

**Amendments to Definitions (Section 2), General Administration (Section 4), General Provisions (Section 5) and Required Parking, Loading and Vehicular Circulation Provisions (Section 6)**

<b>Section 2: Definitions</b>			
<b>Definition</b>	<b>Current Provision</b>	<b>Proposed Change</b>	<b>Rationale</b>
“balcony”	means a platform, projecting from the face of a wall, cantilevered or supported by columns or brackets and usually surrounded by a balustrade or railing.	Amend the definition to include posts.	To provide clarity.
“site coverage”	means that percentage of the site covered by buildings above grade level exclusive of marquees, canopies, balconies and eaves.	Amend the definition to include cantilevered structures.	To provide clarity.

<b>Section 4: General Administration</b>			
<b>Section</b>	<b>Current Provision</b>	<b>Proposed Change</b>	<b>Rationale</b>
Developments Not Requiring a Development Permit  Section 4.3.2 (c)	This section identifies the types of development which do not require a Development Permit including the erection of any fence or gate.	Add screen to this list.	For consistency as screens are similar in nature to fences, which do not require a Development Permit.

<b>Section 4: General Administration</b>			
<p>Discretionary Use Application Process</p> <p>Section 4.7</p>	<p>This section identifies the process and types of discretionary uses.</p>	<ul style="list-style-type: none"> <li>- Clarifying that all discretionary uses that are delegated to Administration for approval are considered as “Standard” applications;</li> <li>- Add the following to the list of uses which are delegated to Administration:               <ul style="list-style-type: none"> <li>o Agricultural Research Stations</li> <li>o In the IB (Industrial Business) District - Convenience Stores in conjunction with service stations and car washes</li> <li>o In the FUD (Future Urban Development) District - Recreational vehicle and equipment storage and passenger vehicle storage</li> <li>o In the RMTN and RMTN1 (Townhouse) Districts – Places of Worship</li> <li>o In the MX1 (Mixed Use) District - One- and two-unit and semi-detached dwellings</li> </ul> </li> <li>- Edits required for clarity and consistency for the discretionary use process.</li> </ul>	<p>Amend this section to provide clarity and to add the listed uses to the types of uses which will be considered by Administration.</p>

<b>Section 5: General Provisions</b>			
<b>Section</b>	<b>Current Provision</b>	<b>Proposed Change</b>	<b>Rationale</b>
Detached Accessory Buildings  Section 5.7 (3)	This section provides provisions for detached accessory buildings in any R or M district, or in any B1, B1A, B1B, B2 District or the DCD4 District.	<ul style="list-style-type: none"> <li>- Amend the regulation regarding total floor area to ensure that the area of all detached accessory buildings on the site is accounted for.</li> <li>- Clarify the side yard setback for detached accessory buildings on corner sites.</li> </ul>	Amend this section to provide clarity.
Permitted Obstructions in Required Yards  Section 5.8	This section provides provisions for permitted obstructions in required yards.	<ul style="list-style-type: none"> <li>- Add a provision for a landing of a maximum of 2.5m<sup>2</sup>;</li> <li>- Add accessibility ramps and wheelchair lifts to be located in all required yards;</li> <li>- Increase the height in the front yard above grade for raised patios and decks to 0.6m from 0.4m;</li> <li>- Clarify that canopies and balconies refers to cantilevered balconies; and,</li> <li>- Edits required for clarity and consistency.</li> </ul>	<p>Amend this section to provide clarity and consistency with other sections of the Zoning Bylaw.</p> <p>Add a provision to structures required for access for persons with disabilities.</p>
Fences  Section 5.13 (3)	This section states the districts in which the provisions regarding fences do not apply.	Remove the Downtown Commercial (B6) District.	This amendment would require that development in the Downtown Commercial (B6) District meet the requirements for fences. This would prevent incompatible fence structures that could create aesthetic and safety concerns and aligns with the Zoning Bylaw definition of “active frontage” which discourages high fences.
Home Based Businesses  Section 5.29	This section outlines the required parking for home based businesses.	Amend this section to clarify that required parking shall be located on a surfaced parking area consisting of gravel, asphalt or concrete to the satisfaction of the Development Officer.	This amendment will mirror the language for the parking requirement for secondary suites.

<b>Section 5: General Provisions</b>			
Secondary Suites Section 5.30	This section outlines the required parking for secondary suites.	Amend this section to clarify that required parking shall be located on a surfaced parking area consisting of gravel, asphalt or concrete to the satisfaction of the Development Officer.	Clarification regarding materials for parking space requirements.
Garden and Garage Suites Section 5.43	<p>This section requires hard surfacing for required parking spaces.</p> <p>This section states that the preferred location of the main entrance is directly accessible and visible from the lane where a lane exists.</p>	<p>Amend this section to clarify that required parking shall be located on a surfaced parking area consisting of gravel, asphalt or concrete to the satisfaction of the Development Officer.</p> <p>Amend this section to require the main entrance to be directly accessible and visible from the lane where a lane exists and when suitable.</p>	<p>This amendment will mirror the language for the parking requirement for secondary suites.</p> <p>This amendment will clarify the requirements for the location of the main entrance.</p>
Screening New Section	None	<p>This amendment will consolidate and clarify screening requirements into one section of the Zoning Bylaw including provisions currently within the Building Height (Section 5.11) and Landscaping (Section 7.0) sections of the Zoning Bylaw.</p> <p>In addition, this amendment will require privacy screens or similar structures in a rear yard to meet the height and yard requirements as if it were a detached accessory building. This amendment would also require privacy screens or similar structures located outside of a required front or side yard to comply with the height requirements of the relevant district.</p>	<p>This amendment will provide for easier administration and understanding of screening requirements.</p> <p>This amendment will also add provisions for privacy screens.</p>

<b>Section 5: General Provisions</b>			
Development in Proximity to Rail Lines	None	This amendment will add a new section that development in proximity to rail yards or rail lines should be consistent with the Guidelines for New Development in Proximity to Railway Operations prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.	<p>This new section will mirror the language in the Official Community Plan that development in proximity to a rail line should be consistent with the Guidelines for New Development in Proximity to Railway Operations prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.</p> <p>A process guide to support developments which are required to meet these guidelines is being developed and will be posted on the City's website.</p>
New Section			

<b>Section 6: Parking</b>			
<b>Section</b>	<b>Current Provision</b>	<b>Proposed Change</b>	<b>Rationale</b>
Remote Parking  Section 6.1 (4) and 6.4 (1)	This section requires that all required parking must be located on the same site as the principal building or use except in certain districts.	Add the Broadway Commercial (B5B), Riversdale Commercial (B5C) and Mixed Use (MX1) Districts to the list of districts where remote parking may be used to meet the parking requirement.	Remote parking is permitted in the B5 District. This amendment will align the remote parking option with B5 for the B5B and B5C Districts. It will also provide flexibility for the parking requirement in the MX1 District.
Permeable Pavement  Section 6.2(2) (a)	This section requires that all required parking and loading facilities shall be hard surfaced with asphalt, concrete or similar pavement.	This amendment will allow for permeable (or porous) pavements capable of withstanding vehicle loads including but not limited to porous asphalt, porous concrete, permeable unit pavers, and open grid pavers. Permeable pavement would not be permitted for gas bars, service stations, garages, trucking terminals and similar uses which may cause ground contamination or in heavy industrial districts.	This amendment would provide for sustainable options to hard surfacing in line with the City's <a href="#">Low Impact Development Design Guide</a> .
Parking Space Separation from Balcony Edge or Window  Section 6.3.1 (2) and 6.3.2 (2)	This provision requires that surface parking and loading spaces shall be located at least 3m from any part of a building entrance or outer edge of a balcony or window.	This amendment would remove the requirement for surface parking and loading spaces to be 3m from an outer edge of a balcony.	Industry stakeholders have advised that this requirement can be a challenge to meet.  The intent of this regulation is to ensure that vehicle exhaust is not in a location which may cause harm. As the balcony is an external structure, the vehicle exhaust is not directly entering the residence.
Parking for Commercial Districts  Section 6.3.3	Some uses in the Downtown Commercial (B6) District have parking requirements.	Clarify that there are no parking requirements in the Downtown Commercial (B6) District and remove any remaining parking requirements for uses which may have them.	Clarification that there are no parking requirements in the Downtown Commercial (B6) District consistent with the City Centre Plan.