

Proposed Zoning Bylaw Amendments

Section 2: Definitions			
Definition	Current Provision	Proposed Change	Rationale
Attached covered patio or deck	Means a single storey patio or deck which is covered with a permanent roof structure which may be enclosed by walls, windows or screens and which is not integrated into the dwelling unit by virtue of the extension of the dwelling unit's heating or cooling system or the removal of the exterior door between the patio or deck and the dwelling unit. In addition, 50% of the walls must be openings and no basement may be constructed under the deck or patio. Typically, an attached covered patio or deck would provide up to three season accommodation and would not provide fully furnished liveable floor space.	Change the definition to provide clarity of the difference between an attached covered patio or deck and a three season room. Information better captured in a regulation will be added in a new General Provisions Section (see below).	To provide clarification.
Gazebo	None	Add a new definition for gazebo.	A new definition is being added to support the addition of gazebos to the list of developments not requiring a development permit.
Pergola	None	Add a new definition for pergola.	A new definition is being added to support the addition of pergolas to the list of developments not requiring a development permit.
Three season room	None	Add a new definition for three season room.	A new definition is being added to provide clarity of the difference between an attached covered patio or deck and a three season room.

Section 4: General Administration			
Section	Current Provision	Proposed Change	Rationale
Developments Not Requiring a Development Permit Section 4.3.2	This section identifies the types of development which do not require a development permit.	Add the following to the list: <ul style="list-style-type: none"> • day care, residential • keeping of boarders • pergola • gazebo 	Amend the Zoning Bylaw to align with current practices.

Section 5: General Provisions			
Section	Current Provision	Proposed Change	Rationale
Front Yard Corner Cut-Offs Section 5.53	Regulations are provided for how front yard corner cut-offs are measured.	Rename the section to Corner Cut-Offs. Add regulations about how rear yard corner cut-offs are measured when the site is adjacent to a Municipal Reserve. A new figure will be added for rear yard corner cut-offs. The existing figures for front yard corner cut-offs will also be updated.	Currently, a minor variance is required where there is a rear yard corner cut-off adjacent to a Municipal Reserve. This amendment will provide clarity in the Zoning Bylaw for how rear yard corner cut-offs adjacent to a Municipal Reserve are measured.
New	None	Add a new section for three season rooms. Three season rooms: <ul style="list-style-type: none"> • may be enclosed and up to 50% of the walls must be openings; • shall not be integrated into the dwelling by removal of an exterior door; • shall be unconditioned and not have a permanent heating source; and • no basement shall be constructed under a three season room. 	Add a new section for regulations pertaining to three season rooms for clarity. Currently, information is provided in the definition for “attached covered patio or deck”. This information is better captured in the General Provisions Section.
New	None	Add a new section for pergolas, gazebos and similar structures. These structures must not exceed 14m ² or be located within the required front yard.	For structures less than 14m ² , a development permit is not required. This section will be added to support the proposed amendment to Section 4.3.2 noted above.

Section 7: Landscaping			
Section	Current Provision	Proposed Change	Rationale
Section 7.3	This section provides planting requirements for plant materials.	Specify the planting ratio for shrubs and grasses planted in lieu of trees where the development is adjacent to boulevard trees with large canopies.	To provide clarification.
Section 7.6	This section provides for flexible landscaping.	Reformat the regulations which provide for flexible landscaping in the B, I, M and MX Districts within the areas defined as Established Neighbourhoods, C.N. Industrial Area and the Airport Business Area. Rename the section to Flexible Landscaping.	To provide clarification.
Section 7.6	This section provides for flexible landscaping.	Add a new section to provide flexibility of the required tree planting location where a utility constraint exists on a site as follows: <ul style="list-style-type: none"> • Allow trees to be located on-site within the required yard setback. • Where this is not feasible, trees may be planted in the boulevard or in a Municipal Reserve provided appropriate approvals are granted. • Where this is not feasible, shrubs and grasses may be planted in lieu of trees within the required landscaped strip. 	Stakeholders provided feedback that flexibility is needed where tree planting requirements conflict with utilities. A new section will be added to provide applicants the ability to adjust the tree planting location provided appropriate approvals are granted. Supplementary information will be provided in the Landscape Guidelines to provide applicants with information about the process.
Section 7.7	This section provides landscaping requirements for commercial districts.	Clarify that the landscaping requirement in the B4MX District applies to the required front yard.	To provide clarification.

Section 8: Residential Districts			
Section 9: Institutional Districts			
District	Current Provision	Proposed Change	Rationale
R2 District Section 8.4.4 Notes to Development Standards 3(a)	This section provides for the front yard setback requirement for one-unit dwellings in established neighbourhoods.	Add two-unit dwellings and semi-detached dwellings to 8.4.4 3(a) Notes to Development Standards.	Correction from a previous amendment in the R2 District.
Residential Districts (excluding RMHC District) M2 District	Increased site coverage may be permitted for specific structures in addition to the area of the dwelling unit.	The allowance for additional site coverage will apply for three season rooms and attached covered entries, patios and decks in residential districts (excluding RMHC District), and in the M2 District.	Clarification and addition of three season rooms and attached covered entries.
M3 and M4 Districts	Day cares and preschools are a permitted use. In addition, the use tables list day cares and preschools accessory to a place of worship, elementary and high schools, community centre conversion or community centre as a permitted use.	Remove the use “day cares and preschools accessory to a place of worship, elementary and high schools, community centre, conversion or community centre” from the permitted use tables because day cares and preschools are permitted and this is a duplication.	Correct the duplication of the listed permitted uses.