

Proposed Zoning Bylaw Amendments

Section 2: Definitions

Definition	Current Definition	Proposed Change	Rationale
Active Frontage	<p>“active frontage” means building frontages that face and open onto a public sidewalk and are designed to promote animation, vibrancy and interest, as well as an element of comfort to the public realm. This is intended to create a relationship between the building and the street by incorporating the following elements:</p> <ul style="list-style-type: none"> (i) frequent door and transparent window openings; (ii) no blank walls, continuous garage doors or high fences; (iii) interesting building facades along the street frontages; (iv) building facades that vary along the block face; (v) building facades may be articulated or contain projections, including but not limited to, bays and porches to provide visual interest; (vi) where a building is setback from the property line, the space created should be dedicated to pedestrian activities, including plazas, seating areas, landscaping, or other uses that are active or provide visual interest; (vii) public uses should be located on the ground floor where possible; 	<p>Clarify that active frontages <i>may</i> incorporate the elements outlined in the definition, rather than requiring all of the elements to be considered an active frontage.</p>	<p>This amendment will ensure that development standards are to be provided in zoning districts directly, and definitions provide clarifying information.</p>

Definition	Current Definition	Proposed Change	Rationale
Alcohol Establishment	None. This new definition replaces lounge, nightclub and tavern.	<p>Add a new definition for an establishment where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food. This new definition replaces lounge, nightclub and tavern.</p> <p>The four types (listed below) will provide for alcohol establishments accessory to a restaurant or microbrewery or as a stand-alone establishment.</p> <p>Type 1 is proposed to be an alcohol establishment accessory to a restaurant or microbrewery that is limited in size. This definition will replace lounge.</p> <p>Type 2 is proposed to be an alcohol establishment that is limited in area and seating and where limited live entertainment may be permitted. This is a new use. Microbreweries are not permitted accessory to this use.</p> <p>Type 3 is proposed to be an alcohol establishment where limited live entertainment is permitted. This definition replaces tavern.</p> <p>Type 4 is proposed to be an alcohol establishment, where a designated area for dancing or live entertainment is provided. This definition replaces nightclub.</p>	The proposed definition will introduce neutral terminology and provide clarity in the Zoning Bylaw for alcohol establishments where the primary business is the sale of beverage alcohol for consumption.
Category 2 Neighbourhood	<p>“category 2 neighbourhood” means:</p> <p>(i) For the purposes of the regulations governing garden and garage suites, a neighbourhood other than a category 1 neighbourhood; and</p> <p>(ii) For the purposes of the regulations governing primary dwellings, an established neighbourhood other than a category 1 neighbourhood.</p>	Add reference to category 3 neighbourhoods for the purpose of garden and garage suites.	To accommodate the addition of the new category 3 neighbourhood being proposed for the purpose of garden and garage suites.

Definition	Current Definition	Proposed Change	Rationale
Category 3 Neighbourhood	None	Add a new definition for a new category of neighbourhood for the purpose of garden and garage suite regulation to apply to newer neighbourhoods.	Enable two-storey garden and garage suites in newer neighbourhoods where rear lanes exist.
Electrical Vehicle Ready	None	Add a new definition for a parking space that is capable of serving battery charging station equipment and electrical conduit for a future electrical vehicle parking space.	As recommended in Appendix 2.
Electrical Vehicle Charging Station	None.	Add a new definition for a parking space that's primary purpose is the transfer of electrical energy to an electrical vehicle.	As recommended in Appendix 2.
Gas Bar	"gas bar" means an establishment engaged in the retail sale of vehicle fuel, lubricants and may include an accessory convenience store, but does not include any uses engaged in the sale, rental, service and repair of motor vehicles.	Add that this use may include an electrical vehicle charging station.	As recommended in Appendix 2. To provide for electrical vehicle charging stations to be permitted at a gas bar.
Garage Suite	"garage suite" means a building containing both a garden suite and an area used as a private garage and is accessory to a one-unit dwelling. It is located in the rear yard of a one-unit dwelling.	Simplify the definition by combining the two sentences into one.	To make the bylaw more concise.
Garden Suite	"garden suite" means a small, self-contained, ground-oriented dwelling unit that is accessory to a one-unit dwelling. It is located in the rear yard of a one-unit dwelling and has cooking, food preparation, sleeping and sanitary facilities which are separate from those of the one-unit dwelling.	Simplify the definition by removing the repetitive details of what is contained in a dwelling unit.	To make the bylaw more concise.
Grade Level	"grade level" means the average level of the finished surface of the ground adjacent to the exterior walls of the building or structure. In the case of one-unit dwellings, two-unit dwellings and semi-detached dwellings with a walk out basement, grade level shall be the average elevation of the finished surface of the ground adjacent to the building, front line.	Amend the definition to clarify that the finished grade does not include artificial embankment, depression, or berming.	To clarify that measured grade level cannot be altered by artificial means.

Definition	Current Definition	Proposed Change	Rationale
Lounge	“lounge” means a room or area adjoining a restaurant set aside for the sale of beverage alcohol for consumption on the premises, with or without food and where no area has been set aside for live dancing or entertainment, either in the lounge or in the adjoining restaurant. The area of a lounge may not exceed 50% of the public assembly area in the adjoining restaurant.	Repeal and replace with Alcohol establishment -type 1.	See alcohol establishment definition.
Microbrewery – Type 2	None.	Allow for a microbrewery as an accessory use to restaurant, an alcohol establishment type 1, and alcohol establishment type 3 and 4.	To enable the updated alcohol establishment regulations.
Nightclub	“nightclub” means an establishment or portion thereof, where primarily evening or night time entertainment is provided, where beverage alcohol may be served to patrons for consumption on the premises, with or without food and where a designated area for live entertainment or dancing during certain hours of operation is also provided. A brew pub may be considered a night club if beverage alcohol is manufactured and consumed on site under a valid manufacturer’s permit in accordance with the <i>Alcohol Control Regulations</i> .	Repeal and replace with alcohol establishment -type 4.	See alcohol establishment definition.
Passive Solar Building	None	Provide a definition for passive solar buildings to allow for variances to setbacks for this type building.	As recommended in Appendix 2.
Tavern	“tavern” means an establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food and where no live entertainment or dance floor is permitted. A brew pub may be considered a tavern if beverage alcohol is manufactured and consumed on site under a valid manufacturer’s permit in accordance with the <i>Alcohol Control Regulations</i> .	Repeal and replace with alcohol establishment -type 3.	See alcohol establishment definition.
Xeriscaping	None	Add a new definition for xeriscaping that describes this method of landscaping that utilizes water conserving techniques.	As recommended in Appendix 2. To further clarify what xeriscaping includes.

Section 4: General Administration

Section	Current Provision	Proposed Change	Rationale
4.7 Discretionary Uses Applications	(1)(b) and (3) contain provisions for Taverns and Nightclubs	Replace taverns and nightclubs with alcohol establishments -type 3 and 4.	To align with proposed new definitions.

Section 5: General Provisions

Section	Current Provision	Proposed Change	Rationale
5.7 Detached Accessory Buildings	(9) The installation and operation of a microwave satellite dish, solar collector, wind charger and their supporting structures shall be permitted in all zoning districts subject to the following:	Add solar panel to the other structures listed in the provisions for detached accessory buildings. This does not include solar farms.	As recommended in Appendix 2. This is intended to facilitate solar panels to be located on buildings and not provide for a stand-alone use of a solar farm.
5.8 Permitted Obstructions in Required Yards	5.8 (2)(c) overhanging eaves and gutters projecting not more than 1.0 metres into a required front yard 5.8(4)(c) architectural features, eaves and chimneys, projecting not more than 0.5 metres into a required side yard.	Allow for eaves to encroach into the required front and side yards where eaves are part of a passive solar building. Eaves may project a maximum of 1.5 metres into a required front yard.	As recommended in Appendix 2.
5.11 Building Height	1) The height limitations of this Bylaw shall not apply to: a) scenery lofts in theatres; b) chimneys; c) church spires, belfries and cupolas; d) monuments; e) architectural features; f) enclosed structures erected only to such heights as necessary for roof top access including elevator machinery or stairways, and provided they do not cover more than 10% of the gross roof area upon which they are located; and g) enclosed mechanical penthouses and necessary mechanical appurtenances provided they are erected only to such heights as is necessary and provided they do not cover more than 10% of the gross roof area upon which they are located.	Add solar panels to the list of structures that are exempt from maximum building height and include a maximum that they can extend.	As recommended in Appendix 2.

Section	Current Provision	Proposed Change	Rationale
5.43 Garden and Garage Suites	(2) No more than one accessory building per site shall contain a garden or garage suite.	Repeal.	Redundant because 5.43 (1) already states that only one garden, garage or secondary suite is permitted per site.
5.43 Garden and Garage Suites	(4) All habitable areas of garden suites and garage suites shall be above grade.	Replace <i>and</i> with <i>or</i> .	To ensure there is no misinterpretation that both a garden and a garage suite could be on the same site.
5.43 Garden and Garage Suites	(7) Sites containing garden or garage suites must be adequately drained. A site drainage plan shall be submitted.	Remove plural of <i>suites</i> .	To ensure there is no misinterpretation that multiple garden or garage suites could be permitted.
5.43 Garden and Garage Suites	(8) A building permit is required for garden and garage suites which must meet all relevant building, plumbing and development codes.	Repeal.	Redundant because the Building Bylaw is the governing bylaw on development requiring a building permit.
5.43 Garden and Garage Suites	(2) One off-street parking space is required for a garden or garage suite in addition to at least one off-street parking space for the principal dwelling as follows: a. All parking shall be sited, delineated, screened and located on surfaced parking area consisting of gravel, asphalt or concrete to the satisfaction of the Development Officer. b. The parking space required for the garden or garage suite shall not be located in a required front yard unless the site has no access to a rear lane; c) On corner sites, the parking space may be located in the rear or side yard and may be accessed from the rear lane or the flanking street.	Remove the screening requirement for parking.	To make consistent with parking provided for one- and two- unit dwellings.
5.43 Garden and Garage Suites	(10) Garden and garage suites shall be connected to the front yard of the site by means of an internal path, the width of which should accommodate barrier free access. Where lanes exist, garden and garage suites shall also be connected to the rear yard by means of a path.	Amend language to remove plural of <i>suites</i> .	To ensure there is no misinterpretation that multiple garden or garage suites could be permitted. To ensure there is no misinterpretation that both a garden and a garage suite could be on the same site.

Section	Current Provision	Proposed Change	Rationale
5.43 Garden and Garage Suites	The main entrance of a garden and garage suite should be directly accessible and visible from the lane where a lane exists, when suitable.	Amend language to remove plural of suites. Replace <i>should</i> with <i>shall</i> . Reword for clarity.	To ensure there is no misinterpretation that both a garden and a garage suite could be on the same site. Development standards in the Zoning Bylaw are required, and therefore the language used should reflect that.
5.43 Garden and Garage Suites	(11) Windows and doors in garden and garage suites shall be of a size and in locations which will not result in the loss of privacy for residents of adjacent sites.	Repeal.	Interpretation of loss of privacy is not consistently measurable and enforceable and the location of windows and doors is appropriately regulated by the National Building Code.
5.43 Garden and Garage Suites	(12) Garden and garage suites shall have a full bathroom, a kitchen and a maximum of two bedrooms.	Amend language to remove plural of suites.	To ensure there is no misinterpretation that both a garden and a garage suite could be on the same site.

Section	Current Provision	Proposed Changes	Rationale
5.43 Garden and Garage Suites	<p>(13) The following factors are to be considered in determining the gross floor area of a garden or garage suite:</p> <ul style="list-style-type: none"> (a) the gross floor area of a garden suite shall not exceed gross floor area of principal dwelling or 77 m², whichever is the lesser; (b) the gross floor area of a garage suite shall not exceed the gross floor area of the principal dwelling or 100 m², whichever is greater, and in no case shall the gross floor area of a garage suite exceed 164 m²; (Revised – Bylaw No. 9542 – December 17, 2018) (c) the gross floor area intended for use as a private garage in a garage suite shall not exceed 87 m²; (d) the gross floor area of a one-unit dwelling includes all areas above grade, including an attached garage; (e) the gross floor area of a garden or garage suite includes all areas above grade; (f) where a detached accessory building exists, the gross floor area of the existing detached accessory building need not be considered in the gross floor area calculation where: <ul style="list-style-type: none"> (i) the depth of site is greater than 60 metres; and (ii) the existing detached accessory building is located entirely within 25 metres of the rear wall of the principal dwelling; (Revised) 	<p>Increase the permitted gross floor area of a garden suite from 77m² to 80m².</p> <p>Increase the permitted gross floor area of a garage suite from 164m² to 167m².</p>	<p>Change in permitted size of garden and garage suites to align with the regulations for secondary suites and the National Building Code.</p>
5.43 Garden and Garage Suites	<p>(14) when the garden or garage suite has two storeys, the gross floor area of the second storey shall not exceed 80% of the gross floor area of the first storey.</p> <ul style="list-style-type: none"> (a) Except as provided in subsection (19), the amount of glazing on walls of garden suites and garage suites shall comply with the National Building Code. Exceptions will be considered on corner sites. 	<p>Repeal.</p>	<p>Compliance with the National Building Code is a requirement for all development and does not need to be specifically identified in the Zoning Bylaw.</p>

Section	Current Provision	Proposed Change	Rationale
5.43 Garden and Garage Suites	(11) Balconies may be provided on the second storey of garden suites and garage suites facing a lane, or on corner sites, facing a side street. Balconies shall be screened appropriately so as to inhibit the view into adjacent sites.	Replace <i>may be provided</i> with <i>shall be permitted</i> . Replace <i>and</i> with <i>or</i> . Replace <i>side street</i> with <i>flanking street</i> . Reword for clarity.	Development standards in the Zoning Bylaw are required and therefore the language used should reflect that. To ensure there is no misinterpretation that both a garden and a garage suite could be on the same site. Replacing words with defined terms in the Zoning Bylaw for consistency.
5.43 Garden and Garage Suites	(12) Garden and garage suites may have rear yard decks and porches provided that they conform to all applicable provisions of this Bylaw and the National Building Code.	Amend language to remove plural of suites. Remove reference to National Building Code.	To ensure there is no misinterpretation that both a garden and a garage suite could be on the same site. Compliance with the National Building Code is a requirement for all development and does not need to be specifically identified in the Zoning Bylaw.
5.43 Garden and Garage Suites	(19) In category 1 neighbourhoods, that maximum area of a side wall which may be glazed is 20% of the wall area or the amount permitted by the National Building Code. Exceptions will be considered on corner sites. dormers are permitted in category 1 neighbourhoods, but shall not exceed 50% of the length of the roof.	Add reference to the new category 3 neighbourhood. Reword reference to the National Building Code. Move subsection (a) to its own section and include reference to category 3 neighbourhoods.	The new category 3 neighbourhood regulations will be consistent with the existing category 1 neighbourhood regulations and should therefore be included in this subsection regarding glazing. Clarity for the exceptions allowed by the National Building Code. The content of subsection (a) is not related to section (19) and would be clearer as its own section.

Section	Current Provision	Proposed Change	Rationale
5.43 Garden and Garage Suites	<p>(21) The minimum development standards for garden suites.</p> <p>(a) The minimum development standards for garage suites.</p>	<p>Add a row for category 3.</p> <p>Replace the superscripts with subscripts.</p> <p>Remove reference to category 1 neighbourhoods in Note to Development Standard 2 and 3.</p> <p>Add a Note to Development Standard to clarify that two-storey garden suites and garage suites are only permitted on category 3 sites with rear lanes.</p>	<p>To provide regulations for the new category 3 neighbourhoods.</p> <p>To align with all other Development Standards Tables in the Zoning Bylaw, which use subscripts.</p> <p>Note to Development Standards 2 and 3 do not need to specify which neighbourhoods they apply to, as the Note is only applied in the table where it is applicable.</p> <p>Note to Development Standard 5 needed as this is a specific regulation that will only apply to category 3 neighbourhoods.</p>
Grade Level	None	<p>Add provisions to determine grade level to measure the maximum building height for one-unit dwellings, two-unit dwellings and semi-detached dwellings with a walk out basement. This is proposed to be repealed from the grade level definition.</p> <p>Add a provision to determine grade level to measure the maximum building height for all other buildings.</p>	This is required to clarify how grade is measured to determine maximum building height.
Dormers	None	Add a provision to clarify when dormer heights are exempt from the building height calculation.	This is required to clarify when dormers can be exempted from the maximum building height.

Section 6: Parking			
Section	Current Provision	Proposed Change	Rationale
6.3.7 Parking and Loading Requirements for Integrated Commercial Mixed Use District	(1) Required parking and loading spaces shall be a minimum of 7.0 metres back from the front property line.	Clarify where parking shall be permitted in the area between the front property line and the front building line, or between the side building line closest to the flanking street and the side property line adjacent to the flanking street for corner sites.	This will support the purpose of the Integrated Commercial Mixed-Use District to promote a compact, pedestrian oriented built form with street orientated buildings and active uses at grade level.
	4) The minimum off-street parking standards for the B4MX Zoning District are set out in the chart. Many uses require 1 space per 30 metres squared of gross floor area or gross leasable floor area.	For all uses that require 1 space per 30 square metres of gross floor area or gross leasable floor area, require a lesser standard of 1 space per 50 square metres of gross floor area or gross leasable floor area.	This will support the purpose of the Integrated Commercial Mixed Use District to promote a compact, pedestrian oriented built form with street orientated buildings and active uses at grade level.
6.3.4 Parking and Loading Requirements for Industrial Districts	None	Add a provision to vary parking requirements resulting from a change of use or intensity of use to accommodate the adaptive re-use of an existing building, where it can be demonstrated that the parking that will be provided will accommodate the parking demand for said use through the provision of on-site and street parking, as appropriate.	As recommended in Appendix 2.
6.2 General Regulations for Parking, Loading, and Vehicular Circulation Areas	None	Add a provision that a parking space used as an electrical vehicle charging station can be considered as required parking provided it complies with all requirements.	As recommended in Appendix 2.

Section 7: Landscaping			
Section	Current Provision	Proposed Change	Rationale
7.3 Planting Requirements for Plant Materials	(3) All trees provided for planting shall be a minimum 45mm caliper for deciduous trees and 1800mm in height for coniferous trees	reduce the minimum caliper for trees provided in required landscaping.	As recommended in Appendix 2.
7.5 Alternative Landscaping Design	(1) (c) Rain gardens	Allow for box planters in addition to rain gardens for alternative landscaping design.	As recommended in Appendix 2.

Section 8: Residential

Section	Current Provision	Proposed Change	Rationale
RMTN 8.8.2 Permitted Uses	The Permitted Uses and Minimum Development Standards in an RMTN District.	Add garden and garage suites as a permitted use for one-unit dwellings that are not part of a dwelling group.	Garden and garage suites are permitted on sites with a one-unit dwelling. One-unit dwellings were recently added as permitted uses in the RMTN district.
RMTN1 8.9.2 Permitted Uses	The Permitted Uses and Minimum Development Standards in an RMTN1 District.	Add garden and garage suites as a permitted use for one-unit dwellings that are not part of a dwelling group.	Garden and garage suites are permitted on sites with a one-unit dwelling. One-unit dwellings were recently added as permitted uses in the RMTN1 district.

Section 9: Institutional

Section	Current Provision	Proposed Change	Rationale
M3 & M4 9.3.3 & 9.4.3 Discretionary Uses	Nightclubs and taverns in conjunction with and attached to a hotel or motel.	Updated terminology from nightclubs and taverns to alcohol establishment -type 3 and 4.	Update terminology.

Section 10: Commercial

Section	Current Provision	Proposed Change	Rationale
B1B 10.2.3 Discretionary Uses	Lounges in conjunction with and attached to a restaurant are a discretionary use.	Updated terminology from lounge to alcohol establishment – type 1.	Update terminology.
B2 10.4.3 Discretionary Uses	Lounges in conjunction with and attached to a restaurant are a discretionary use.	Updated terminology from lounge to alcohol establishment - type 1. Permit alcohol establishment - type 1 as an accessory use to a restaurant.	Update terminology.
B3 10.5.2 Permitted Uses 10.5.3 Discretionary Uses	Restaurants and lounges are a permitted use. Night clubs and taverns are a discretionary use.	Updated terminology from lounge to alcohol establishment -type 1. Updated terminology from nightclubs and taverns to alcohol establishments type 3 and 4.	Update terminology.

Section	Current Provisions	Proposed Change	Rationale
<p>B4, B4A and B4MX 10.6.2 and 10.7.2 and 10.7A.2 Permitted Uses</p> <p>10.6.3 and 10.7.3 10.7A.3 Discretionary Uses</p>	<p>Restaurants and lounges are a permitted use.</p> <p>Night clubs and taverns are a discretionary use.</p>	<p>Updated terminology from lounge to alcohol establishment - type 1.</p> <p>Updated terminology from nightclubs and taverns to alcohol establishments type 3 and 4.</p> <p>New permitted use alcohol establishment - type 2.</p>	<p>Update terminology.</p> <p>Permit alcohol establishment – type 2. This would allow an alcohol establishment that is limited in size to be a permitted, rather than a discretionary use.</p>
<p>B4MX 10.7A.2 Permitted Uses</p>	<p>Rear Yard Setback: 7.5 metres for all primary buildings.</p>	<p>Reduce the rear yard setback for primary buildings to 3.0 metres.</p>	<p>This amendment will make better use of space on site and align buildings along the perimeter of the site, moving parking and loading facilities to the middle and supporting a pedestrian oriented environment.</p>
<p>B4MX 10.7A.4 Notes to Development Standards</p>	<p>(5) Where the maximum building height is at least 15.0 metres, the building shall contain both a building base and a building cap as follows:</p> <p>a) Building Base Height: shall be a minimum of 10.0 metres and a maximum of 12.0 metres.</p> <p>b) Building Cap: shall be set back a minimum of 2.0 metres from the front façade of the building base.</p>	<p>Repeal note.</p>	<p>This amendment removes a technical requirement for mid-sized buildings and, by removing it, removes a barrier to building mixed-use and residential buildings.</p>

Section	Current Provisions	Proposed Change	Rationale
<p>B4MX 10.7A.6 Parking</p>	<p>(1) The regulations governing parking and loading spaces in the B4MX District are contained in Section 6.</p> <p>(2) The number of parking spaces required in the B4MX District may be reduced by the number of parking spaces provided on the street, which will primarily serve the subject property. The determination of the number of on-street parking spaces to be credited on the subject property shall be at the discretion of the Development Officer.</p> <p>(3) The number of parking spaces may be reduced in the B4MX District by 0.25 spaces per dwelling unit when a multiple-unit dwelling is located above non-residential uses on the same building.</p> <p>(4) Curbed landscaped islands at the flanking end of every parking row shall be provided for at grade parking areas.</p> <p>(5) Interior sidewalks within the parking area shall be provided to link buildings.</p>	<p>Provisions (1), (3), (4), and (5) will remain.</p> <p>(2) The number of parking spaces may be reduced for properties that provide both a residential and commercial component, or for those properties that provide a public amenity, such as a plaza or dedicated seating area.</p> <p>Discretion for when on-street parking spaces are credited will be removed.</p> <p>Two additional provisions will be added to ensure that motor vehicle parking and drive-throughs are screened from public streets and will not be adjacent to the public sidewalk.</p>	<p>This amendment will provide clarity for when on-street parking will be credited for specific uses and amenities, taking away uncertainty around number of required parking spaces during the design stage of the site .</p> <p>Provisions relating to the placement of motor vehicle parking and drive-throughs support the purpose of this zoning district to promote a compact, pedestrian-oriented built form that supports transportation options, street-oriented buildings and active uses at grade level.</p>

Section	Current Provision	Proposed Changes	Rationale
<p>B5, B5B & B5C 10.8.2, 10.8A.2 and 10.8B.2 Permitted Uses</p> <p>10.8.3, 10.8A.3 and 10.8B.3 Discretionary Uses</p>	<p>Restaurants and lounges are a permitted use.</p> <p>Night clubs and taverns are a discretionary use.</p>	<p>Updated terminology from lounge to alcohol establishment – type 1. Updated terminology from nightclubs and taverns to alcohol establishments type 3 and 4.</p> <p>New permitted use alcohol establishment -type 2.</p>	<p>Update terminology.</p> <p>Permit alcohol establishment – type 2. This would allow an alcohol establishment that is limited in size to be a permitted, rather than a discretionary use.</p>
<p>B5C 10.8B.4 Notes to Development Standards</p>	<p>(1) (a) In addition to the discretionary uses listed in Section 10.8B.3, all residential uses listed in Section 10.8B.2 shall be deemed discretionary when they are located within the Environmental Area, as shown in Figure 10.8B.4.</p> <p>(b) All proposed developments containing residential uses located within the Environmental Area shown in Figure 10.8B.4 shall be required to undertake environmental testing and remediation, satisfactory to the Approval Authority, prior to receiving a development permit.</p> <p>Figure 10.8B.4 Environmental Area</p>	<p>Repeal.</p> <p>Permit residential uses provided an appropriate environmental site assessment (ESA) is submitted with the development permit application.</p>	<p>Permit other uses appropriate to the district.</p> <p>Residential uses are currently discretionary in this district as an ESA was required to be submitted with the discretionary use application. This amendment will permit residential uses while retaining the requirement for an ESA to be submitted with the development permit application.</p>

Section 11: Industrial			
Section	Current Provision	Proposed Change	Rationale
IL1 11.1.4 Discretionary Uses	Night clubs and taverns are a discretionary use.	Updated terminology from nightclubs and taverns to alcohol establishments - type 3 and 4. New permitted use alcohol establishment - type 2.	Update terminology. Permit alcohol establishment – type 2. This would allow an alcohol establishment that is limited in size to be a permitted, rather than a discretionary use.
IB 11.4.2 Permitted Uses 11.4.4 Discretionary Uses	Restaurants and lounges are a permitted use. Taverns in conjunction with and attached to a hotel or motel are a discretionary use.	Updated terminology from lounge to alcohol establishment - type 1. Updated terminology from nightclubs and taverns to alcohol establishments – type.	Update terminology.

Section 12: Specialized			
Section	Current Provision	Proposed Change	Rationale
MX1 12.6.2 Permitted Uses 12.6.4 Discretionary Uses	Night clubs and taverns are a discretionary use. Microbreweries – type I are a discretionary use.	Permit microbreweries. New permitted use alcohol establishment - type 2. Updated terminology from nightclubs and taverns to alcohol establishments – type 3 and 4.	Microbreweries – type I are currently a discretionary use. It is proposed to make them permitted as this use has no land use impacts that require additional review. Permit alcohol establishment – type 2. This would allow an alcohol establishment that is limited in size to be a permitted, rather than a discretionary use.
MX2 12.6.2 Permitted Uses	Microbreweries – type I are currently not permitted.	Permit microbrewery with an accessory alcohol establishment - type 1, 3 or 4.	Update terminology.