uses as unnecessary as child care facilities do not need large loading facilities.
14.	Section 9.2 Specific Uses Home-Based Businesses	One client visit to the site from which the business is being operated on any given day.	One client visit to the site from which the business is being operated on any given day <u>at any given time.</u>	Council approved a business license at 145 Summer Woods Drive on March 20 th 2023 to facilitate the proposed Home based business. Staff are recommending the change in order to apply the maximum number of client visits to all minor Home based-Businesses.
15.	Section 9.11 Specific Uses Tall Building Regulations	See Chart E	See Chart F	To clarify where the floorplate regulation applies to. Clarify where the stepbacks apply to. Clarify the tower separation regulation applies to the whole tower.
16.	Section 10.5 Agricultural and Rural Zones A1 Agricultural and Development Regulations	130 m ² . ¹	130 m ² · <u>per building</u> . ¹	To clarify the intention of the regulation.

No.	Section	Current Wording	Proposed Wording	Reason for Change
	Max. Gross Floor Area For Non-Agricultural Accessory Buildings or Structures			
17.	Section 10.6 Agricultural and Rural Zones Development Regulations Criteria	Max. Building Footprint for Accessory Buildings or Structures	Max. Building Footprint <u>per</u> Accessory Building or Structure	To clarify the language that the maximum footprint is per building, not the total of all accessory buildings.
18.	Section 11.5 Single & Two Dwelling Zones Development Regulations	Max. Building Footprint for Accessory Buildings / Structures	Max. Building Footprint <u>per</u> Accessory Building or Structure	To clarify the language that the maximum footprint is per building, not the total of all accessory buildings.
19.	Section 11.5.7 Single & Two Dwelling Zones Development Regulations Footnote ⁷	The front yard and flanking yard setbacks can be reduced to 3.0 m for lots within the Suburban Residential S-RES future land use designation identified in the OCP.	The front yard and flanking yard setbacks can be reduced to 3.0 m for lots within a S-RES - Suburban Residential <u>or a S-MU – Suburban Multiple Unit</u> future land use designation identified in the OCP.	The original reason for this regulation was to honour the hillside sub-zone setbacks, however, it was assumed that there was no single family zoned lots within a S-MU Suburban Multiple Unit future land use designation which was incorrect. Therefore, the effective hillside setbacks should apply to all single family lots including ones

No.	Section	Current Wording	Proposed Wording	Reason for Change
				with a S-MU Suburban Multiple Unit future land use designation.
20.	Section 13.5 Multi-Dwelling Zones Development Regulations Footnotes	.9 4.0 m ² per dwelling unit of the common and private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas.	.9 <u>A minimum of</u> 4.0 m ² per dwelling unit of the common and private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. <u>Common amenity space is not required for fee simple townhouses.</u>	In fee simple situations there is no strata to manage any common assets, therefore, there should be no requirement for common amenity space. Further, to clarify that a development can provide more than 4.0 m ² per dwelling unit of the Common and Private Amenity Space requirement.
21.	Section 13.6 Multi-Dwelling Zones Density and Height Development Regulations Max. Base Density for MF1 zone	0.8 FAR with lane 0.6 FAR without a lane	0.8 FAR <u>for double fronting lots</u> and lots with a lane or 0.6 FAR for lots without a lane	The lots between Cawston Ave and Wilson Ave are double fronting lots without lanes. Having the lower density calculation was meant to apply to new lots outside the original RU7 area. Therefore, this amendment is to restore the original intended density in this area.

No.	Section	Current Wording	Proposed Wording	Reason for Change																				
22.	Section 13.6 Multi-Dwelling Zones Density and Height Development Regulations Footnote ^{.1}	The base height is 18.0 m & 4 storeys except the maximum height may be increased to 22.0 m / 6 storeys if: <ul style="list-style-type: none"> The subject property is fronting onto a Transit Supportive Corridor; or The subject property does not abut a RU1, RU2, RU3, RU4, or RU5 zoned lot. 	<u>If a parkade entrance / exit has a lower finished grade than the surrounding area then this portion of the parkade can be excluded from height calculations.</u> The base height is 18.0 m & 4 storeys except the maximum height may be increased to 22.0 m / 6 storeys if: <ul style="list-style-type: none"> The subject property is fronting onto a Transit Supportive Corridor; or The subject property does not abut a RU1, RU2, RU3, RU4, or RU5 zoned lot. 	To add an exclusion for parkade entrances within hillslope situations as the overall height regulation will remain intact.																				
23.	Section 14.9 Core Area and Other Zones Principal and Secondary Land Uses	n/a	Add a row between row 59 and 60 Add the use of: Single Detached Housing Add as a 'P' Principal Use in the UC1, UC2, UC3, UC4, & UC5 zones Add as '-' Not Permitted for the remaining zones.	This change is to allow single family homes within the urban centre zones as most urban centres were pre-zoned. This change will allow home owners to do additions or rebuilds if they choose.																				
24.	Section 14.9 Core Area and Other Zones Principal and Secondary Land Uses – Secondary Suite	<table border="1"> <thead> <tr> <th>UC1</th> <th>UC2</th> <th>UC3</th> <th>UC4</th> <th>UC5</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table>	UC1	UC2	UC3	UC4	UC5	-	-	-	-	-	<table border="1"> <thead> <tr> <th>UC1</th> <th>UC2</th> <th>UC3</th> <th>UC4</th> <th>UC5</th> </tr> </thead> <tbody> <tr> <td>S^{.15}</td> <td>S^{.15}</td> <td>S^{.15}</td> <td>S^{.15}</td> <td>S^{.15}</td> </tr> </tbody> </table>	UC1	UC2	UC3	UC4	UC5	S ^{.15}	S ^{.15}	S ^{.15}	S ^{.15}	S ^{.15}	This change is to allow secondary suites as a permitted secondary use within an urban centre zone and only within a single family home.
UC1	UC2	UC3	UC4	UC5																				
-	-	-	-	-																				
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S ^{.15}	S ^{.15}	S ^{.15}	S ^{.15}	S ^{.15}																				
25.	Section 14.9 Core Area and Other Zones	Apartment Housing for P1 zone: "-" Apartment Housing for P2 zone: "-"	Apartment Housing for P1 zone: " <u>S</u> " Apartment Housing for P2 zone: " <u>S</u> "	Add Apartment Housing as a secondary use to the P1 and P2 zones to help facilitate housing projects that are related																				

No.	Section	Current Wording	Proposed Wording	Reason for Change																				
	Principal and Secondary Land Uses			to the existing institutional uses on site.																				
26.	Section 14.9 Core Area and Other Zones Principal and Secondary Land Uses – Footnote	n/a	Add footnote: ^{.15} Secondary suites are only permitted within Single Detached Housing.	This change is to allow secondary suites as a permitted secondary use within an urban centre zone and only within a single family home.																				
27.	Section 14.11 Core Area and Other Zones Commercial and Urban Centre Zone Development Regulations Criteria – Min Building Stepback from Front Yard and Flanking Side Yard	<table border="1"> <thead> <tr> <th>UC1</th> <th>UC2</th> <th>UC3</th> <th>UC4</th> <th>UC5</th> </tr> </thead> <tbody> <tr> <td>n/a</td> <td>n/a</td> <td>n/a</td> <td>n/a</td> <td>n/a</td> </tr> </tbody> </table>	UC1	UC2	UC3	UC4	UC5	n/a	n/a	n/a	n/a	n/a	<table border="1"> <thead> <tr> <th>UC1</th> <th>UC2</th> <th>UC3</th> <th>UC4</th> <th>UC5</th> </tr> </thead> <tbody> <tr> <td>3.0 m ^{.14}</td> <td>3.0 m ^{.14}</td> <td>3.0 m ^{.14}</td> <td>3.0 m ^{.14}</td> <td>3.0 m ^{.14}</td> </tr> </tbody> </table>	UC1	UC2	UC3	UC4	UC5	3.0 m ^{.14}	3.0 m ^{.14}	3.0 m ^{.14}	3.0 m ^{.14}	3.0 m ^{.14}	Add building stepback regulation to the Urban Centre zones so 6 storey building forms have consistent regulation across zones.
UC1	UC2	UC3	UC4	UC5																				
n/a	n/a	n/a	n/a	n/a																				
UC1	UC2	UC3	UC4	UC5																				
3.0 m ^{.14}	3.0 m ^{.14}	3.0 m ^{.14}	3.0 m ^{.14}	3.0 m ^{.14}																				
28.	Section 14.11 Core Area and Other Zones Commercial and Urban Centre Zone Development Regulations	For any building greater than 18.0 m or 4.5 storeys and located on a corner lot, there shall be a triangular setback 4.5 m in length along the lot lines that meet at each corner of an intersection. This setback will only be required at the first storey. See Visual Example of Corner Lot Setbacks.	For any building greater than 18.0 m or 4.5 <u>storeys</u> and located on a corner lot, there shall be a triangular setback 4.5 m in length along the lot lines that meet at each corner of an intersection. This setback will only be required at the first storey. See Visual Example of Corner Lot Setbacks.	To be consistent with height definition within the remainder of the bylaw by eliminating half storeys.																				

No.	Section	Current Wording	Proposed Wording	Reason for Change
	Criteria – Corner Lots			
29.	Section 14.11 Core Area and Other Zones Commercial and Urban Centre Zone Development Regulations Criteria – Urban Plazas	Any site within an urban centre larger than 1 acre with a building length larger than 100 m shall provide an urban plaza at grade.	Any site within an urban centre larger than <u>4,000 m²</u> with a building length larger than 100 m shall provide an urban plaza at grade.	Every measurement in the Zoning Bylaw is metric except this one. Therefore, the conversation to metric is proposed.
30.	Section 14.11 Core Area & Other Zones Commercial and Urban Centre Zone Development Regulations Footnote ^{.11}	4.0 m ² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.	<u>A minimum of 4.0 m²</u> per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.	To clarify that a development can provide more than 4.0 m ² per dwelling unit of the Common and Private Amenity Space requirement.
31.	Section 14.11 Core Area & Other Zones Commercial and Urban Centre Zone	^{.14} Minimum building setbacks apply only to buildings five (5) storeys and taller. The setback can occur on any floor above the second storey.	^{.14} Minimum building setbacks apply only to buildings <u>that are at least five (5) storeys and not taller than 12 storeys</u> . The setback can occur on any floor above the second storey.	To clarify that the setback regulations only apply to mid-rise building form and not to towers.

No.	Section	Current Wording	Proposed Wording	Reason for Change
	Development Regulations Footnote ^{.14}			
32.	Section 15.3.5 Comprehensive Development Zone CD17 Development Regulations Footnote ^{.3}	4.0 m ² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.	<u>A minimum of 4.0 m²</u> per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.	To clarify that a development can provide more than 4.0 m ² per dwelling unit of the Common and Private Amenity Space requirement.
33.	Section 15.4.5 CD18 – McKinley Beach Resort CD18 Development Regulations Footnotes (Add footnote ^{.6})	n/a	^{.6} <u>A minimum of 4.0 m² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas.</u>	Footnote .6 is stated in the table but is missing within the footnote text. This is the standard language for common and private amenity space regulation.
34.	Section 13.2 – Sub-Zone Purposes MF ₁ – Infill Housing	MF _{1r} – Infill Housing with Rental Only	MF _{1r} – Infill Housing Rental Only	To have consistency with sub-zone nomenclature across all zones within the Zoning Bylaw

No.	Section	Current Wording	Proposed Wording	Reason for Change
35.	Section 13.2 – Sub-Zone Purposes MF ₂ – Townhouse Housing	MF ₂ r – Townhouse Housing with Rental Only	MF ₂ r – Townhouse Housing Rental Only	To have consistency with sub-zone nomenclature across all zones within the Zoning Bylaw
36.	Section 13.2 – Sub-Zone Purposes MF ₃ – Apartment Housing	MF ₃ r – Apartment Housing with Rental Only	MF ₃ r – Apartment Housing Rental Only	To have consistency with sub-zone nomenclature across all zones within the Zoning Bylaw

Chart A

Original – Section 3.3.7 Prohibitions

3.3.7 No **owner**, lessee, tenant, or person shall:

- (a) park or store a commercial vehicle in excess of 4,100 kilograms licensed gross vehicle weight on a **lot** in a **residential zone**;
- (b) park or store a **recreational vehicle** in excess of 5,500 kilograms. licensed gross vehicle weight on a **lot** in a **residential zone**;
- (c) permit a motor vehicle in a state of disrepair or derelict for more than 30 days on a **lot** in a **residential zone**;
- (d) park or store more than two **recreational vehicles** outdoors on a **lot** in a **rural residential zone**, **single & two dwelling zone**, or in an **agricultural zone**;
- (e) place or install a flammable / combustible liquid storage container exceeding 205 litres on a **lot** in a **residential zone**;
- (f) fail to deflect lighting away from **adjacent** property as required by **Section 6**;
- (g) conduct a **use** in a **zone** where the use is not listed as a **principal** or **secondary use** in the **zone**;
- (h) permit occupancy of and / or to occupy a secondary **dwelling unit** which is not a permitted **principal** or **secondary use** in the **zone**;
and
- (i) place or store construction materials on a **lot** in a **residential zone** without an active **building permit** on the **lot** unless the construction material is limited in scale and is used for personal use.

Chart B

Proposed – Section 3.3.7 Prohibitions

3.3.7 No **owner**, lessee, tenant, or person shall:

- (a) park or store a commercial vehicle or a **recreational vehicle** in excess of 5,500 kilograms. licensed gross vehicle weight on a **lot** in a **residential zone**;
- (b) permit a motor vehicle in a state of disrepair or derelict for more than 30 days on a **lot** in a **residential zone**;
- (c) park or store more than two commercial vehicles on a **lot** in a **single & two dwelling zone**.
- (d) park or store more than two **recreational vehicles** outdoors on a **lot** in a **rural residential zone, single & two dwelling zone**, or in an **agricultural zone**;
- (e) place or install a flammable / combustible liquid storage container exceeding 205 litres on a **lot** in a **residential zone**;
- (f) fail to deflect lighting away from **adjacent** property as required by **Section 6**;
- (g) conduct a **use** in a **zone** where the use is not listed as a **principal** or **secondary use** in the **zone**;
- (h) permit occupancy of and / or to occupy a secondary **dwelling unit** which is not a permitted **principal** or **secondary use** in the **zone**;
and
- (i) place or store construction materials on a **lot** in a **residential zone** without an active **building permit** on the **lot** unless the construction material is limited in scale and is used for personal use.

Chart C

Original – Table 8.4- Minimum Loading Required

Table 8.4 – Minimum Loading Required	
GFA = gross floor area m ² = square metres	
Type of Development (Use)	Required Loading Spaces
Child Care Centre, Major	For 1 – 25 children 0 loading spaces
	For 26 or more children 1 loading spaces
Commercial Uses	1 per 1,900 m ² GFA
Hotels/ Motels	1 per 2,800 m ² GFA
Industrial Uses	1 per 1,900 m ² GFA
Institutional Uses	1 per 2,800 m ² GFA

Chart D

Proposed – Table 8.4- Minimum Loading Required

Table 8.4 – Minimum Loading Requirement GFA = gross floor area m ² = square metres	
Type of Development (Use)	Required Loading Spaces
Commercial Uses	1 per 1,900 m ² GFA
Hotels/ Motels	1 per 2,800 m ² GFA
Industrial Uses	1 per 1,900 m ² GFA
Institutional Uses	1 per 2,800 m ² GFA

Chart E

Original – Table 9.11 – Tall Building Regulations

Table 9.11 – Tall Building Regulations	
m = metres / m ² = square metres	
Criteria	Regulation (<u>GFA</u> = <u>Gross Floor Area</u>)
Minimum amount of transparent glazing on first floor <u>frontage</u> façade	75% for commercial <u>frontage</u> n/a for residential <u>frontage</u>
Minimum depth of any commercial unit fronting a street	6 m
Minimum setback for each <u>corner lot</u> applied only to the first <u>storey</u>	There shall be a triangular setback 4.5 m long abutting along the <u>lot lines</u> that meet at each corner of an intersection. Within the volumetric 4.5 m triangular setback there shall be no buildings or structural columns are permitted. <u>See visual example figure 9.11.1.</u>
Podium height (maximum)	16 m
Podium rooftop	The rooftop of the podium shall not be used for parking and there shall be no <u>parking spaces</u> within the parkade that do not have an overhead roof for weather protection.
Minimum <u>building</u> separation measured from exterior face of the <u>building</u> :	30 m
For <u>structures</u> taller than 40.0 m or 13 <u>storeys</u> (whichever is lesser) in height, the floor plate ^{.1} above 16.0 m cannot exceed:	a) 750 m ² <u>GFA</u> for residential use b) 850 m ² <u>GFA</u> for <u>hotel</u> use c) 930 m ² <u>GFA</u> for <u>office</u> and/or <u>commercial uses</u>

Table 9.11 – Tall Building Regulations m = metres / m ² = square metres	
Criteria	Regulation (GFA = Gross Floor Area)
Tower stepback above podium, including balconies, on the front building facade and flanking building facade (minimum)	3 m
Barrier free accessibility	Every building shall have front entrance at finished grade on the front and/or flanking street. The main residential entrance and exit shall and all commercial spaces shall provide barrier free accessibility to the nearest sidewalk.
FOOTNOTES (Table 9.11.): ¹ The floorplate is the gross floor area per floor of interior space and excludes all exterior spaces such as decks, patios, balconies , etc.)	

Chart F

Proposed – Table 9.11 – Tall Building Regulations

Table 9.11 – Tall Building Regulations m = metres / m ² = square metres	
Criteria	Regulation (GFA = Gross Floor Area)
Minimum amount of transparent glazing on first floor frontage façade	75% for commercial frontage n/a for residential frontage
Minimum depth of any commercial unit fronting a street	6 m
Minimum setback for each corner lot applied only to the first storey	There shall be a triangular setback 4.5 m long abutting along the lot lines that meet at each corner of an intersection. Within the volumetric 4.5 m triangular setback there shall be no buildings or structural columns are permitted. See visual example figure 9.11.1.
Podium height (maximum)	16 m
Podium rooftop	The rooftop of the podium shall not be used for parking and there shall be no parking spaces within the parkade that do not have an overhead roof for weather protection.
Parking Restriction	No parking is permitted above 16 metres from finished grade.
Minimum tower separation from another tower measured from exterior face of the tower	30 m
Maximum floor plate above the sixth storey ^{.1}	a) 750 m ² GFA for residential use b) 850 m ² GFA for hotel use c) 930 m ² GFA for office and/or commercial uses

Table 9.11 – Tall Building Regulations m = metres / m ² = square metres	
Criteria	Regulation (<u>GFA</u> = <u>Gross Floor Area</u>)
Minimum <u>stepback</u> above <u>podium</u> (including balconies)	3 m
Barrier free accessibility	Every <u>building</u> shall have front entrance at <u>finished grade</u> on the front and/or flanking street. The main residential entrance and exit shall and all commercial spaces shall provide barrier free accessibility to the nearest sidewalk.
FOOTNOTES (Table 9.11.): ¹ The floorplate is the <u>gross floor area</u> per floor of interior space and excludes all exterior spaces such as <u>decks, patios, balconies</u> , etc.)	