

Strikethroughs denote proposed removal (e.g. ~~strikethroughs~~)  
Italics with underline denotes proposed changes/additions (e.g. *italics with underline*)  
Numbering is provided for reference purposes. Proposed numbering may change when the Bylaw is drafted.  
Items that had no public consultation at the time of writing the report due to COVID-19 are identified with an (\*)

Section 3: Interpretation of Districts & Maps					
	Item	Subsection	Current Provision	Proposed Change	Rationale
1	Former Permitted Uses – Now Discretionary	3.6.1	Land uses or developments in existence on a site that were listed as permitted uses under Zoning Bylaw 6772, but are now listed as discretionary uses under this Bylaw, shall be considered permitted uses, however, except as provided in Subclauses 11.1.5(1) and 11.5.5(1), no alteration or enlargement of the land use or development shall take place without a discretionary use approval by Council.	Land uses or developments in existence on a site that were listed as permitted uses under Zoning Bylaw 6772, but are now listed as discretionary uses under this Bylaw, shall be considered permitted uses, however, except as provided in Subclauses 11.1.5(1), <del>and 11.5.5(1),</del> <i><u>12.1.4(3) and 12.2.4(1)</u></i> , no alteration or enlargement of the land use or development shall take place without a discretionary use approval by Council.	<p>This provision is required so the Development Officer may issue the necessary development permits for expansions to agricultural research stations without a discretionary use approval by Council.</p> <p>Amendments to 12.1.4(3) and 12.2.4(1) contain the development standards for the expansion of agricultural research stations. See items 12 and 13 in this Appendix.</p>

Section 5: General Provisions					
	Item	Subsection	Current Provision	Proposed Change	Rationale
2	Accessory Buildings and Structures in B1B District	5.7(3)	<b>5.7 Accessory Buildings and Structures</b> (3) In any R or M district, or in any B1, B1A, B2 district	<b>5.7 Accessory Buildings and Structures</b> (3) In any R or M district, or in any B1, B1A, <u>B1B</u> , B2 district	To permit accessory buildings and structures in the B1B District for consistency with other commercial districts.  See item 9 in this Appendix.
3	Secondary Suites – Direct Access to Mechanical Room from Principal Dwelling	5.30	New	<b>5.30 Secondary Suites</b> <u>(2) The principal dwelling shall have direct access to the mechanical room without having to access the secondary suite.</u>	The definition of a secondary suite refers to a self-contained unit. If the mechanical room which services both the secondary suite and the principal dwelling is in the suite then it is not self-contained.  Definition: “ <b>secondary suite</b> ” means a self-contained dwelling unit which is an accessory use to, and located within, a detached building in which the principal use is a one-unit dwelling.  Access must be provided to the mechanical room via the principal dwelling unit for all new applications. This is currently a practice required by Administration. This amendment will formalize the requirement in the Zoning Bylaw.  If an existing legal secondary suite only has access to the mechanical room via the secondary suite, this will be considered legal non-conforming.
4 *	Location and Screening Requirements for Backup Generators	5.48	New	<b><u>Backup Generators</u></b> <u>(1) Backup generators that are located outside of a building in any district shall be landscaped or screened from the view of adjacent streets and properties to the satisfaction of the Development Officer;</u>  <u>(2) Backup generators shall not be located in the required front yard.</u>	Backup generators located outside in any zoning district must be concealed from the public's view.

Section 7: Landscaping Provisions					
	Item	Subsection	Current Provision	Proposed Change	Rationale
5	General Regulations for Landscaping	7.1(6)	For new commercial, industrial or institutional development on sites within the areas defined as Established Neighbourhoods, C.N. Industrial Area and the Airport Business Area, the landscaping requirement will be reduced to the average of the properties immediately adjacent to the site and in the same zoning district, subject to the approval of the Development Officer, provided the remaining landscaping is more intensively developed and includes the adjacent boulevard where applicable.	For new commercial, industrial, <del>or</del> institutional <u>and mixed use</u> development on sites within the areas defined as Established Neighbourhoods, C.N. Industrial Area and the Airport Business Area, the landscaping requirement will be reduced to the average of the properties immediately adjacent to the site and in the same zoning district, subject to the approval of the Development Officer, provided the remaining landscaping is more intensively developed and includes the adjacent boulevard where applicable.	Provide flexibility by expanding the provision to include mixed use developments.
6	General Regulations for Landscaping	7.1(7)	In order to provide for flexible site design in commercial, industrial and institutional zoning districts, a reduction in the overall area to be landscaped may be permitted, subject to the approval of the Development Officer, where: (a) more intensive landscaping is provided; (b) the landscaping includes the adjacent boulevard, with the exception of 2.7 metres adjacent to the curb; and (c) at least 1.5 metres of the site is landscaped.	In order to provide for flexible site design in commercial, industrial, <del>and</del> institutional <u>and mixed use</u> zoning districts, a reduction in the overall area to be landscaped may be permitted, subject to the approval of the Development Officer, where: (a) more intensive landscaping is provided; (b) the landscaping includes the adjacent boulevard, with the exception of 2.7 metres adjacent to the curb; and (c) at least 1.5 metres of the site is landscaped.	Provide flexibility by expanding the provision to include mixed use zoning districts.

Section 8: Residential Districts					
	Item	Subsection	Current Provision	Proposed Change	Rationale
7	Additions to Mobile Homes in RMHC District	8.6.4(d)	New	<u>Additions to mobile homes are permitted provided the addition shall not exceed 50% of the gross floor area of the dwelling to which it is attached.</u>	To allow for additions to mobile homes in the RMHC District.
8*	Places of Worship in the RMTN District	8.8.3(X)	New	<b>8.3.3 Discretionary Uses</b> <u>(X) Places of worship</u>  Minimum Development Standards (in Metres) – Chart <u>Site Width 30</u> <u>Site Depth 30</u> <u>Site Area (m<sup>2</sup>) 900</u> <u>Front Yard 6</u> <u>Side Yard 3</u> <u>Rear Yard Interior Site 7.5<sub>g</sub></u> <u>Rear Yard Corner Site 4.5<sub>g</sub></u> <u>Building Height (Max.) 10</u>	<p>To list places of worship as a discretionary use in the RMTN District. RMTN sites are typically the only large sites available in new neighbourhoods.</p> <p>Under section 4.7.1(1)(c), places of worship shall be classified as a “Complex Application” for the discretionary use approval process.</p> <p>Places of worship are a permitted use in all other R Districts, with the exception of RMHC District and RMHL District.</p>
Section 10: Commercial Districts					
	Item	Subsection	Current Provision	Proposed Change	Rationale
9	Accessory Buildings and Uses in B1B District	10.2.2(XX)	New	<b>10.2.2 Permitted Uses</b> <u>(XX) Accessory buildings and uses</u>  Minimum Development Standards (in Metres) – Chart <u>Refer to General Provisions Section 5.7</u>	<p>To permit accessory buildings &amp; uses in the B1B District for consistency with other commercial districts.</p> <p>See item 2 in this Appendix.</p>

Section 11: Industrial Districts					
	Item	Subsection	Current Provision	Proposed Change	Rationale
10	Trade and Vocational Schools in IH District	11.5.4(6)	<b>11.5.4 Discretionary Uses</b> (6) Trade, business and vocational schools	<b>11.5.4 Discretionary Uses</b> (6) Trade, <del>business</del> and vocational schools <u>with a gross leasable floor area of 1000m<sup>2</sup> or greater</u>  Minimum Development Standards (in Metres) – Chart <u>Site Width 7.5</u> <u>Site Depth 30</u> <u>Site Area (m<sup>2</sup>) 225</u> <u>Front Yard 6</u> <u>Side Yard 0<sub>2</sub></u> <u>Rear Yard 0<sub>3</sub></u> <u>Building Height (Max.) 46</u>	Smaller scale trade and vocational schools with a gross floor area of less than 1000m <sup>2</sup> are permitted as they are deemed to be similar to other permitted uses found in the IH District. Larger scale operations are discretionary as they may have greater land use impacts related to traffic and parking. The establishment of a trade or vocational school with a gross floor area of 1000m <sup>2</sup> or greater requires discretionary use approval by City Council.  Trade school – post secondary educational institution designed to train students for a specific job in a skilled trade career.  Vocational school – post secondary institution offer technical skills for specific occupations.  Business schools are being removed and will be reviewed as private school in the IH District.
11	Private Schools in IH District	11.5.4(XX)	New	<b>11.5.4 Discretionary Uses</b> <u>(XX) Private schools</u>  Minimum Development Standards (in Metres) – Chart <u>Site Width 7.5</u> <u>Site Depth 30</u> <u>Site Area (m<sup>2</sup>) 225</u> <u>Front Yard 6</u> <u>Side Yard 0<sub>2</sub></u> <u>Rear Yard 0<sub>3</sub></u> <u>Building Height (Max.) 46</u>	This amendment will list private schools as a discretionary use in the IH District. Currently this is a permitted use in the IH District, however the location of a private school requires additional review as this use may not be compatible with other heavy industrial uses. As per section 4.7.1(1)(a), private schools are considered a “Standard Application” and require discretionary use approval by Council.  Parking requirement for private schools in Industrial Districts: 1.2 spaces per classroom plus 1 space per 2 students at design capacity.

Section 12: Specialized Districts					
	Item	Subsection	Current Provision	Proposed Change	Rationale
12	Expansion to Existing Agricultural Research Stations in the AG District	12.1.4 (3)	New	<p><b>12.1.4 Discretionary Uses</b> (3) Agricultural research stations<sub>3</sub></p> <p><b>12.1.5 Notes to Development Standards</b> <i>3 Where an agricultural research station is proposed to be expanded, and where the total of all expansions amounts to less than a 25% increase in the approved gross leasable floor area, the Development Officer may issue the necessary development permits without a discretionary use approval by Council. For the purposes of this clause, “approved” means an agricultural research station which has been approved prior to the adoption of this Bylaw or has been approved as a discretionary use following the adoption of this Bylaw.</i></p>	<p>To provide flexibility by allowing up to a 25% expansion of an existing agricultural research station where the Development Officer may issue a development permit without requiring discretionary use approval from Council.</p> <p>See item 1 in this Appendix.</p>
13	Expansion to Existing Agricultural Research Stations in the FUD District	12.2.4	New	<p><b>12.2.4 Discretionary Uses</b> (1) Agricultural research stations<sub>1</sub></p> <p><b>12.2.5 Notes to Development Standards</b> <i>1 Where an agricultural research station is proposed to be expanded, and where the total of all expansions amounts to less than a 25% increase in the approved gross leasable floor area, the Development Officer may issue the necessary development permits without a discretionary use approval by Council. For the purposes of this clause, “approved” means an agricultural research station which has been approved prior to the adoption of this Bylaw or has been approved as a discretionary use following the adoption of this Bylaw.</i></p> <p><b>12.2.6 Signs</b></p> <p><b>12.2.7 Parking</b></p> <p><b>12.2.8 Landscaping</b></p>	<p>Provide flexibility by allowing up to a 25% expansion of an existing agricultural research station where the Development Officer may issue a development permit without requiring discretionary use approval from Council.</p> <p>See item 1 in this Appendix.</p>