

THE CORPORATION OF THE CITY OF VERNON

BYLAW 6012

A bylaw to amend the City of Vernon Zoning Bylaw 6000

WHEREAS the Council of the Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw 6000;

AND WHEREAS all persons who might be affected by this amending bylaw have, before the passage thereof, been afforded an opportunity to be notified on the matters herein before the said Council, in accordance with the provisions of Section 464 of the *Local Government Act*, and all amendments thereto;

NOW THEREFORE the Council of the Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “**Zoning Text (General Updates) Amendment Bylaw 6012, 2025**”.
2. The City of Vernon Zoning Bylaw 6000 be, and is hereby amended, as follows:
 - i. **Section 1 General Administration, Section 2 Interpretation** be amended by removing text formatted with a ~~strikethrough~~ and adding text formatted with an underline as shown on attached Schedule ‘A’;
 - ii. **Section 4 Development Regulations, Section 5 Specific Use Regulations, Section 6 Landscape & Screening** be amended by removing text formatted with a ~~strikethrough~~ and adding text formatted with an underline as shown on attached Schedule ‘B’;
 - iii. **Section 7 Vehicle Parking, Loading, and Bike Parking** be amended by removing text formatted with a ~~strikethrough~~ and adding text formatted with an underline as shown on attached Schedule ‘C’;
 - iv. **Section 8 Agricultural & Rural, Section 9 Housing** be amended by removing text formatted with a ~~strikethrough~~ and adding text formatted with an underline as shown on attached Schedule ‘D’;
 - v. **Section 10 Resort, Section 11 Commercial Mixed-Use Zones** be amended by removing text formatted with a ~~strikethrough~~ and adding text formatted with an underline as shown on attached Schedule ‘E’;

- vi. **Section 12 Industrial, Section 13 Community & Servicing, Section 14 Parks, Section 16 Overlays & Modifiers** be amended by removing text formatted with a ~~strikethrough~~ and adding text formatted with an underline as shown on attached Schedule 'F';
 - vii. **Section 8 Agricultural & Rural, Section 9 Housing, Section 10 Resort, Section 11 Commercial Mixed-Use Zones, Section 12 Industrial, Section 13 Community & Servicing, Section 14 Parks** be amended by removing images shown in the column "Current Image" and adding images shown in the column "Proposed Image" as shown on attached Schedule 'G'.
3. If any section, subsection, paragraph, clause or phrase, of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
4. Zoning Bylaw 6000 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this day of , 2025

READ A SECOND TIME this day of , 2025

READ A THIRD TIME this day of , 2025

ADOPTED THIS day of , 2025

Mayor

Corporate Officer

Schedule ‘A’ – Attached to and Forming Part of Bylaw 6012 “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”

Section 1 General Administration, Section 2 Interpretation

Text proposed to be removed is identified with ~~strikethrough~~.
Text proposed to be added is identified with an underline.
Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	SECTION 1: General Administration, 1.5 Compliance with other Regulation	N/A	1.5.2 <u>In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable: municipal bylaws, provincial statutes, provincial regulations, federal statutes, and federal regulations.</u>	To clarify that in some instances provincial and federal agencies may have regulations that apply in addition to municipal regulations (ex: Agricultural Land Commission Act).
2.	SECTION 1: General Administration, 1.12 Rounding Numbers	N/A	1.12.4 <u>Where a calculation for residential density based on units per hectare results in a number with a fraction or a decimal place, the value must be rounded down to the nearest whole number.</u>	To provide clarity on rounding of dwelling units as they relate to density calculations.
3.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, HOUSING USE	Large Scale Multi-Unit Housing means a Building that contains any number of Dwelling Units with a common entrance(s) or a combination of individual and common entrances. Typical examples include: Apartment Housing and Stacked Townhouses .	Large Scale Multi-Unit Housing means <u>housing development that contains any number of Dwelling Units or Sleeping Units with a common entrance(s) and shared hallway(s), or a combination of individual and common entrances and shared hallways such as mid-rise or high-rise Apartment Housing, Single Stair Egress Apartments, or a combination of Apartment Housing and Townhouses.</u>	To provide greater clarity and distinction between Medium Scale Multi-Unit Housing, and Large Scale Multi-Unit Housing.
4.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, HOUSING USE	Medium Scale Multi-Unit Housing means housing development consisting of five or more Dwelling Units or Sleeping Units. Each Dwelling Unit will have an individual entrance, not necessarily at Grade . This includes: Townhouses which may include Secondary Suites and Stacked Townhouses .	Medium Scale Multi-Unit Housing means housing development <u>that contains any number of Dwelling Units or Sleeping Units with individual entrances, not necessarily at Grade, or a combination of individual and common entrances such as Townhouses, Stacked Townhouses, low-rise Single Stair Egress Apartment, and low-rise Apartment Housing.</u>	To provide greater clarity and distinction between Medium Scale Multi-Unit Housing, and Large Scale Multi-Unit Housing.
5.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, HOUSING USE	Mixed Use Housing means a Building that contains one or more Dwelling Units combined with at least one Use other than a housing Use or Home Based Business.	Mixed-Use Housing means a Building that contains one or more Dwelling Units or Sleeping Units combined with at least one <u>principal commercial, community, or basic services Use.</u>	To provide clarity that the commercial, community, or basic services use in Mixed-Use Housing must be a principal use.
6.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, HOUSING USE	Small Scale Multi-Unit Housing means housing development consisting of three or more Dwelling Units or Sleeping Units. Each Dwelling Unit must be Ground Oriented and have an individual entrance at Grade . This includes: Townhouses which may include Secondary Suites .	Small Scale Multi-Unit Housing means housing development consisting of <u>Ground Oriented Dwelling Units or Sleeping Units with individual entrances at Grade such as Detached Housing, Semi-Detached Housing, Duplex Housing, triplexes, fourplexes, Row Housing, and Townhouses. Dwelling Units may include Secondary Suites and/or Accessory Dwelling Units.</u>	To combine the definitions of Small Scale Housing and Small Scale Multi-Unit Housing to respond to concerns from users of the bylaw regarding lack of clarity.

7.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, HOUSING USE	Small Scale Housing means housing development consisting of up to two Dwelling Units or Sleeping Units. Dwelling Units may include Secondary Suites and/or Accessory Dwelling Units. This includes: Duplex Housing, Semi-detached Housing, and Detached Housing, or any combination thereof.	<u>Rural Housing means housing development in an Agricultural or Rural zone.</u>	To provide a Housing Use definition specific for Agricultural and Rural Zones that defers to the density and housing form of those zones.
8.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, COMMERCIAL USE	Animal Services means boarding, breeding, buying, selling or training of domesticated animals. Typical examples include: animal shelters, kennels, and stables or a riding academy.	Animal Services means boarding, breeding, buying, selling or training of animals. Typical examples include: animal shelters, kennels, and stables or a riding academy.	To provide clarity that Animal Services includes larger sized animals such as horses, or more intensive animal uses.
9.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, COMMERCIAL USE	Food and Beverage Service means the sale of prepared food and drinks to the public for consumption on or off-site which may include the sale of alcoholic beverages. This Use does not include Grocery Stores . Typical examples include: cafes, coffee shops, juice bars, and restaurants.	Food and Beverage Service means the sale of prepared food and drinks to the public for consumption on or off-site which may include the sale of alcoholic beverages. This Use does not include Grocery Stores or Drive-through Services relating to food . Typical examples include: cafes, coffee shops, juice bars, and restaurants.	To clarify that Drive-through Services are not an included use in association with Food and Beverage Service.
10.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, COMMERCIAL USE	Indoor Sales and Service means the provision of goods or services within a Building such as the retail sales of goods, repair services, personal services, or commercial instruction. Typical examples include: art studios, convenience stores, commercial schools, electronics repair services, hair salons, household item repair services, indoor markets, pawnshops, pet care and grooming, pharmacies, second-hand stores, tailor shops, thrift shops, and tattoo parlours.	Indoor Sales and Service means the provision of goods or services within a Building such as the retail sales of goods, repair services, personal services, <u>training facilities for household pets</u> , or commercial instruction. Typical examples include: art studios, convenience stores, commercial schools, electronics repair services, hair salons, household item repair services, indoor markets, pawnshops, pet care and grooming, pharmacies, second-hand stores, tailor shops, thrift shops, and tattoo parlours.	To permit training of household pets under the definition of Indoor Sales and Service for the purposes of business licensing.
11.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, COMMERCIAL USE	Liquor Store means premises used for the retail sale of packaged liquor for consumption off the premises.	Liquor Store means premises used for the retail sale of packaged liquor for consumption off the premises. <u>This Use does not include Drive-through Services relating to food or liquor.</u>	To clarify that Drive-through Services are not an included use in association with a Liquor Store.
12.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Apartment Housing means a multi-unit housing Use of at least three attached Dwelling Units which does not conform to the definition of any other housing Use class. The Dwelling Units within Apartment Housing may include any configuration of number of bedrooms. The Apartment Housing Use includes any Building configured for Supportive Housing.	Apartment Housing means multi-unit housing <u>consisting</u> of at least three attached Dwelling Units with a common entrance(s), a shared hallway(s), and may include Ground Oriented Dwelling Units with individual entrances at Grade . This also includes Single Stair Egress Apartment Buildings as defined in the BC Building Code. The Dwelling Units within Apartment Housing may include any configuration of number of bedrooms. The Apartment Housing Use includes any Building configured for Supportive Housing .	To refine the definition of Apartment Housing to provide clarity to applicants.

13.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Detached Housing means a Building that contains one Principal Dwelling Unit with direct access to ground level.	Detached Housing means a Building that contains one Principal Dwelling Unit with direct access to ground level <u>and may or may not include a Secondary Suite.</u>	To provide clarity that a Secondary Suite may be included in Detached Housing to support livability.
14.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Driveway means an area that provides Vehicle access to the Garage or Parking Area of a Small Scale Housing development from a Street, Laneway, Alley , or private roadway. A Driveway may be used for Vehicle parking spaces and does not include a Pathway .	Driveway means an area that provides Vehicle access to the Garage or Parking Area of a Rural Housing or Small Scale Multi-Unit Housing development from a Street, Laneway, Alley , or private roadway. A Driveway may be used for Vehicle parking spaces and does not include a Pathway .	To align the definition of Driveway with the revised definitions of Housing Uses.
15.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	N/A	End-of-trip Bike Facilities means facilities located within a Building to support bike users who commute to work by providing facilities that may include <u>storage and bike wash and repair station(s).</u>	To provide a definition for End-of-trip Bike Facilities.
16.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	N/A	EV-ready means Vehicle spaces that have direct access within 1.0 m to a conduit <u>for a 240-volt outlet that is capable of operating a Level-2 EV charger.</u>	To provide a definition for EV-ready vehicle spaces.
17.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Green Parking Lot means a Surface Parking Lot with limited impermeable material, substantial tree cover and plant material, and surface runoff directed toward Landscaped basins, thus encouraging on-site stormwater management and eliminating or reducing the need for mechanical drainage connections. Environmental performance targets are required to be considered in the design including measures for reducing the urban heat island effect, improving pedestrian infrastructure, comfort and safety, using energy efficient fixtures and recycled materials, managing stormwater runoff on-site, and preserving and enhancing the environment.	N/A	To relocate this regulation from the Zoning Bylaw to the Official Community Plan Bylaw – Design Guidelines, as this regulation is not measurable.
18.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Inclusive Bike Parking means a horizontal Bike Parking Space that accommodates non-standard bikes, or spaces for bikes that are difficult to lift. Typical examples of non-standard bikes include cargo bikes, fat tire bikes, e-bikes, handcycles, or bikes with trailers.	Inclusive Bike Parking means a Bike Parking Space that accommodates non-standard bikes, or spaces for bikes that are difficult to lift, <u>and includes access to a 120 volt electrified outlet.</u> Typical examples of non-standard bikes include cargo bikes, fat tire bikes, e-bikes, handcycles, or bikes with trailers.	To include electric charging in the definition of Inclusive Bike Parking.

19.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Landscaping means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following...	Landscaping means the preservation or modification of the natural features of a Site <u>at the ground level</u> through the placement or addition of any or a combination of the following...	To clarify that Landscaping is provided at the ground level to meet the intent of the Zoning Bylaw.
20.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Laneway means an improved highway more than 3.0 m but not greater than 8.0 m in width that is intended for access to the rear of a Lot .	Laneway means an improved <u>roadway</u> more than 3.0 m but not greater than 8.0 m in width that is intended for access to the rear of a Lot .	To respond to a request from Ministry of Transportation and Transit to provide distinction that a Laneway is not a highway.
21.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Panhandle Lot means a Lot which has its primary legal access from a Street through a narrow strip of land which is an integral part of the Lot .	Panhandle Lot means a Lot which has its primary legal access from a Street through a narrow strip of land <u>that is at least 6.0 m in width</u> which is an integral part of the Lot .	To implement a minimum width regulation for a Panhandle Lot to allow for emergency vehicle access.
22.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	N/A	Single Stair Egress Apartment means multi-unit housing <u>consisting of at least three attached Dwelling Units with a common entrance(s), a shared hallway(s), and a single stair or elevator for egress as noted in BC Building Code. This may include Ground Oriented Dwelling Units with individual entrances at grade.</u>	To provide a definition for Single Stair Egress Apartment buildings to support housing diversity.
23.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Sleeping Unit means a room in a housing-based Building that is used primarily for sleeping and relaxation for a maximum of two persons and containing no cooking or sanitary facilities. Sleeping Units have shared access to facilities such as cooking, dining, laundry, sanitary facilities, or general living facilities in the same housing-based Building .	Sleeping Unit means a room in a housing-based Building that is used primarily for sleeping and relaxation for a maximum of two persons and containing no cooking or sanitary facilities <u>within the sleeping room</u> . Sleeping Units have shared access to facilities such as cooking, dining, laundry, sanitary facilities, or general living facilities in the same housing-based Building .	To provide clarity on the definition of sleeping units as it relates to different forms of supportive housing.
24.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Storey means that portion of a Building that is between the top of any floor and the top of the floor above it. If there is no floor above, the Storey is the portion of the Building that is between the top of any floor and the ceiling above it. If the top of the floor directly above a Basement is greater than 1.83 m above Grade , the Basement is considered a Storey .	Storey means that portion of a Building that is between the top of any floor and the top of the floor above it. If there is no floor above, the Storey is the portion of the Building that is between the top of any floor and the ceiling above it. If the top of the floor directly above a Basement is greater than 1.83 m above Grade , the Basement is considered a Storey . <u>Stairwell and elevator rooftop accesses do not count as a Storey, provided there is no additional enclosed floor area or large roof overhangs beyond what is required by BC Building Code for stairway landings and elevator access.</u>	To provide clarity that rooftop accesses on buildings are not considered a storey.

25.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	<p>Townhouses means a Building containing three or more Dwelling Units, which each having a direct entrance at Grade.</p> <p>For the purposes of this bylaw, the Use of Townhouses shall include the Use of Row Housing.</p>	<p>Townhouses means a Building containing <u>five</u> or more Dwelling Units, which each having a direct entrance at Grade.</p> <p>For the purposes of this bylaw, the Use of Townhouses shall include the Use of Row Housing.</p>	<p>To refine the definition of townhouse to exclude building forms with four units or less, as these are considered Duplex, Triplex, Fourplex or similar.</p>
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Schedule ‘B’ – Attached to and Forming Part of Bylaw 6012 “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”

Section 4 Development Regulations, Section 5 Specific Use Regulations, Section 6 Landscape & Screening

Text proposed to be removed is identified with ~~strikethrough~~.

Text proposed to be added is identified with an underline.

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No.	Section	Current Wording	Proposed Wording	Reason for Change
26.	SECTION 4: Development Regulations, 4.2 Projections into Yards	4.2.1 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a Building , portions of a Building on a foundation or ornamental features may project into a Setback provided such projections do not exceed 0.5 m.	4.2.1 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a Building , portions of a Building on a foundation or ornamental features may project into a Setback provided such projections do not exceed 0.5 m. <u>No individual projection shall exceed 3.0 m in length or 30% of the length of the wall, whichever is the lesser. No two projections shall be closer than 1.5 m apart.</u>	To restrict the area, length, and frequency of building projections that may extend into a required setback to support quality urban design.
27.	SECTION 4: Development Regulations, 4.4 Height and Grade	4.4.1 In determining whether a Building conforms to the maximum Height permitted in any zone, Structures such as antennae, chimney stacks, water towers, wind machines, monuments, observation and transmission towers, farm silos, steeples, elevator housings, roof stairway entrances, railings constructed with translucent materials , ventilating equipment, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the Height .	4.4.1 In determining whether a Building conforms to the maximum Height permitted in any zone, Structures such as antennae, chimney stacks, water towers, wind machines, monuments, observation and transmission towers, farm silos, steeples, elevator housings, roof stairway entrances, railings, <u>privacy screens, mechanical and</u> ventilating equipment, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the Height .	To permit structures that provide shade and privacy on rooftop amenity spaces to be exempt from the height maximum to support livability.
28.	SECTION 4: Development Regulations, 4.8 Rooftop Screening	4.8 Rooftop Screening 4.8.1 Rooftop mechanical and electrical equipment in zones other than agricultural zones shall be screened from view from a Street or Adjacent Lots at grade.	4.8 4.8.1 <u>Deleted.</u>	To relocate this regulation from the Zoning Bylaw to the Official Community Plan Bylaw – Design Guidelines as it primarily relates to the design of a building.
29.	SECTION 5: Specific Use Regulations, 5.2 Minimum Dwelling Unit Size	5.2.1 The minimum size of a Dwelling Unit is 30 m ² (323 ft ²) Net Floor Area .	5.2.1 The minimum size of a Dwelling Unit is 30 m ² (323 ft ²) Net Floor Area , <u>except that for Apartment Housing a maximum of 20% of the Dwelling Units may be less than 30 m² (323 ft²) Net Floor Area.</u>	To provide flexibility for smaller unit sizes in Apartment Housing to encourage housing diversity.
30.	SECTION 5: Specific Use Regulations, 5.4 Secondary Suites & Accessory Dwellings	5.4.1.4 A 1.5 m wide Barrier-free , lit, and clearly marked pathway from the Street to the main entrance of the Secondary Suite must be provided.	5.4.1.4 A 1.5 m wide Barrier-free , lit, and clearly marked pathway from the Street to the main entrance of the Secondary Suite must be provided, except that the pathway may have barriers such as stairs on properties where the natural topography prevents an appropriate grade for the pathway.	The requirement for a barrier free path can be a challenge to accommodate in hillside developments.

31.	SECTION 5: Specific Use Regulations, 5.4 Secondary Suites & Accessory Dwellings	5.4.2.4 A 1.5 m wide Barrier-free , lit, and clearly marked pathway from the Street to the main entrance of the Accessory Dwelling Unit must be provided.	5.4.2.4 A 1.5 m wide Barrier-free , lit, and clearly marked pathway from the Street to the main entrance of the Accessory Dwelling Unit must be provided, except that the pathway may have barriers such as stairs on properties where the natural topography prevents an appropriate grade for the pathway.	The requirement for a barrier free path can be a challenge to accommodate in hillside developments.
32.	SECTION 5: Specific Use Regulations, 5.7 Vehicular-oriented Uses	5.7.2 Lot Area shall be provided as follows: .1 the minimum Lot Area for any development incorporating a vehicular-oriented Use shall be 930 m ² and the maximum Site Coverage shall be 50%;	5.7.2 Lot Area shall be provided as follows: .1 the minimum Lot Area for any development incorporating a vehicular-oriented Use shall be 930 m ² and the maximum Site Coverage shall be 60%;	To respond to concerns raised by the development community by increasing the permitted site coverage for a vehicular-oriented use.
33.	SECTION 5: Specific Use Regulations, 5.7 Vehicular-oriented Uses	N/A	5.7.5 <u>Outdoor Vehicle Storage shall adhere to the following:</u> .1 <u>all storage areas shall have a dust-free surface;</u> .2 <u>storage areas must be secured with perimeter fencing; and</u> .3 <u>drive aisles within storage areas must be clearly delineated and meet requirements of Section 7.2.10 of this bylaw.</u>	To establish regulations for Vehicle Storage (outdoor storage of cars, trucks, RV's, boats, etc.) that is permitted in certain zones.
34.	SECTION 5: Specific Use Regulations, 5.8 Car Washes	5.8.1 Car washing establishments shall provide upstream Vehicle queueing for a minimum of 4 Vehicles per washing bay except it is a minimum of 2 Vehicles where the washing bay is coin operated and the Vehicle is manually washed by an occupant of the Vehicle . 5.8.2 Upstream queueing spaces shall be a minimum of 6.0 m in length and 3.0 m in width.	5.8.1 Car washing establishments shall provide <u>in-bound</u> Vehicle queueing for a minimum of 4 Vehicles per <u>automatic</u> washing bay except it is a minimum of 2 Vehicles where the washing bay is coin operated and the Vehicle is manually washed by an occupant of the Vehicle . 5.8.2 <u>In-bound</u> queueing spaces shall be a minimum of 6.0 m in length and 3.0 m in width.	To use consistent wording throughout bylaw.
35.	SECTION 6: Landscape & Screening, 6.3 Refuse and Recycling Bins	6.3.5 Notwithstanding sub-section 6.3.2, a refuse or recycling bin located within a property and screened from adjoining Lots and Streets will not require any screening or Landscape.	6.3.5 <u>Deleted.</u>	To remove a duplicate regulation (6.3.4).

36.	SECTION 6: Landscape & Screening, 6.5 Fencing and Retaining Walls	<p>6.5.1 Subject to traffic sight lines, the following Height limitations shall apply to fences, walls, chainlink fences and hedges in all housing zones:</p> <p>.4 1.2 m (4.0 ft) if situated along the Lot Lines within a Front Setback;</p> <p>.5 2.0 m (6.4 ft) if situated behind the Front Setback;</p> <p>.6 2.0 m (6.4 ft) if situated abutting a Side Yard, Flanking Side Yard and/or Rear Yard.</p>	<p>6.5.1 Subject to traffic sight lines, the following Height limitations shall apply to fences, <u>and</u> walls in all housing <u>and mixed-use</u> zones:</p> <p>.1 1.2 m (4.0 ft) if situated along the Lot Lines <u>or within the Setback abutting a Street;</u></p> <p>.2 2.0 m (6.4 ft) if situated behind the Setback <u>abutting a Street;</u></p> <p>.3 2.0 m (6.4 ft) if situated <u>along a Lot Line</u> not abutting a Street.</p> <p><u>Notwithstanding 6.5.1, one gate for pedestrian access may be 2.0 m in height with a maximum width of 1.0 m if situated along the Lot Lines or within the Setback abutting a Street.</u></p>	To provide clarity that a 1.2 m fence is the maximum height for a fence abutting a street on properties with more than one street frontage to support vibrancy of public streets.																																			
37.	SECTION 6: Landscape & Screening, 6.6 Minimum Landscape Buffers	<p>6.6.9 In addition to the minimum Landscape Buffer treatment levels above:</p> <p>.2 all internal Lot Lines on a Site being comprehensively developed are exempt from Side Yard buffer zones;</p>	<p>6.6.9 In addition to the minimum Landscape Buffer treatment levels above:</p> <p>.2 <u>Deleted;</u></p>	To remove a regulation that was related to Comprehensive Development Zones and is no longer applicable.																																			
38.	SECTION 6: Landscape & Screening, 6.6 Minimum Landscape Buffers, Table 6.1 – Minimum Landscape Buffer Schedule	<p><i>Table 6.1— Minimum Landscape Buffer Schedule</i></p> <table><tr><th>Location</th><th>Front Yard</th><th>Rear Yard</th><th>Side Yard</th><th>Public Amenity Area Permitted</th></tr><tr><td colspan="5"><i>Housing Zones</i></td></tr><tr><td>MUS</td><td>0</td><td>0</td><td>0</td><td>NO</td></tr></table>	Location	Front Yard	Rear Yard	Side Yard	Public Amenity Area Permitted	<i>Housing Zones</i>					MUS	0	0	0	NO	<p><i>Table 6.1— Minimum Landscape Buffer Schedule</i></p> <table><tr><th>Location</th><th>Front Yard</th><th>Rear Yard</th><th>Side Yard</th><th>Public Amenity Area Permitted</th></tr><tr><td colspan="5"><i>Housing Zones</i></td></tr><tr><td><u>MUS (4 units or less)</u></td><td>0</td><td>0</td><td>0</td><td>NO</td></tr><tr><td><u>MUS (5 units or more)</u></td><td><u>1</u></td><td><u>1</u></td><td><u>1</u></td><td><u>NO</u></td></tr></table>	Location	Front Yard	Rear Yard	Side Yard	Public Amenity Area Permitted	<i>Housing Zones</i>					<u>MUS (4 units or less)</u>	0	0	0	NO	<u>MUS (5 units or more)</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>NO</u>	To require a landscape buffer on MUS (Multi-Unit: Small Scale) zoned properties that are developing 5 or more units to support livability and environmental leadership.
Location	Front Yard	Rear Yard	Side Yard	Public Amenity Area Permitted																																			
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MUS	0	0	0	NO																																			
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Schedule ‘C’ – Attached to and Forming Part of Bylaw 6012 “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”

Section 7 Vehicle Parking, Loading, and Bike Parking

Text proposed to be removed is identified with ~~strikethrough~~.
Text proposed to be added is identified with an underline.
Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change
39.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.1 General Provisions	<p>7.1.3 Where a change of Use application does not result in a change to an existing Building footprint, addition of new Building(s) or Structure(s), or other changes to the Site plan:</p> <p>.1 the number of Vehicle parking and Loading Spaces in place for the existing Use will be considered legal non-conforming;</p> <p>.2 the Parking Area must be Hard Surfaced and meet the development standards in Section 7.2; and</p> <p>.3 Bike Parking Spaces must be provided.</p>	<p>7.1.3 Where a change of Use application does not result in a change to an existing Building footprint, addition of new Building(s) or Structure(s), or other changes to the Site plan:</p> <p>.1 the number of Vehicle parking, Bike Parking, and Loading Spaces in place for the existing Use will be considered legal non-conforming.</p> <p>.2 <i>Deleted.</i></p> <p>.3 <i>Deleted.</i></p>	To permit a change of use application without requiring improvements to the existing parking or bike parking.

40.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.1 General Provisions	<p>7.1.4 Each Use of land or a Building or Structure is subject to a combination of all Vehicle parking space, Loading Space, and Bike Parking Space requirements, where Vehicle parking spaces include:</p> <ul style="list-style-type: none"> .1 regular Vehicle parking, .2 small Vehicle parking, .3 oversized Vehicle parking, .4 accessible parking, .5 visitor parking, and .6 EV-ready parking. <p>Loading Spaces include:</p> <ul style="list-style-type: none"> .7 Loading for Commercial Vehicles, and .8 Pick-up/Drop-off Spaces; and <p>Bike Parking Spaces include:</p> <ul style="list-style-type: none"> .9 Short-Term Bike Parking, .10 Long-Term Bike Parking, .11 Inclusive Bike Parking, and .12 end-of-trip bike facilities. 	<p>7.1.4 Each Use of land or a Building or Structure is subject to a combination of all Vehicle parking space, Loading Space, and Bike Parking Space requirements, where <u>the types of Vehicle parking spaces may</u> include:</p> <ul style="list-style-type: none"> .1 regular Vehicle parking, .2 small Vehicle parking, .3 oversized Vehicle parking, .4 accessible parking, .5 visitor parking, and .6 EV-ready parking. <p>Loading Spaces <u>may</u> include:</p> <ul style="list-style-type: none"> .7 Loading for <u>commercial, industrial, and community Uses</u>, and .8 Loading for housing Uses; and <p>Bike Parking Spaces <u>may</u> include:</p> <ul style="list-style-type: none"> .9 Short-Term Bike Parking, .10 Long-Term Bike Parking, .11 Inclusive Bike Parking, and .12 End-of-trip Bike Facilities. 	To clarify that not all types of vehicle, loading, and bike spaces will apply to all developments; and to bold words that have definitions in the General Definitions section.
41.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.1 General Provisions	7.1.5 Vehicle parking space, Loading Space, and Bike Parking Space requirements are independent and no space shall be considered to satisfy more than one requirement.	7.1.5 Deleted.	To change the regulations that some spaces are permitted to satisfy more than one requirement.
42.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.1 General Provisions	7.1.6 Where calculation of the total number of required spaces yields a fractional number, decimals of 0.5 and higher must be rounded up to the nearest whole number.	7.1.6 Deleted.	To remove a duplicate regulation that exists in Section 1.12, Rounding Numbers.
43.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.1 General Provisions	7.1.10 For non-profit housing developments, the requirements for Vehicle parking spaces and Loading Spaces shall be the lesser of the number required by this Section 7 and the number recommended in a parking study prepared and certified by a Professional Engineer and approved by the Director of Planning & Community Services .	7.1.10 For non-profit housing developments, the requirements for Vehicle parking spaces and Loading Spaces shall be the lesser of the number required by this Section 7 and the number recommended in a parking study prepared and certified by a Professional Engineer and approved by the Director of Planning & Community Services , <u>should such a study be requested or provided.</u>	To clarify that a parking study is not a requirement unless requested.

44.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.1 Every on-site Parking Area , Driveway , and Drive Aisle must be Hard Surfaced and constructed such that surface drainage is directed to an approved drainage system or is contained on-site. Accessible parking space surfaces must be non-slip.	7.2.1 Every on-site Parking Area , Driveway , and Drive Aisle must be Hard Surfaced , with the exception of Lots that are zoned for Agricultural Use or Industrial Use which must be constructed with a dust-free surface. Parking Areas must be constructed such that surface drainage is directed to an approved drainage system or is contained on-site. Accessible parking space surfaces must be non-slip.	To permit gravel parking areas on agricultural and industrial properties.
45.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.2 For either Buildings larger than 2000 m² NFA or with 7 or more Dwelling Units, a minimum of 25% of required Vehicle parking spaces for commercial and housing Uses must be entirely or partially enclosed in a Parkade or Garage. For Buildings and Uses in a TOD Area all Vehicle parking provided for commercial and housing Uses must be enclosed in a Parkade or Garage.	7.2.2 <i>Deleted.</i>	To remove regulation requiring enclosed parking areas from the Zoning Bylaw and relocate to the Official Community Plan Bylaw – Design Guidelines, to provide flexibility and feasibility of development.
46.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.3 Green Parking Lots are required where a Surface Parking Lot contains 25 or more Vehicle parking spaces.	7.2.3 <i>Deleted.</i>	To relocate this regulation from the Zoning Bylaw to the Official Community Plan Bylaw – Design Guidelines, to provide greater flexibility and feasibility of development.
47.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.4 Every on-site Parking Area containing 3 or more Vehicle parking spaces must clearly delineate the Vehicle parking spaces, Loading Spaces , Bike Parking Spaces , Drive Aisles , entrances, exits, snow storage areas , and garbage, recycling, and organics storage areas using both pavement markings and signs.	7.2.4 Every on-site Parking Area containing 3 or more Vehicle parking spaces must clearly delineate the Vehicle parking spaces, Loading Spaces , Bike Parking Spaces , Drive Aisles , entrances, exits, and garbage, recycling, and organics storage areas using both pavement markings and signs.	To remove the requirement for a snow storage area to be delineated on the parking plan, as the size and location of the area required is not definable due to variations in snow fall across geographic areas of the City and varies from year to year.
48.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.7 All on-site Vehicle parking spaces that abut a pedestrian walkway, Pathway , or Landscaped area must have secured wheel stops that are minimum 0.9 m from the walkway, Pathway , or Landscaped area and minimum 0.15 m in height. Where the configuration is parallel parking, wheel stops are not required, but spaces Adjacent to a pedestrian walkway or Pathway must have an additional 0.3 m width to allow Vehicle doors to open without blocking the path of pedestrian travel.	7.2.7 All on-site Vehicle parking spaces that abut a pedestrian walkway, Pathway , or Landscaped area must have secured wheel stops that are minimum 0.9 m from the walkway, Pathway , or Landscaped area and minimum 0.15 m in height. Where the configuration is parallel parking, wheel stops are not required.	To remove a duplicate regulation as additional widths due to obstructions are provided in Table 7.6 – <i>Additional parking space width required for obstruction.</i>

49.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Parking Area Configuration	7.2.9 Every Parking Area containing 3 or more Vehicle parking spaces, other than in a MUS – Multi-Unit: Small Scale zone, must allow entry to and exit from the Site directly to a dedicated public Street or Laneway without reversing the vehicle.	7.2.9 Every Parking Area providing 5 or more Vehicle parking spaces must provide a drive aisle that allows entry to and exit from the Site directly to a dedicated public Street or Laneway without reversing the vehicle. <u>This does not apply to 90-degree Vehicle spaces accessed directly from the abutting Laneway.</u>	To regulate that developments with greater than 5 dwelling units shall follow this regulation regardless of zone; and to permit reverse movement out of a stall perpendicular to a laneway.
50.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Parking Area Configuration	7.2.11 No public Street, Laneway, or Alley may be used as the required Drive Aisle access to Vehicle parking spaces, except in a MUS – Multi-Unit: Small Scale zone. In a TOD Area , a Laneway may be used as the required Drive Aisle .	7.2.11 Deleted.	To remove a regulation that is clarified in regulation 7.2.9.
51.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Parking Area Configuration	7.2.12 Where a Laneway or Alley is used as the Drive Aisle , either the Vehicle parking space length or the Laneway or Alley width must be increased by a minimum of 1.2 m.	7.2.12 Where a Laneway or Alley is used as the Drive Aisle , the Vehicle parking space <u>must be a regular or oversized space.</u>	To clarify that a vehicle parking space accessed directly from a laneway must be regular or oversized to ensure appropriate laneway width is maintained.
52.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Parking Area Configuration	7.2.13 No public Street, Laneway, or Alley may be used as a Loading Space , except a Laneway in a MUS – Multi-Unit: Small Scale zone or in a TOD Area .	7.2.13 Deleted.	To combine this regulation with regulation 7.2.15 and to refine it.
53.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Parking Area Configuration	7.2.14 Tandem Parking is only permitted for housing Uses when designated for an individual Dwelling Unit .	7.2.14 Tandem Parking is only permitted for Rural Housing and Small Scale Multi-Unit Housing Uses when designated for an individual Dwelling Unit .	To only permit tandem parking in Rural Housing and Small Scale Multi-Unit Housing, (Detached Dwellings, Duplex Housing, Semi-Detached Housing, Row Housing, and Townhouses).
54.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Location of Spaces	7.2.15 All required on-site Vehicle parking spaces, Loading Spaces , and Bike Parking Spaces must be located on the Site of the Building, Structure , or Use served by the spaces.	7.2.15 All required on-site Vehicle parking spaces, Loading Spaces , and Long-term Bike Parking Spaces must be located on the Site of the Building, Structure , or Use served by the spaces, <u>except that Loading Spaces may be located in an abutting Laneway if the Lot or Site is being developed with Medium-Scale Housing, Large Scale Housing, Mixed-Use Housing, or a commercial, industrial, community, or basic services Use.</u>	To permit loading spaces in a laneway for specific uses to provide flexibility and assist with site planning on constrained sites.

55.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Location of Spaces	7.2.16 No on-site Vehicle parking spaces or Loading Spaces may be located in a required Landscape Buffer or a required sight triangle as defined by the <i>City of Vernon Traffic Bylaw</i> .	7.2.16 No on-site Vehicle parking spaces or Loading Spaces may be located in a required Setback abutting a Street , except when the parking is within a driveway that is perpendicular to the Street . No on-site Vehicle parking spaces or Loading Spaces may be located in a required sight triangle as defined by the <i>City of Vernon Traffic Bylaw</i> .	To restrict vehicle and loading spaces from being located within a required setback fronting a public street to encourage higher quality urban design and increase safety for pedestrians.
56.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Location of Spaces	7.2.17 Accessible parking spaces, where required, must be located within 30.0 m of a Building's main entrance and must be provided with a Barrier-free path of travel between the accessible parking spaces and the entrance, which does not include stairs.	7.2.17 Accessible parking spaces, where required, must be provided with a Barrier-free path of travel between the accessible parking spaces and the entrance, which does not include stairs.	To relocate a portion of this this regulation from the Zoning Bylaw to the Official Community Plan Bylaw – Design Guidelines, as this regulation is not applicable when the accessible parking spaces are located within a parkade.
57.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Location of Spaces	7.2.18 All Short-term Bike Parking Spaces must be located within 15 m of any main entrance, in a well-lit and visible area, that provides visual surveillance by occupants of the Building .	N/A	To relocate this regulation into Section 7.4, Bike Parking.
58.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Location of Spaces	N/A	7.2.18 <u>Visitor parking spaces must be available to all visitors of the Site and not be located within a garage or Driveway that is not accessible to all Dwelling Units on Site.</u>	To provide clarity that visitor parking spaces may not be located on private driveways or within private garages.
59.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces	7.3.2 The required maximum number of Vehicle parking spaces for each Use is specified in Table 7.7 – Parking, Loading, and Bike Parking Schedule, except that the Uses of Accessory Parking, Outdoor Sales and Service, Outdoor Vending, Standalone Parking Facility, Vehicle Storage, and Special Events are exempt.	7.3.2 The Uses of Accessory Parking, Outdoor Sales and Service, Outdoor Vending, Standalone Parking Facility, Vehicle Storage, and Special Events are exempt from the required minimum number of Vehicle parking spaces in Table 7.7.	To remove a portion of the regulation in 7.3.2 that is duplicated in regulation 7.3.1.
60.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces	7.3.3 The required maximum number of Commercial Vehicle Loading Spaces for housing Uses is 2.0 per Building .	7.3.3 Deleted.	To relocate this regulation into Table 7.7 – Parking, Loading, and Bike Parking Schedule.

61.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces	7.3.6 Accessible parking spaces must be provided in addition to the required minimum number of Vehicle parking spaces, as specified in Table 7.2.	7.3.6 Accessible parking spaces must be provided as specified in Table 7.2. <u>Accessible parking spaces shall be provided within the total number of Vehicle spaces required rather than in addition to the number of Vehicle spaces required. If visitor parking and accessible parking are both required, a minimum of 1 visitor space must be provided as an accessible parking space.</u>	To permit accessible parking spaces to be included in the base required parking rather than in addition to, and to require a minimum of 1 visitor stall to be accessible.																																										
62.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces, Table 7.2 – Required Minimum Number of Accessible Parking Spaces	<p><i>Table 7.2 — Required Minimum Number of Accessible Parking Spaces</i></p> <table><tr><th>Required Minimum Number of Vehicle Parking Spaces</th><th>Required Minimum Number of Accessible Parking Spaces</th></tr><tr><td>0-4</td><td>0</td></tr><tr><td>5-25</td><td>1</td></tr><tr><td>26-50</td><td>2</td></tr><tr><td>51-75</td><td>3</td></tr><tr><td>76-100</td><td>4</td></tr><tr><td>101 or more</td><td>4 + 2% for every space over 100</td></tr></table>	Required Minimum Number of Vehicle Parking Spaces	Required Minimum Number of Accessible Parking Spaces	0-4	0	5-25	1	26-50	2	51-75	3	76-100	4	101 or more	4 + 2% for every space over 100	<p><i>Table 7.2 — Required Minimum Number of Accessible Parking Spaces</i></p> <table><tr><th>Required Minimum Number of Vehicle Parking Spaces</th><th>Required Minimum Number of Accessible Parking Spaces</th><th>TOD Area: Number of Dwelling Units</th><th>TOD Area: Required Minimum Number of Accessible Parking Spaces</th></tr><tr><td>0-4</td><td>0</td><td>0-4</td><td>0</td></tr><tr><td>5-25</td><td>1</td><td>5-25</td><td>1</td></tr><tr><td>26-50</td><td>2</td><td>26-50</td><td>2</td></tr><tr><td>51-75</td><td>3</td><td>51-75</td><td>3</td></tr><tr><td>76-100</td><td>4</td><td>76-100</td><td>4</td></tr><tr><td>101 or more</td><td>4 + 2% for every space over 100</td><td>101 or more</td><td>4 + 2% for every Dwelling Unit over 100</td></tr></table>	Required Minimum Number of Vehicle Parking Spaces	Required Minimum Number of Accessible Parking Spaces	TOD Area: Number of Dwelling Units	TOD Area: Required Minimum Number of Accessible Parking Spaces	0-4	0	0-4	0	5-25	1	5-25	1	26-50	2	26-50	2	51-75	3	51-75	3	76-100	4	76-100	4	101 or more	4 + 2% for every space over 100	101 or more	4 + 2% for every Dwelling Unit over 100	To require accessible parking for residential dwelling units in Transit Oriented Development Areas.
Required Minimum Number of Vehicle Parking Spaces	Required Minimum Number of Accessible Parking Spaces																																													
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63.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces	7.3.7 Visitor parking spaces must be provided for all housing Uses and the Use of Housing Care Centre in addition to the required minimum number of Vehicle parking spaces, as specified in Table 7.3.	7.3.7 Visitor parking spaces must be provided for all housing Uses and the Use of Housing Care Centre in addition to the required minimum number of Vehicle parking spaces, as specified in Table 7.3. <u>In Mixed-Use Housing and mixed-use developments, the parking spaces required for commercial Uses can be shared with the required visitor parking spaces.</u>	To permit required commercial stalls to be shared with required visitor stalls in mixed-use developments to maximize the efficiency of parking areas.																																										
64.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces	7.3.8 A portion of the required minimum Vehicle parking spaces must be provided as EV-ready spaces according to the Use , as specified in Table 7.4. EV-ready spaces are spaces that have direct access within 1.0 m to an energized 240-volt outlet that is capable of operating a Level 2 EV charger.	7.3.8 A portion of the required minimum Vehicle parking spaces must be provided as EV-ready spaces according to the Use , as specified in Table 7.4.	To remove a clause that has been added to the definition of EV-ready.																																										

65.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces, Table 7.4 – Minimum Ratio of Required EV-ready Vehicle Parking Spaces	<div>Table 7.4 — Minimum Ratio of Required EV-ready Vehicle Parking Spaces</div> <table><tr><th>Use</th><th>Minimum Ratio of EV-ready Vehicle Parking Spaces</th></tr><tr><td>Housing</td><td>1.0 per Dwelling Unit + 10% of visitor parking spaces</td></tr><tr><td>Commercial</td><td>15% of the minimum</td></tr><tr><td>Industrial</td><td>10% of the minimum</td></tr><tr><td>Community</td><td>10% of the minimum</td></tr><tr><td>Basic Services</td><td>10% of the minimum</td></tr><tr><td>Agricultural</td><td>n/a</td></tr></table>	Use	Minimum Ratio of EV-ready Vehicle Parking Spaces	Housing	1.0 per Dwelling Unit + 10% of visitor parking spaces	Commercial	15% of the minimum	Industrial	10% of the minimum	Community	10% of the minimum	Basic Services	10% of the minimum	Agricultural	n/a	<div>Table 7.4 — Minimum Ratio of Required EV-ready Vehicle Parking Spaces</div> <table><tr><th>Use</th><th>Minimum Ratio of EV-ready Vehicle Parking Spaces</th></tr><tr><td>Housing</td><td><u>25% of the minimum</u> + 10% of visitor parking spaces</td></tr><tr><td>Commercial</td><td><u>10%</u> of the minimum</td></tr><tr><td>Industrial</td><td>10% of the minimum</td></tr><tr><td>Community</td><td>10% of the minimum</td></tr><tr><td>Basic Services</td><td><u>n/a</u></td></tr><tr><td>Agricultural</td><td>n/a</td></tr></table>	Use	Minimum Ratio of EV-ready Vehicle Parking Spaces	Housing	<u>25% of the minimum</u> + 10% of visitor parking spaces	Commercial	<u>10%</u> of the minimum	Industrial	10% of the minimum	Community	10% of the minimum	Basic Services	<u>n/a</u>	Agricultural	n/a	To lower the requirements for EV-ready stalls due to the costs of construction and how it impacts housing affordability and commercial use viability.																																												
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66.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Size of Spaces, Table 7.5 – Minimum Dimensions of Vehicle Parking Spaces and Loading Spaces	<div>Table 7.5 — Minimum Dimensions of Vehicle Parking Spaces and Loading Spaces</div> <table><tr><th>Type of Vehicle</th><th>Min. Length</th><th>Min. Width</th><th>Min. Overhead Clearance</th></tr><tr><td colspan="4">Passenger Vehicles</td></tr><tr><td>Regular</td><td>6.0 m</td><td>2.5 m</td><td>2.0 m</td></tr><tr><td>Small</td><td>4.8 m</td><td>2.3 m</td><td>2.0 m</td></tr><tr><td>Oversized</td><td>7.0 m</td><td>3.0 m</td><td>2.75 m</td></tr><tr><td>Accessible</td><td>6.0 m</td><td>2.7 m + 2.0 m side aisle</td><td>2.75 m</td></tr><tr><td>Commercial Vehicles</td><td>12.2 m</td><td>3.6 m</td><td>4.6 m</td></tr></table>	Type of Vehicle	Min. Length	Min. Width	Min. Overhead Clearance	Passenger Vehicles				Regular	6.0 m	2.5 m	2.0 m	Small	4.8 m	2.3 m	2.0 m	Oversized	7.0 m	3.0 m	2.75 m	Accessible	6.0 m	2.7 m + 2.0 m side aisle	2.75 m	Commercial Vehicles	12.2 m	3.6 m	4.6 m	<div>Table 7.5 — Minimum Dimensions of Vehicle Parking Spaces and Loading Spaces</div> <table><tr><th>Type of Vehicle</th><th>Min. Length</th><th>Min. Width</th><th>Min. Overhead Clearance</th></tr><tr><td colspan="4">Vehicle Parking Spaces</td></tr><tr><td>Regular</td><td>6.0 m</td><td>2.5 m</td><td>2.0 m</td></tr><tr><td>Small</td><td>4.8 m</td><td>2.3 m</td><td>2.0 m</td></tr><tr><td>Oversized</td><td>7.0 m</td><td>3.0 m</td><td>2.75 m</td></tr><tr><td><u>Parallel</u></td><td><u>7.0 m</u></td><td><u>2.5 m</u></td><td><u>2.0 m</u></td></tr><tr><td>Accessible</td><td>6.0 m</td><td>2.7 m + 2.0 m side aisle</td><td>2.75 m</td></tr><tr><td><u>Accessible Parallel</u></td><td><u>9.0 m</u></td><td><u>2.7 m</u></td><td><u>2.75 m</u></td></tr><tr><td colspan="4">Loading Spaces by Use Type</td></tr><tr><td><u>Housing</u></td><td><u>9.3 m</u></td><td><u>3.0 m</u></td><td><u>3.7 m</u></td></tr><tr><td><u>Commercial, Industrial and Community</u></td><td>12.2 m</td><td>3.6 m</td><td>4.6 m</td></tr></table>	Type of Vehicle	Min. Length	Min. Width	Min. Overhead Clearance	Vehicle Parking Spaces				Regular	6.0 m	2.5 m	2.0 m	Small	4.8 m	2.3 m	2.0 m	Oversized	7.0 m	3.0 m	2.75 m	<u>Parallel</u>	<u>7.0 m</u>	<u>2.5 m</u>	<u>2.0 m</u>	Accessible	6.0 m	2.7 m + 2.0 m side aisle	2.75 m	<u>Accessible Parallel</u>	<u>9.0 m</u>	<u>2.7 m</u>	<u>2.75 m</u>	Loading Spaces by Use Type				<u>Housing</u>	<u>9.3 m</u>	<u>3.0 m</u>	<u>3.7 m</u>	<u>Commercial, Industrial and Community</u>	12.2 m	3.6 m	4.6 m	To consolidate regulations for the size of parking spaces into one table; and to provide two different sized loading spaces based on use designation and the typical size of the vehicle used for loading/unloading.
Type of Vehicle	Min. Length	Min. Width	Min. Overhead Clearance																																																																									
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Loading Spaces by Use Type																																																																												
<u>Housing</u>	<u>9.3 m</u>	<u>3.0 m</u>	<u>3.7 m</u>																																																																									
<u>Commercial, Industrial and Community</u>	12.2 m	3.6 m	4.6 m																																																																									
67.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Size of Spaces	7.3.10 Up to 50% of Vehicle parking spaces may be small sized and up to 25% may be oversized.	7.3.10 Up to 50% of Vehicle parking spaces may be small sized and up to 25% may be oversized. <u>Visitor spaces must not be small sized.</u>	To ensure that Visitor spaces are adequately sized for a variety of vehicles.																																																																								
68.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Size of Spaces	7.3.11 Pick-up/Drop-off Spaces must be provided as regular sized or oversized Vehicle spaces.	7.3.11 Deleted.	To align requirements with Table 7.7 – <i>Parking, Loading, and Bike Parking Schedule</i> .																																																																								

69.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Size of Spaces	7.3.12 For parallel parking, the minimum length of the parking spaces is increased by 1.0 m. An end space with an open end may be shortened by 0.5 m, and an accessible parallel space must have a 2.0 m long rear aisle for loading.	7.3.12 <i>Deleted.</i>	To relocate parallel parking space sizes into Table 7.5 – <i>Minimum Dimensions of Vehicle Parking Spaces and Loading Spaces.</i>
70.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Number of Spaces	7.4.2 A minimum of 50% of the required Bike Parking Spaces must be provided as Inclusive Bike Parking, including access to a 120-volt electrified outlet for charging e-bikes and e-scooters.	7.4.2 Inclusive Bike Parking shall be provided as follows: <ul style="list-style-type: none"> .1 Where Medium Scale Multi-Unit Housing, Large Scale Multi-Unit Housing or Mixed-Use Housing is proposed, a minimum of 10% of the required Long-term Bike Parking Spaces must be provided as Inclusive Bike Parking. .2 For all Uses where 10 or more Short-term Bike Parking Spaces are required, 10% of the required Short-term Bike Parking Spaces shall be provided as Inclusive Bike Parking. 	To target the requirement for Inclusive Bike Parking to higher density housing uses, and to require a percentage of Short-term Bike Parking to be Inclusive Bike Parking sized.
71.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Number of Spaces	7.4.3 End-of-trip bike facilities are required in all Buildings that provide Long-term Bike Parking, which includes: <ul style="list-style-type: none"> .1 1 locker, hook, cubby, or other storage area for every Long-term Bike Parking Space provided; .2 1 electrified 120-volt outlet for every 5.0 Long-term Bike Parking space provided; .3 1 shower and change room for every 15.0 Long-term Bike Parking space provided; and .4 1 bike wash and repair area for every 15.0 Long-term Bike Parking space provided. 	7.4.3 End-of-trip Bike Facilities shall be provided as follows: <ul style="list-style-type: none"> .1 Where a commercial Use, industrial Use, community Use, or basic services Use is proposed, End-of-trip Bike Facilities shall be provided in accordance with Table 7.6.1. .2 Where Medium Scale Multi-Unit Housing, Large Scale Multi-Unit Housing or Mixed-Use Housing is proposed that provides 10 or more Long-term Bike Parking Spaces, 1 bike wash and repair station per building is required to be located within 1 level of finished grade. .3 <i>Deleted.</i> .4 <i>Deleted</i> 	To apply regulations for end-of-trip bike facilities based on uses.

72.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Number of Spaces, Table 7.6.1 – Required End-of-trip Bike Facilities	N/A	<div>Table 7.6.1 — Required <i>End-of-trip Bike Facilities</i></div> <table><tr><th><u>Number of Long-term Bicycle Parking Spaces Required</u></th><th><u>Min. Number of Electrified 120v Outlets</u></th><th><u>Min. Number of Personal Storage Lockers or Cubbies</u></th><th><u>Min. Number of Bike Wash and Repair Stations</u></th></tr><tr><td><u>0-4</u></td><td><u>0</u></td><td><u>0</u></td><td><u>0</u></td></tr><tr><td><u>5-10</u></td><td><u>1</u></td><td><u>0</u></td><td><u>0</u></td></tr><tr><td><u>11-15</u></td><td><u>2</u></td><td><u>.5 per bike space</u></td><td><u>1</u></td></tr><tr><td><u>16-20</u></td><td><u>3</u></td><td><u>.5 per bike space</u></td><td><u>1</u></td></tr><tr><td><u>21-30+</u></td><td><u>4 plus 1 for each additional 5 bike spaces</u></td><td><u>.5 per bike space</u></td><td><u>1</u></td></tr></table>	<u>Number of Long-term Bicycle Parking Spaces Required</u>	<u>Min. Number of Electrified 120v Outlets</u>	<u>Min. Number of Personal Storage Lockers or Cubbies</u>	<u>Min. Number of Bike Wash and Repair Stations</u>	<u>0-4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5-10</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>11-15</u>	<u>2</u>	<u>.5 per bike space</u>	<u>1</u>	<u>16-20</u>	<u>3</u>	<u>.5 per bike space</u>	<u>1</u>	<u>21-30+</u>	<u>4 plus 1 for each additional 5 bike spaces</u>	<u>.5 per bike space</u>	<u>1</u>	To organize end-of-trip bike facilities regulations in a chart format to simplify the regulations for users of the bylaw.
<u>Number of Long-term Bicycle Parking Spaces Required</u>	<u>Min. Number of Electrified 120v Outlets</u>	<u>Min. Number of Personal Storage Lockers or Cubbies</u>	<u>Min. Number of Bike Wash and Repair Stations</u>																									
<u>0-4</u>	<u>0</u>	<u>0</u>	<u>0</u>																									
<u>5-10</u>	<u>1</u>	<u>0</u>	<u>0</u>																									
<u>11-15</u>	<u>2</u>	<u>.5 per bike space</u>	<u>1</u>																									
<u>16-20</u>	<u>3</u>	<u>.5 per bike space</u>	<u>1</u>																									
<u>21-30+</u>	<u>4 plus 1 for each additional 5 bike spaces</u>	<u>.5 per bike space</u>	<u>1</u>																									
73.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Size of Spaces	7.4.4 Bike Parking Spaces must be a minimum of 0.6 m wide, 1.8 m long, and have a vertical clearance of at least 1.9 m. Inclusive Bike Parking spaces must be a minimum of 1.0 m wide, 2.75 m long, and have a vertical clearance of at least 2.0 m.	7.4.4 Bike Parking Spaces may be ground anchored or wall mounted and must be a minimum of <u>0.45 m</u> wide, 1.8 m long, and have a vertical clearance of at least 1.9 m. Inclusive Bike Parking spaces must be a minimum of <u>0.85 m</u> wide, <u>2.4 m</u> long, and have a vertical clearance of at least 2.0 m. <u>Ground anchored Bike Parking Spaces must be a minimum of 0.6 m from any wall, entrance door, or other obstacle. Aisles between parked bikes must be a minimum of 1.2 m wide.</u>	To modify the sizes of bike parking spaces, and consolidate with regulation 7.4.5.																								
74.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Size of Spaces	7.4.5 Aisles between parked bikes must be a minimum of 1.2 m wide.	7.4.5 A maximum of 50% of Long-term Bike Parking Spaces may be provided as wall mounted Bike Parking Spaces . A wall-mounted Bike Parking Space may be located at the front of a Vehicle parking space provided the Vehicle parking space is in an indoor, secure location, and is a Regular or Oversized space.	To combine the regulation with regulation 7.4.4 and to provide regulations for wall mounted bike parking spaces.																								

75.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Development Standards	<p>7.4.6 All Bike Parking Spaces must:</p> <ul style="list-style-type: none">.1 be situated on a Hard Surface;.2 be accessible by a ramp or elevator with sufficient space to maneuver with Inclusive Bike Parking sized bikes;.3 include an automated door opener or kick-down door stop, where the Bike Parking Space location requires the bike to be maneuvered through a doorway;.4 be constructed of theft-resistant material and securely and permanently anchored to the ground or wall with tamper-proof hardware;.5 support two points of contact on the bike;.6 be u-lock compatible; and.7 be located clear of pedestrian paths of travel.	<p>7.4.6 All Long-term Bike Parking Spaces must:</p> <ul style="list-style-type: none">.1 be situated on a Hard Surface;.2 be accessible by a ramp or elevator with sufficient space to maneuver with Inclusive Bike Parking sized bikes;.3 include an automated door opener or kick-down door stop, where the Bike Parking Space location requires the bike to be maneuvered through a doorway;.4 be constructed of theft-resistant material and securely and permanently anchored to the ground or wall with tamper-proof hardware;.5 support two points of contact on the bike;.6 be u-lock compatible;.7 be located clear of pedestrian paths of travel;.8 <u>be e-bike compatible and support up to 35 kilograms;</u>.9 <u>be located within 1 level of Finished Grade; and</u>.10 <u>may be located within an individual garage for Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing, Townhouses, and Stacked Townhouses.</u>	<p>To improve regulations for Long-term Bike Parking Spaces to be more functional for the bike user.</p>
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76.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Development Standards	N/A	<p>7.4.7. All Short-term Bike Parking Spaces must:</p> <ul style="list-style-type: none">.1 <u>be a horizontal Bike Parking Space;</u>.2 <u>be situated on a Hard Surface;</u>.3 <u>be constructed of theft-resistant material and securely and permanently anchored to the ground with tamper-proof hardware;</u>.4 <u>support two points of contact on the bike;</u>.5 <u>be u-lock compatible;</u>.6 <u>be located clear of pedestrian paths of travel; and</u>.7 <u>be located within 15 m of a main entrance for Large Scale Multi-Unit Housing, Mixed-Use Housing, commercial Use, industrial Use, community Use, or basic services Use; or</u>.8 <u>be located in a highly visible and easily accessible location for Small Scale Multi-Unit Housing, and Medium Scale Multi-Unit Housing.</u>	To provide development regulations for Short-term Bike Parking Spaces.
77.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, Table 7.7 – Parking, Loading, and Bike Parking Schedule	See Chart A – Current Wording: Table 7.7 – Parking, Loading, and Bike Parking Schedule	See Chart B – Proposed Wording: Table 7.7 – Parking, Loading, and Bike Parking Schedule	To revise the loading space and pick-up/drop-off space requirements to allow for more efficient use of land and space and improve the impacts on housing affordability and commercial use viability.

Chart A – Current Wording: Table 7.7 – Parking, Loading, and Bike Parking Schedule

Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up/Drop- off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
Housing						
Large Scale Multi-Unit Housing	0.8 per Dwelling Unit	2.0 per Dwelling Unit	1.0 per 2800 m ² NFA	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Medium Scale Multi-Unit Housing	1.0 per Dwelling Unit	2.0 per Dwelling Unit	1.0 per 2800 m ² NFA	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Mobile Home Security or Operator Unit Small Scale Multi-unit Housing Small Scale Housing	1.0 per Dwelling Unit	4.0 per Dwelling Unit	1.0 per 2800 m ² NFA , where 11 or more Dwelling Units	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Commercial						
All commercial Uses not listed below	1.5 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 2800 m ² NFA , minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Animal Services	1.0 per 100 m ² NFA	2.0 per 100 m ² NFA	1.0 per 2800 m ² NFA , minimum 1 per Site	0.2 per 100 m ² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Bar Cannabis Lounge Drive-through Services Food & Beverage Service	4.0 per 100 m ² NFA	9.0 per 100 m ² NFA	1.0 per 2800 m ² NFA , minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Campsite	1.0 per camping space	2.0 per camping space	n/a	1.0 per 35 camping spaces	1.0 per 5 camping spaces	1.0 per 2 camping spaces
Health Service	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	1.0 per 2800 m ² NFA , minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Hotel	0.75 per Sleeping Unit	1.5 per Sleeping Unit	1.0 per 2800 m ² NFA , minimum 1 per Site	1.0 per 20 Sleeping Units	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Light Manufacturing	1.0 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 1900 m ² NFA , minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA

Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up Drop-off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
Marina	1.0 per 10 boats and 10.0 per boat launch	n/a	1.0 per boat launch	n/a	1.0 per 10 boats and 10.0 per boat launch	n/a
Major Indoor Entertainment	1.5 per 100 m ² NFA or 1 per 5 seats	3.0 per 100 m ² NFA	1.0 per 2800 m² NFA, minimum 1 per Site	0.2 per 100 m² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Outdoor Entertainment	4.0 per hectare	30.0 per hectare	1.0 per Site	1.0 per public entrance	2.0 per hectare	4.0 per Site
Resort Accommodation	1.0 per Dwelling Unit	4.0 per Dwelling Unit	1.0 per 2800 m² NFA, where 11 or more Dwelling Units	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Industrial						
All industrial Uses not listed below	1.0 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 1900 m² NFA, minimum 1 per Site	0.1 per 100 m² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Airport Terminal and Navigation Facilities	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	1.0 per 1900 m² NFA, minimum 1 per Site	0.1 per 100 m² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Indoor Self Storage Warehouses	0.5 per 100 m ² NFA	1.5 per 100 m ² NFA	1.0 per 1900 m² NFA, minimum 1 per Site	0.1 per 100 m² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Community						
All community Uses not listed below	1.5 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 2800 m² NFA, minimum 1 per Site	0.2 per 100 m² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Housing Care Centre	0.25 per Sleeping Unit	1.0 per Sleeping Unit	1.0 per 2800 m² NFA, minimum 1 per Site	1.0 per 35 Sleeping Units	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Outdoor Recreation Facility	4.0 per hectare	30.0 per hectare	n/a	n/a	2.0 per hectare	n/a
Park	4.0 per hectare	30.0 per hectare	n/a	n/a	2.0 per hectare	n/a

Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up Drop- off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
School	3.5 per elementary or middle school classroom or 7.0 per high school classroom or 1 per 6 post-secondary seats	8.0 per elementary classroom or 10.0 per high school classroom or 1 per 4 post-secondary seats	1.0 per 2800 m ² NFA , minimum 1 per Site	5.0 per elementary, middle, or high school public entrance or 0.2 per 100 m ² NFA post-secondary	0.5 per 100 m ² NFA	3.5 per elementary or middle school classroom or 7.0 per high school classroom or 1 per 6 post-secondary seats
Supportive Housing	0.5 per Sleeping Unit	1.0 per Sleeping Unit	1.0 per 2800 m ² NFA , where 11 or more Sleeping Units	1.0 per 35 Sleeping Units	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Basic Services						
All basic services Uses not listed below	1.0 per 100 m ² NFA	2.0 per 100 m ² NFA	1.0 per 1900 m ² NFA , minimum 1 per Site	0.1 per 100 m ² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Health Care Facility	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	1.0 per 2800 m ² NFA , minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Agricultural						
All agricultural Uses not listed below	n/a	n/a	n/a	n/a	n/a	n/a
Additional Agricultural Dwelling	1.0 per Dwelling Unit	4.0 per Dwelling Unit	n/a	n/a	n/a	1.0 per Dwelling Unit
Agricultural Stand	n/a	n/a	n/a	1.0 per Site	n/a	n/a
Agri-Tourism Accommodation	0.75 per Sleeping Unit	1.5 per Sleeping Unit	1.0 per 2800 m ² NFA , minimum 1 per Site	1.0 per Site	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units

Chart B – Proposed Wording: Table 7.7 – Parking, Loading, and Bike Parking Schedule

Use	Vehicle Parking Spaces		Minimum # Loading Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #		Short-Term	Long-Term
Housing (Housing Loading Stall)					
Large Scale Multi-Unit Housing	0.8 per Dwelling Unit	2.0 per Dwelling Unit	For Apartment Housing with 35 Dwelling Units or more, minimum 1 required per Building	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Medium Scale Multi-Unit Housing	1.0 per Dwelling Unit	2.0 per Dwelling Unit	For Apartment Housing with 35 Dwelling Units or more, minimum 1 required per Building	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Mobile Home Security or Operator Unit Small Scale Multi-unit Housing Rural Housing	1.0 per Dwelling Unit	4.0 per Dwelling Unit	n/a	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Commercial (Commercial/Industrial Loading Stall)					
All commercial Uses not listed below	1.5 per 100 m ² NFA	2.5 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 100 m ² NFA	0.5 per 100 m2 NFA
Animal Services	1.0 per 100 m ² NFA	2.0 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Bar Cannabis Lounge	4.0 per 100 m ² NFA	9.0 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 100 m ² NFA	0.5 per 100 m2 NFA

Use	Vehicle Parking Spaces		Minimum # Loading Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #		Short-Term	Long-Term
Drive-through Services Food & Beverage Service					
Campsite	1.0 per camping space	2.0 per camping space	n/a	1.0 per 5 camping spaces	1.0 per 2 camping spaces
Child Care Services	1.0 per 8 children (capacity) plus 2.0 for Staff	n/a	n/a	1.0 per classroom	1.0 per classroom
Health Service	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Hotel	0.75 per Sleeping Unit	1.5 per Sleeping Unit	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Light Manufacturing	1.0 per 100 m ² NFA	2.5 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Marina	1.0 per 10 boats and 10.0 per boat launch	n/a	n/a	1.0 per 10 boats and 10.0 per boat launch	n/a
Major Indoor Entertainment	1.5 per 100 m ² NFA or 1 per 5 seats	3.0 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Outdoor Entertainment	4.0 per hectare	30.0 per hectare	1.0 per Site	2.0 per hectare	4.0 per Site
Resort Accommodation	1.0 per Dwelling Unit	4.0 per Dwelling Unit	n/a	0.25 per Dwelling Unit	1.0 per Dwelling Unit

Use	Vehicle Parking Spaces		Minimum # Loading Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #		Short-Term	Long-Term
Industrial (Commercial/Industrial Loading Stall)					
All industrial Uses not listed below	1.0 per 100 m ² NFA	2.5 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Airport Terminal and Navigation Facilities	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Indoor Self Storage Warehouses	0.5 per 100 m ² NFA	1.5 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Community (Commercial/Industrial Loading Stall)					
All community Uses not listed below	1.5 per 100 m ² NFA	2.5 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Housing Care Centre	0.25 per Sleeping Unit	1.0 per Sleeping Unit	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Outdoor Recreation Facility	4.0 per hectare	30.0 per hectare	n/a	2.0 per hectare	n/a
Park	4.0 per hectare	30.0 per hectare	n/a	2.0 per hectare	n/a
School	<u>1.5 per 100 m² NFA</u>	<u>2.5 per 100 m² NFA</u>	1.0 per 2800 m ² NFA , minimum 1 per Site	<u>1.0 per 100 m² NFA</u>	<u>0.5 per 100 m² NFA</u>
Supportive Housing	0.5 per Sleeping Unit	1.0 per Sleeping Unit	n/a	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Basic Services					
All basic services Uses not listed below	1.0 per 100 m ² NFA	2.0 per 100 m ² NFA	n/a	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA

Use	Vehicle Parking Spaces		Minimum # Loading Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #		Short-Term	Long-Term
Health Care Facility	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	n/a	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
<i>Agricultural</i>					
All agricultural Uses not listed below	n/a	n/a	n/a	n/a	n/a
Additional Agricultural Dwelling	1.0 per Dwelling Unit	4.0 per Dwelling Unit	n/a	n/a	1.0 per Dwelling Unit
Agricultural Stand	n/a	n/a	n/a	n/a	n/a
Agri-Tourism Accommodation	0.75 per Sleeping Unit	1.5 per Sleeping Unit	n/a	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units

Schedule ‘D’ – Attached to and Forming Part of Bylaw 6012 “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”

Section 8 Agricultural & Rural, Section 9 Housing

Text proposed to be removed is identified with ~~strikethrough~~.

Text proposed to be added is identified with an underline.

Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change																								
78.	SECTION 8: Agricultural & Rural, 8.1 ALR – Agricultural Land Reserve (ALR), 8.1.2 Permitted Uses	No regulations.	No <u>municipal</u> regulations.	To clarify that there are no municipal regulations that apply to ALR zoned properties, but there may be provincial and/or federal regulations that apply.																								
79.	SECTION 8: Agricultural & Rural, 8.1 ALR – Agricultural Land Reserve (ALR), 8.1.3 Density of Housing Use	<p>The number and type of Dwelling Units on a Lot with an area indicated in the left-hand column of the following table must not exceed the number indicated in the right-hand column of the table.</p> <table><tr><th>Lot Area</th><th>Community Sewer System</th><th>Maximum Density</th></tr><tr><td>> 1 ha (2.47 ac)</td><td>No</td><td>No regulations</td></tr><tr><td>< 1 ha (2.47 ac)</td><td>No</td><td>1 Dwelling Unit, plus 1 Secondary Suite</td></tr><tr><td>Any Lot Area</td><td>Yes</td><td>No regulations</td></tr></table>	Lot Area	Community Sewer System	Maximum Density	> 1 ha (2.47 ac)	No	No regulations	< 1 ha (2.47 ac)	No	1 Dwelling Unit , plus 1 Secondary Suite	Any Lot Area	Yes	No regulations	<p>The number and type of Dwelling Units on a Lot with an area indicated in the left-hand column of the following table must not exceed the number indicated in the right-hand column of the table.</p> <table><tr><th>Lot Area</th><th>Community Sewer System</th><th>Maximum Density</th></tr><tr><td>> 1 ha (2.47 ac)</td><td>No</td><td>No <u>municipal</u> regulations</td></tr><tr><td>< 1 ha (2.47 ac)</td><td>No</td><td>1 Dwelling Unit, plus 1 Secondary Suite</td></tr><tr><td>Any Lot Area</td><td>Yes</td><td>No <u>municipal</u> regulations</td></tr></table>	Lot Area	Community Sewer System	Maximum Density	> 1 ha (2.47 ac)	No	No <u>municipal</u> regulations	< 1 ha (2.47 ac)	No	1 Dwelling Unit , plus 1 Secondary Suite	Any Lot Area	Yes	No <u>municipal</u> regulations	To clarify that there are no municipal regulations that apply to ALR zoned properties, but there may be provincial and/or federal regulations that apply.
Lot Area	Community Sewer System	Maximum Density																										
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Any Lot Area	Yes	No <u>municipal</u> regulations																										
80.	SECTION 8: Agricultural & Rural, 8.2 AGRL – Agriculture & Rural: Large Block (Non-ALR), 8.2.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Small Scale Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td><u>Rural</u> Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			<u>Rural</u> Housing	●		To align the permitted uses with the new definition of Rural Housing to provide greater clarity to the users of the bylaw.						
Use	Principal	Accessory																										
<i>Housing</i>																												
Small Scale Housing	●																											
Use	Principal	Accessory																										
<i>Housing</i>																												
<u>Rural</u> Housing	●																											
81.	SECTION 8: Agricultural & Rural, 8.3 AGRS – Agriculture & Rural: Small Block (Non-ALR), 8.3.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Small Scale Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td><u>Rural</u> Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			<u>Rural</u> Housing	●		To align the permitted uses with the new definition of Rural Housing to provide greater clarity to the users of the bylaw.						
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<u>Rural</u> Housing	●																											

82.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.1 Purpose	To allow for a range of small-scale housing development up to 3 Storeys in Height , including detached, attached, and multi-unit housing on Lots under 4,050 m ² (1 ac). This zone has Site and Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area .	To allow for a range of small-scale housing development up to 3 Storeys in Height , including Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing and Townhouses , on Lots under 4,050 m ² (1 ac). This zone has Site and Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area .	To be more specific in the purpose statement about the built forms that are intended in this zone to support housing diversity.																									
83.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td>Housing</td><td></td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Small Scale Housing	●		Small Scale Multi-Unit Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td>Housing</td><td></td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)				
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84.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.4 Subdivision Lot Area and Dimensions	<p>9.1.4 Subdivision Lot Area and Dimensions</p> <table><tr><th rowspan="2">Community Sewer System</th><th colspan="2">Lot Area</th><th rowspan="2">Minimum Lot Width</th></tr><tr><th>Minimum</th><th>Maximum</th></tr><tr><td>Not Connected</td><td colspan="3">Subdivision not permitted</td></tr><tr><td>Connected</td><td>500 m² (0.125 ac)</td><td>4,050 m² (1 ac)</td><td>Interior Lot: 14 m Exterior Lot: 20 m</td></tr></table>	Community Sewer System	Lot Area		Minimum Lot Width	Minimum	Maximum	Not Connected	Subdivision not permitted			Connected	500 m ² (0.125 ac)	4,050 m ² (1 ac)	Interior Lot: 14 m Exterior Lot: 20 m	<p>9.1.4 Subdivision Lot Area and Dimensions</p> <table><tr><th rowspan="2">Community Sewer System</th><th colspan="2">Lot Area</th></tr><tr><th>Minimum</th><th>Minimum Lot Width</th></tr><tr><td>Not Connected</td><td colspan="2">Subdivision not permitted</td></tr><tr><td>Connected</td><td>250 m² (0.125 ac)</td><td>Interior Lot: 7 m Exterior Lot: 12 m</td></tr></table>	Community Sewer System	Lot Area		Minimum	Minimum Lot Width	Not Connected	Subdivision not permitted		Connected	250 m ² (0.125 ac)	Interior Lot: 7 m Exterior Lot: 12 m	To reduce the minimum lot size and remove the maximum lot size in MUS to provide greater flexibility for the form of ownership and support housing diversity.
Community Sewer System	Lot Area			Minimum Lot Width																									
	Minimum	Maximum																											
Not Connected	Subdivision not permitted																												
Connected	500 m ² (0.125 ac)	4,050 m ² (1 ac)	Interior Lot: 14 m Exterior Lot: 20 m																										
Community Sewer System	Lot Area																												
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Not Connected	Subdivision not permitted																												
Connected	250 m ² (0.125 ac)	Interior Lot: 7 m Exterior Lot: 12 m																											
85.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.5 Siting of Buildings	<p>Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the right-hand column of the table.</p>	<p>.1 Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the right-hand column of the table.</p> <p>.2 For a Garage or carport that does not have an entry facing a Street, the setback from the Street shall be the same as the setback for a Dwelling Unit.</p>	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.																									
86.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.5 Siting of Buildings	<p>See Chart C – Current Wording: Siting of Buildings by Class Type (MUS Zone)</p>	<p>See Chart D – Proposed Wording: Siting of Buildings by Class Type (MUS Zone)</p>	To combine the Class charts into one table to be more user-friendly to users of the bylaw.																									

Chart C – Current Wording: Siting of Buildings by Class Type (MUS Zone)**Class 1**

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	6.0 m	6.0 m	6.0 m
Laneway or Alley	6.0 m	1.5 m	N/A
Housing-based Lot	3.0 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Class 2

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	5.0 m	5.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Class 3

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Class 4

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A

Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

~~Class 5~~

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Chart D – Proposed Wording: Siting of Buildings by Class Type (MUS Zone)

Class	Lot Line Abutting a:	Minimum Setback		
		Dwelling Unit(s)	Accessory Building(s)	Garage or carport
1	Street	6.0 m	6.0 m	6.0 m
	Laneway or Alley	6.0 m	1.5 m	N/A
	Housing-based Lot	3.0 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
2	Street	5.0 m	5.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
3	Street	4.0 m	4.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
4	Street	4.0 m	4.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
5	Street	4.0 m	4.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A

No.	Section	Current Wording	Proposed Wording	Reason for Change																														
87.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.7 Development Regulations	<p>.1 Lots in the classes indicated in the left-hand column of the following table must be provided with Landscaping to at least the extent indicated in the right-hand column of the table, and Lot classes shall be determined in accordance with the table in Section 9.1.3.</p> <table><tr><th>Class</th><th>Minimum Landscaping Area</th></tr><tr><td>1</td><td>50%</td></tr><tr><td>2</td><td>40%</td></tr><tr><td>3</td><td>25%</td></tr><tr><td>4</td><td>30%</td></tr><tr><td>5</td><td>25%</td></tr></table>	Class	Minimum Landscaping Area	1	50%	2	40%	3	25%	4	30%	5	25%	<p>.1 Lots in the classes indicated in the following table must be provided with Landscaping to at least the extent indicated, and Lot classes shall be determined in accordance with the table in Section 9.1.3. <u>For developments with 5 Dwelling Units or greater per Site, the Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the table.</u></p> <table><tr><th>Class</th><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>1</td><td>50%</td><td>N/A</td></tr><tr><td>2</td><td>40%</td><td>N/A</td></tr><tr><td>3</td><td>25%</td><td>N/A</td></tr><tr><td>4</td><td>30%</td><td>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr><tr><td>5</td><td>25%</td><td>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table> <p><u>For developments with 20 Dwelling Units or greater per Site, a minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</u></p>	Class	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	1	50%	N/A	2	40%	N/A	3	25%	N/A	4	30%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	5	25%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	To require minimum amenity space on MUS (Multi-Unit: Small Scale) zoned properties that are developing 5 or more units, and to require common amenity space for properties that are developing 20 or more units to encourage vibrancy of the development.
Class	Minimum Landscaping Area																																	
1	50%																																	
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88.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.7 Development Regulations	<p>.3 Where a proposed Building is located on a Lot abutting a Laneway or Alley, Vehicle access to the Parking Area serving the Building is only permitted from the Laneway or Alley.</p>	<p>.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services.</p>	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																														
89.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.7 Development Regulations	N/A	<p>.5 A 1.5 m wide, lit, and clearly marked pathway from the Street to the main entrance of Dwelling Units must be provided.</p>	To require a pathway from the street to dwelling units for accessibility and safety.																														

90.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, 9.2.1 Purpose	To allow for a range of small-scale low-density housing development up to 3 Storeys in Height , including detached, attached, and multi-unit housing based on Buildings on Lots greater than 4,050 m ² (1 ac) in Lot Area . This zone has Site and Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area .	To allow for a range of small-scale low-density housing development up to 3 Storeys in Height , including Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing, and Townhouses on Lots greater than 4,050 m ² (1 ac) in Lot Area . This zone has Site and Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area .	To be more specific in the purpose statement about the built forms that are intended in this zone to support housing diversity.																											
91.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, 9.2.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Small Scale Housing	●		Small Scale Multi-Unit Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)						
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92.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, 9.2.5 Siting of Buildings	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right-hand column of the table.	<p>.1 Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the right-hand column of the table.</p> <p>.2 For a Garage or carport that does not have an entry facing a Street, the setback from the Street shall be the same as the setback for a Dwelling Unit.</p>	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.																											
93.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, 9.2.7 Development Regulations	<p>.1 Lots in the classes indicated in the left-hand column of the following table must be provided with Landscaping to at least the extent indicated in the second column and Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the right-hand column, and Lot classes shall be determined in accordance with the table in Section 9.2.3.</p> <table><tr><th>Class</th><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>1</td><td>60%</td><td rowspan="4">5 m² / bachelor Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr><tr><td>2</td><td>50%</td></tr><tr><td>3</td><td>50%</td></tr><tr><td>4</td><td>30%</td></tr></table>	Class	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	1	60%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	2	50%	3	50%	4	30%	<p>.1 Lots in the classes indicated in the following table must be provided with Landscaping to at least the extent indicated. For developments with 5 Dwelling Units or greater per Site, the Dwelling Units must be provided with Amenity Areas of at least the extent indicated. Lot classes shall be determined in accordance with the table in Section 9.2.3.</p> <table><tr><th>Class</th><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>1</td><td>60%</td><td>n/a</td></tr><tr><td>2</td><td>50%</td><td>n/a</td></tr><tr><td>3</td><td>50%</td><td>n/a</td></tr><tr><td>4</td><td>30%</td><td>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table> <p>For developments with 20 Dwelling Units or greater per Site, a minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</p>	Class	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	1	60%	n/a	2	50%	n/a	3	50%	n/a	4	30%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	To require minimum private and common amenity space for developments with 5 or more units in MUA (Multi-Unit Acreage: Small Scale) that is consistent with the MUS (Multi-Unit: Small Scale) zone; and to change wording from “bachelor” to “studio”.
Class	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)																													
1	60%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom																													
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94.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, 9.2.7 Development Regulations	.3 Where a proposed Building is located on a Lot abutting a Laneway or Alley, Vehicle access to the Parking Area serving the Building is only permitted from the Laneway or Alley.	.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																					
95.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, 9.2.7 Development Regulations	N/A	.5 <u>A 1.5 m wide, lit, and clearly marked pathway from the Street to the main entrance of Dwelling Units must be provided.</u>	To require a pathway from the street to dwelling units for accessibility and safety.																					
96.	SECTION 9: Housing, 9.3 MHS – Mobile Home Site, 9.3.2 Permitted Uses	Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited. <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Mobile Home</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Mobile Home	●		Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited. <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Mobile Home</td><td>●</td><td></td></tr><tr><td>Security or Operator Dwelling Unit</td><td></td><td>●</td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Mobile Home	●		Security or Operator Dwelling Unit		●	To permit a security or operator dwelling unit in the MHS – Mobile Home Site zone.
Use	Principal	Accessory																							
<i>Housing</i>																									
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Security or Operator Dwelling Unit		●																							
97.	SECTION 9: Housing, 9.3 MHS – Mobile Home Site, 9.3.5 Development Regulations	N/A	.3 <u>One Security or Operator Dwelling Unit is permitted on a Lot.</u>	To permit a Security or Operator Dwelling Unit on a Mobile Home Lot.																					
98.	SECTION 9: Housing, 9.3 MHS – Mobile Home Site, 9.3.5 Development Regulations	N/A	.4 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																					
99.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.1 Purpose	To allow for a range of small to medium scale housing development up to 4 Storeys in Height , in the form of Townhouses and multi-unit housing in developing and redeveloping areas. Small Scale Housing development is not intended in this zone unless it forms part of a larger multi-unit housing development. The scale of development in this zone may act as a transition between Small Scale Housing development and Large Scale Multi-Unit Housing development exceeding 4 Storeys in Height.	To allow for a range of small to medium scale housing development up to 4 Storeys in Height , in the form of low-rise Single Stair Egress Apartment Buildings , Apartment Housing , Stacked Townhouses , and Townhouses in developing and redeveloping areas. Detached Housing , Duplex Housing and Semi-Detached Housing development is not intended in this zone unless it forms part of a Medium Scale Multi-Unit Housing development.	To be more specific in the purpose statement about the built forms that are intended in this zone to support a vibrant community.																					

100.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Small Scale Housing	●		Small Scale Multi-Unit Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)													
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101.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.5 Siting of Buildings	<p>Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the right-hand column of the tab.</p>	<p>.1 Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the table.</p> <p>.2 For a Garage or carport that does not have an entry facing a Street, the setback from the Street shall be the same as the setback for a Dwelling Unit.</p>	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.																																														
102.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.5 Siting of Buildings	<table><tr><th rowspan="2">Lot Line Abutting a:</th><th colspan="3">Minimum Setback</th></tr><tr><th>Dwelling Unit(s)</th><th>Accessory Building(s)</th><th>Garage or carport</th></tr><tr><td>Street</td><td>4.0 m</td><td>4.0 m</td><td>6.0 m</td></tr><tr><td>Laneway or Alley</td><td>4.0 m</td><td>1.5 m</td><td>N/A</td></tr><tr><td>Lot</td><td>3.0 m</td><td>1.5 m</td><td>N/A</td></tr><tr><td>Party Wall</td><td>0.0 m</td><td>0.0 m</td><td>N/A</td></tr></table>	Lot Line Abutting a:	Minimum Setback			Dwelling Unit(s)	Accessory Building(s)	Garage or carport	Street	4.0 m	4.0 m	6.0 m	Laneway or Alley	4.0 m	1.5 m	N/A	Lot	3.0 m	1.5 m	N/A	Party Wall	0.0 m	0.0 m	N/A	<table><tr><th rowspan="2">Lot Line Abutting a:</th><th colspan="3">Minimum Setback</th></tr><tr><th>Dwelling Unit(s)</th><th>Accessory Building(s)</th><th>Garage or carport or Parkade Entrance</th></tr><tr><td>Street</td><td>4.0 m</td><td>4.0 m</td><td>6.0 m</td></tr><tr><td>Laneway or Alley</td><td>1.5 m</td><td>1.5 m</td><td>N/A</td></tr><tr><td>Lot</td><td>3.0 m</td><td>1.5 m</td><td>N/A</td></tr><tr><td>Party Wall</td><td>0.0 m</td><td>0.0 m</td><td>N/A</td></tr></table>	Lot Line Abutting a:	Minimum Setback			Dwelling Unit(s)	Accessory Building(s)	Garage or carport or Parkade Entrance	Street	4.0 m	4.0 m	6.0 m	Laneway or Alley	1.5 m	1.5 m	N/A	Lot	3.0 m	1.5 m	N/A	Party Wall	0.0 m	0.0 m	N/A	To reduce the laneway setback to be consistent across housing and mixed-use zones to provide flexibility for constrained sites while maintaining sight lines for safety.
Lot Line Abutting a:	Minimum Setback																																																	
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103.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.7 Development Regulations	<p>.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the left-hand column of the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the right-hand column of the table.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>30%</td><td>5 m² / bachelor Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	30%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	<p>.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>30%</td><td>5 m² / <u>studio</u> Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table> <p>A minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</p>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	30%	5 m ² / <u>studio</u> Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	To establish a minimum amount of common amenity space to encourage livability and community togetherness; and to change wording from “bachelor” to “studio”.																																						
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104.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.7 Development Regulations	.5 Vehicle access to the development is only permitted through either a Drive Aisle shared by at least 3 units or a rear Laneway.	.5 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																																		
105.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.7 Development Regulations	.6 A Small Scale Housing Use must only be located on the same Lot or Site as a Small, Medium or Large Scale Multi-Unit Housing Use.	.6 <i>Deleted.</i>	To be inclusive with built forms permitted in zones that provide housing; and to alleviate constraints on existing legal non-conforming properties.																																		
106.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.7 Development Regulations	N/A	.7 A 1.5 m wide, lit, and clearly marked pathway from the Street to the main entrance of Dwelling Units must be provided.	To require a pathway from the street to dwelling units for accessibility and safety.																																		
107.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.1 Purpose	To allow for a range of medium scale housing development up to 8 Storeys in Height , in the form of multi-unit housing in developing and redeveloping areas. Small Scale Multi-Unit Housing development is not intended in this zone unless they form part of a Medium or Large Scale Multi-Unit Housing development.	To allow for a range of medium to large scale housing development up to 6 Storeys in Height , in the form of Apartment Housing, Single Stair Egress Apartment Buildings , and Stacked Townhouses on individual Lots and land assemblies. Detached Housing, Duplex Housing, Semi-Detached Housing , and Townhouse development is not intended in this zone unless they form part of a Medium or Large Scale Multi-Unit Housing development.	To be more specific in the purpose statement about the built forms that are intended in this zone to support a vibrant community.																																		
108.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.5 Siting of Buildings	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right hand column of the table. <table><tr><th rowspan="2">Lot Line Abutting a:</th><th colspan="2">Minimum Setback</th></tr><tr><th>Dwelling Unit(s)</th><th>Accessory Building(s)</th></tr><tr><td>Street</td><td>4.0 m</td><td>4.0 m</td></tr><tr><td>Laneway or Alley</td><td>4.0 m</td><td>1.5 m</td></tr><tr><td>Lot</td><td>3.0 m</td><td>1.5 m</td></tr><tr><td>Party Wall</td><td>0.0 m</td><td>0.0 m</td></tr></table>	Lot Line Abutting a:	Minimum Setback		Dwelling Unit(s)	Accessory Building(s)	Street	4.0 m	4.0 m	Laneway or Alley	4.0 m	1.5 m	Lot	3.0 m	1.5 m	Party Wall	0.0 m	0.0 m	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the table. <table><tr><th rowspan="2">Lot Line Abutting a:</th><th colspan="2">Minimum Setback</th></tr><tr><th>Dwelling Unit(s)</th><th>Accessory Building(s)</th></tr><tr><td>Street</td><td>4.0 m</td><td>4.0 m</td></tr><tr><td>Laneway or Alley</td><td>1.5 m</td><td>1.5 m</td></tr><tr><td>Lot</td><td>3.0 m</td><td>1.5 m</td></tr><tr><td>Party Wall</td><td>0.0 m</td><td>0.0 m</td></tr></table>	Lot Line Abutting a:	Minimum Setback		Dwelling Unit(s)	Accessory Building(s)	Street	4.0 m	4.0 m	Laneway or Alley	1.5 m	1.5 m	Lot	3.0 m	1.5 m	Party Wall	0.0 m	0.0 m	To reduce the laneway setback to be consistent across housing and mixed-use zones to provide flexibility for constrained sites while maintaining sight lines for safety.
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109.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.6 Size of Buildings	Buildings and Structures of the type indicated in the left-hand column of the following table must not exceed the Height indicated in the right-hand column of the table. <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Dwelling Unit(s)</td><td>30 m (8 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table>	Type	Maximum Height	Dwelling Unit(s)	30 m (8 Storeys)	Accessory Building(s)	4.5 m	Buildings and Structures of the type indicated in the left-hand column of the following table must not exceed the Height indicated in the right-hand column of the table. <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Dwelling Unit(s)</td><td>30 m (6 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table>	Type	Maximum Height	Dwelling Unit(s)	30 m (6 Storeys)	Accessory Building(s)	4.5 m	To reduce the height for apartments from 8 storeys to 6 storeys.
Type	Maximum Height															
Dwelling Unit(s)	30 m (8 Storeys)															
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110.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.6 Size of Buildings	N/A	<div><div>.1</div><div>For the purposes of calculating Height in this zone, parking levels below Finished Grade will not count as a Storey, and up to 2 levels of parking above Finished Grade will not count as a Storey.</div></div> <div><div>.2</div><div>For the purposes of calculating Height in this zone, rooftop accesses and enclosed storage areas that service rooftop Common Amenity Areas will not count as a Storey.</div></div>	To provide flexibility for exempting parking structures from height maximums; and to allow storage areas for patio furniture and other common amenity area items on rooftops.												
111.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.7 Development Regulations	<div><div>.1</div><div>Lots in this zone must be provided with Landscaping to at least the extent indicated in the left-hand column of the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the right-hand column of the table.<table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>25%</td><td>5 m² / bachelor Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table></div></div>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	25%	5 m² / bachelor Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom	<div><div>.1</div><div>Lots in this zone must be provided with Landscaping to at least the extent indicated in the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated.<table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>25%</td><td>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table><div>A minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</div></div></div>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	25%	5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom	To establish a minimum amount of common amenity space to encourage livability and community togetherness; and to change wording from “bachelor” to “studio”.				
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112.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.7 Development Regulations	<div><div>.5</div><div>Vehicle access to the development is only permitted through either a Drive Aisle shared by at least 3 units or a rear Laneway.</div></div>	<div><div>.5</div><div>Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services.</div></div>	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.												

113.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.7 Development Regulations	.6 A Small Scale Multi-Unit Housing Use must only be located on the same Lot or Site as a Medium or Large Scale Multi-Unit Housing Use	.6 <u>Deleted.</u>	To be inclusive with built forms permitted in zones that provide housing; and to alleviate constraints on existing legal non-conforming properties.
114.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.7 Development Regulations	N/A	.7 <u>A 1.5 m wide, lit, and clearly marked pathway from the Street to the main entrance of Dwelling Units must be provided.</u>	To require a pathway from the street to dwelling units for accessibility and safety.

Schedule ‘E’ – Attached to and Forming Part of Bylaw 6012 “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”

Section 10 Resort, Section 11 Commercial Mixed-Use Zones

Text proposed to be removed is identified with ~~strikethrough~~.
Text proposed to be added is identified with an underline.
Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change																									
115.	SECTION 10: Resort, 10.1 RTH – Resort Tourist Housing, 10.1.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Small Scale Housing	●		Small Scale Multi-Unit Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)				
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116.	SECTION 10: Resort, 10.1 RTH – Resort Tourist Housing, 10.1.5 Siting of Buildings	.1 Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right-hand column of the table.	.1 Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right-hand column of the table. .2 For a Garage or carport that does not have an entry facing a Street , the setback from the Street shall be the same as the setback for a Dwelling Unit .	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.																									
117.	SECTION 10: Resort, 10.1 RTH – Resort Tourist Housing, 10.1.7 Development Regulations	.1 Lots in the classes indicated in the left-hand column of the following table must be provided with Landscaping to at least the extent indicated in the right-hand column of the table, and Lot classes shall be determined in accordance with the table in Section 10.1.3. <table><tr><th>Class</th><th>Minimum Landscaping Area</th></tr><tr><td>1</td><td>50%</td></tr><tr><td>2</td><td>40%</td></tr><tr><td>3</td><td>25%</td></tr><tr><td>4</td><td>30%</td></tr></table>	Class	Minimum Landscaping Area	1	50%	2	40%	3	25%	4	30%	.1 Lots in the classes indicated in the following table must be provided with Landscaping to at least the extent indicated, and Lot classes shall be determined in accordance with the table in Section 10.1.3. <u>For developments with 5 Dwelling Units or greater per Site, the Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the table.</u> <table><tr><th>Class</th><th>Minimum Landscaping Area</th><th><u>Minimum Common and/or Private Amenity Area(s)</u></th></tr><tr><td>1</td><td>50%</td><td><u>N/A</u></td></tr><tr><td>2</td><td>40%</td><td><u>N/A</u></td></tr><tr><td>3</td><td>25%</td><td><u>N/A</u></td></tr><tr><td>4</td><td>30%</td><td><u>5 m² / studio Dwelling Unit</u> <u>10 m² / 1 bedroom Dwelling Unit</u> <u>15 m² / Dwelling Unit with more than 1 bedroom</u></td></tr></table> <p>For developments with 20 Dwelling Units or greater per Site, a minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</p>	Class	Minimum Landscaping Area	<u>Minimum Common and/or Private Amenity Area(s)</u>	1	50%	<u>N/A</u>	2	40%	<u>N/A</u>	3	25%	<u>N/A</u>	4	30%	<u>5 m² / studio Dwelling Unit</u> <u>10 m² / 1 bedroom Dwelling Unit</u> <u>15 m² / Dwelling Unit with more than 1 bedroom</u>	To require minimum amenity space on RTH – Resort Tourist Housing zoned properties that are developing 5 or more units, and to require common amenity space for properties that are developing 20 or more units to encourage vibrancy and community togetherness.
Class	Minimum Landscaping Area																												
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118.	SECTION 10: Resort, 10.1 RTH – Resort Tourist Housing, 10.1.7 Development Regulations	.3 Where a proposed Building is located on a Lot abutting a Laneway or Alley, Vehicle access to the Parking Area serving the Building is only permitted from the Laneway or Alley.	.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																																																						
119.	Section 10: Resort, 10.2 RCC – Resort Commercial Centre, 10.2.1 Purpose	To designate and preserve land for mixed-use development of destination commercial visitor accommodation in a pedestrian oriented resort environment providing a mixture of recreational, cultural, retail, and entertainment services; and to allow for permanent residences.	To <u>provide a zone for</u> mixed-use development of destination commercial visitor accommodation <u>and permanent residences</u> in a pedestrian oriented resort environment <u>including</u> a mixture of recreational, cultural, retail, and entertainment services.	To refine the purpose statement.																																																						
120.	Section 10: Resort, 10.2 RCC – Resort Commercial Centre, 10.2.2 Permitted Uses	Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited. <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3">Housing</td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed Use Housing</td><td>●</td><td></td></tr><tr><td>Security or Operator Dwelling Unit</td><td></td><td>●</td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Mixed Use Housing	●		Security or Operator Dwelling Unit		●	Small Scale Housing	●		Small Scale Multi-Unit Housing	●		Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited. <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3">Housing</td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed-Use Housing</td><td>●</td><td></td></tr><tr><td>Security or Operator Dwelling Unit</td><td></td><td>●</td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Mixed-Use Housing	●		Security or Operator Dwelling Unit		●	Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)									
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Lot Line Abutting a:	Minimum Setback																																																									
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122.	Section 10: Resort, 10.2 RCC – Resort Commercial Centre, 10.2.7 Development Regulations	<p>.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the left-hand column of the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the right-hand column of the table.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>20%</td><td>5 m² / bachelor Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	20%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	<p>.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>20%</td><td>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table> <p>A minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</p>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	20%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	To establish a minimum amount of common amenity space to encourage livability and vibrancy; and to change wording from “bachelor” to “studio”.																															
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20%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom																																										
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123.	Section 10: Resort, 10.2 RCC – Resort Commercial Centre, 10.2.7 Development Regulations	<p>.2 Where a proposed Building is located on a Lot abutting a Laneway or Alley, Vehicle access to the Parking Area serving the Building is only permitted from the Laneway.</p>	<p>.2 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services.</p>	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																																							
124.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.1 Purpose	To allow for a range of small-scale commercial and Mixed-Use Housing development up to 4 Storeys in Height to provide goods and services to residents at the neighbourhood level.	To allow for a range of <u>neighbourhood</u> scale commercial, <u>residential</u> , and Mixed-Use Housing development up to 4 Storeys in Height to provide goods and services to residents at the neighbourhood level.	To refine the purpose statement to be more specific about the uses intended in this zone.																																							
125.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td>Housing</td><td></td><td></td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed Use Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Mixed Use Housing	●		Small Scale Housing	●		Small Scale Multi-Unit Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td>Housing</td><td></td><td></td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed-Use Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Mixed-Use Housing	●		Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)
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126.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.5 Siting of Buildings	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street , Lot or Laneway or Alley , according to the character of the Building or Structure described in the right-hand column of the table.	.1 Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street , Lot or Laneway or Alley , according to the character of the Building or Structure described in the right-hand column of the table. .2 <u>For a Garage or carport that does not have an entry facing a Street, the setback from the Street shall be the same as the setback for a Dwelling Unit.</u>	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.										
127.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.7 Development Regulations	.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the left-hand column of the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the right-hand column of the table. <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>30%</td><td>5 m² / bachelor Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	30%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated. <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>30%</td><td>5 m² / <u>studio</u> Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr><tr><td colspan="2">A minimum of 4 m² per Dwelling Unit of the required Amenity Area <u>must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</u></td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	30%	5 m ² / <u>studio</u> Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	A minimum of 4 m ² per Dwelling Unit of the required Amenity Area <u>must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</u>		To establish a minimum amount of common amenity space to encourage livability and community togetherness; and to change wording from “bachelor” to “studio”.
Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)													
30%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom													
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A minimum of 4 m ² per Dwelling Unit of the required Amenity Area <u>must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</u>														
128.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.7 Development Regulations	.3 Vehicle access must be from an abutting Laneway . Where there is no abutting Laneway, Vehicle access must be from a Flanking Street for Corner Sites.	.3 Vehicle access must be from an abutting Laneway <u>where a Laneway is available</u> . Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.										

129.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.7 Development Regulations	.4 Despite the Setbacks specified in Subsection 11.1.5: i. Surface Parking Lots and loading, storage, and waste collection areas must not be located between a Principal Building and a Street and must provide a minimum 2.0 m wide Landscape Buffer where Adjacent to a Street . ii. Surface Parking Lots and loading, storage, and waste collection areas may project into, or be located within, a Setback abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided Adjacent to the Lot Line .	.4 Despite the Setbacks specified in Subsection 11.1.5: i. Surface Parking Lots and loading, storage, and waste collection areas must not be located between a Principal Building and a Street . ii. <u>Deleted.</u>	To relocate regulations regarding landscape requirements into Section 6, in a next phase of Zoning Bylaw amendments.
130.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.7 Development Regulations	.5 A Small Scale Housing Use or Small, Medium or Large Scale Multi-unit Housing Use must only be located on the same Lot or Site as a Mixed Use Housing Use .	.5 <u>Deleted.</u>	To be inclusive with built forms permitted in zones that provide housing; and to alleviate constraints on existing legal non-conforming properties.
131.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, 11.2.1 Purpose	To allow for a range of medium scale commercial and Mixed-Use Housing development up to 8 Storeys in Height to provide employment opportunities and housing at the community level.	To allow for a range of medium scale commercial, <u>residential</u> , and Mixed-Use Housing development up to 6 Storeys in Height to provide employment opportunities, <u>services</u> , <u>retail</u> , and housing at the community level.	To refine the purpose statement to be more specific about the uses intended in this zone.

132.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, 11.2.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3">Housing</td></tr><tr><td>Large Scale Multi-unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed-Use Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Large Scale Multi-unit Housing	●		Medium Scale Multi-unit Housing	●		Mixed-Use Housing	●		<p>.1 Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3">Housing</td></tr><tr><td>Large Scale Multi-unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed-Use Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td colspan="2">See 11.2.2.2</td></tr></table> <p>.2 Notwithstanding 11.2.2.1, Small Scale Multi-Unit Housing is a permitted Use on Lots that are:</p> <ul style="list-style-type: none">i. Zoned CMUB – Commercial Mixed-Use: Business;ii. located south of 43 Ave; andiii. are less than 1,000 m² in Lot Area.	Use	Principal	Accessory	Housing			Large Scale Multi-unit Housing	●		Medium Scale Multi-unit Housing	●		Mixed-Use Housing	●		Small Scale Multi-Unit Housing	See 11.2.2.2		To be inclusive of Small Scale Multi-Unit Housing in specific areas of the City that are zoned CMUB – Commercial Mixed-Use Business to provide flexible development for property owners.
Use	Principal	Accessory																																			
Housing																																					
Large Scale Multi-unit Housing	●																																				
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Small Scale Multi-Unit Housing	See 11.2.2.2																																				
133.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, 11.2.5 Siting of Buildings	<p>Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the right hand column of the table.</p>	<p>Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley.</p>	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.																																	
134.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, 11.2.6 Size of Buildings	<p>Buildings and Structures of the type indicated in the left-hand column of the following table must not exceed the Height indicated in the right-hand column of the table.</p> <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Principal Building(s)</td><td>30 m (8 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table>	Type	Maximum Height	Principal Building(s)	30 m (8 Storeys)	Accessory Building(s)	4.5 m	<p>.1 Buildings and Structures of the type indicated in the left-hand column of the following table must not exceed the Height indicated in the right-hand column of the table.</p> <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Principal Building(s)</td><td>30 m (6 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table> <p>.2 For the purposes of calculating Height in this zone, parking levels below Finished Grade will not count as a Storey, and up to 2 levels of parking above Finished Grade will not count as a Storey.</p> <p>.3 For the purposes of calculating Height in this zone, rooftop accesses and enclosed storage areas that service rooftop Common Amenity Areas will not count as a Storey.</p>	Type	Maximum Height	Principal Building(s)	30 m (6 Storeys)	Accessory Building(s)	4.5 m	To reduce the height for buildings from 8 storeys to 6 storeys in this zone, and to introduce flexibility for exempting parking structures and rooftop common amenity areas from maximum number of storeys.																					
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135.	SECTION 11: Commercial Mixed- Use Zones, 11.2 CMUB – Commercial Mixed- Use: Business, 11.2.7 Development Regulations	<p>.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the left hand column of the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the right hand column.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>20%</td><td>5 m² / bachelor Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	20%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	<p>.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>20%</td><td>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr><tr><td colspan="2">A minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	20%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks .		To establish a minimum amount of common amenity space to encourage livability and vibrancy; and to change wording from “bachelor” to “studio”.
Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)													
20%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom													
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136.	SECTION 11: Commercial Mixed- Use Zones, 11.2 CMUB – Commercial Mixed- Use: Business, 11.2.7 Development Regulations	<p>.3 Vehicle access must be from an abutting Laneway. Where there is no abutting Laneway, Vehicle access must be from a Flanking Street for Corner Sites.</p>	<p>.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services.</p>	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.										
137.	SECTION 11: Commercial Mixed- Use Zones, 11.2 CMUB – Commercial Mixed- Use: Business, 11.2.7 Development Regulations	<p>.4 Despite the Setbacks specified in Subsection 11.2.5:</p> <p>i. Surface Parking Lots and loading, storage, and waste collection areas must not be located between a Principal Building and a Street and must provide a minimum 2.0 m wide Landscape Buffer where Adjacent to a Street.</p> <p>ii. Surface Parking Lots and loading, storage, and waste collection areas may project into, or be located within, a Setback abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided Adjacent to the Lot Line.</p>	<p>.4 Despite the Setbacks specified in Subsection 11.1.5:</p> <p>i. Surface Parking Lots and loading, storage, and waste collection areas must not be located between a Principal Building and a Street.</p> <p>ii. <i>Deleted.</i></p>	To relocate regulations regarding landscape requirements into Section 6, in a next phase of Zoning Bylaw amendments.										

138.	SECTION 11: Commercial Mixed- Use Zones, 11.2 CMUB – Commercial Mixed- Use: Business, 11.2.7 Development Regulations	.5 Medium or Large Scale Multi-unit Housing Uses must only be located on the same Lot or Site as a Mixed Use Housing Use .	.5 <u>Deleted.</u>	To be inclusive with built forms permitted in zones that provide housing; and to alleviate constraints on existing legal non-conforming properties.																								
139.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.1 Purpose	To allow for a range of large scale commercial and Mixed-Use Housing development up to 16 Storeys in Height to provide employment opportunities and housing in the City centre areas.	To allow for a range of large scale commercial, <u>residential</u> , and Mixed-Use Housing development up to 16 Storeys in Height to provide employment opportunities, <u>services, retail, entertainment</u> , and housing in the City Centre areas.	To refine the purpose statement to be more specific about the uses intended in this zone to promote a vibrant downtown.																								
140.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.5 Siting of Buildings	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right hand column of the table. <table><tr><th>Lot Line Abutting a:</th><th>Minimum Setback</th></tr><tr><td>Street</td><td>1.0 m</td></tr><tr><td>Laneway or Alley</td><td>1.5 m</td></tr><tr><td>Housing-based Lot</td><td>3.0 m</td></tr><tr><td>Non-housing-based Lot</td><td>0.0 m</td></tr><tr><td>Party Wall</td><td>0.0 m</td></tr></table>	Lot Line Abutting a:	Minimum Setback	Street	1.0 m	Laneway or Alley	1.5 m	Housing-based Lot	3.0 m	Non-housing-based Lot	0.0 m	Party Wall	0.0 m	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley . <table><tr><th>Lot Line Abutting a:</th><th>Minimum Setback</th></tr><tr><td>Street</td><td>1.0 m</td></tr><tr><td>Laneway or Alley</td><td>1.5 m</td></tr><tr><td>Housing-based Lot</td><td><u>0.0 m</u></td></tr><tr><td>Non-housing-based Lot</td><td>0.0 m</td></tr><tr><td>Party Wall</td><td>0.0 m</td></tr></table>	Lot Line Abutting a:	Minimum Setback	Street	1.0 m	Laneway or Alley	1.5 m	Housing-based Lot	<u>0.0 m</u>	Non-housing-based Lot	0.0 m	Party Wall	0.0 m	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table; and to reduce the setback in this City Centre zone to allow for a consistent street wall as the City Centre redevelops to encourage community safety and contribute to a vibrant downtown.
Lot Line Abutting a:	Minimum Setback																											
Street	1.0 m																											
Laneway or Alley	1.5 m																											
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141.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.6 Size of Buildings	<p>Buildings and Structures of the type indicated in the left-hand column of the following table must not exceed the Height indicated in the right-hand column of the table.</p> <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Principal Building(s)</td><td>60 m (16 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table>	Type	Maximum Height	Principal Building(s)	60 m (16 Storeys)	Accessory Building(s)	4.5 m	<p>.1 Buildings and Structures of the type indicated in the left-hand column of the following table must not exceed the Height indicated in the right-hand column of the table.</p> <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Principal Building(s)</td><td>60 m (16 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table> <p>.2 <u>For the purposes of calculating Height in this zone, parking levels below Finished Grade will not count as a Storey, and up to 2 levels of parking above Finished Grade will not count as a Storey.</u></p> <p>.3 <u>For the purposes of calculating Height in this zone, rooftop accesses and enclosed storage areas that service rooftop Common Amenity Areas will not count as a Storey.</u></p>	Type	Maximum Height	Principal Building(s)	60 m (16 Storeys)	Accessory Building(s)	4.5 m	To introduce flexibility for exempting parking structures and rooftop common amenity areas from maximum number of storeys.
Type	Maximum Height															
Principal Building(s)	60 m (16 Storeys)															
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142.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.7 Development Regulations	<p>.1 Minimum Common and Private Amenity Area is 5 m² per Dwelling Unit.</p>	<p>.1 <u>Lots in this zone must not exceed the maximum Site Coverage indicated in the following table, and Dwelling Units must be provided with Amenity Areas of at least the extent indicated.</u></p> <table><tr><th>Maximum <u>Site Coverage</u></th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td><u>100%</u></td><td><u>5 m² / studio Dwelling Unit</u> <u>10 m² / 1 bedroom Dwelling Unit</u> <u>15 m² / Dwelling Unit with more than 1 bedroom</u></td></tr><tr><td colspan="2"><u>A minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</u></td></tr></table>	Maximum <u>Site Coverage</u>	Minimum Common & Private Amenity Area(s)	<u>100%</u>	<u>5 m² / studio Dwelling Unit</u> <u>10 m² / 1 bedroom Dwelling Unit</u> <u>15 m² / Dwelling Unit with more than 1 bedroom</u>	<u>A minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</u>		To relocate the amenity space requirement into a chart, and establish a minimum amount of common amenity space to encourage community togetherness.						
Maximum <u>Site Coverage</u>	Minimum Common & Private Amenity Area(s)															
<u>100%</u>	<u>5 m² / studio Dwelling Unit</u> <u>10 m² / 1 bedroom Dwelling Unit</u> <u>15 m² / Dwelling Unit with more than 1 bedroom</u>															
<u>A minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</u>																

143.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.7 Development Regulations	.3 Vehicle access must be from an abutting Laneway . Where there is no abutting Laneway , Vehicle access must be from a Flanking Street for Corner Sites .	.3 <u>Vehicle</u> access must be from an abutting <u>Laneway</u> where a <u>Laneway</u> is available. Where no <u>Laneway</u> is available, access shall be from the lower classification of road. One <u>Vehicle</u> access per <u>Site</u> shall be permitted, or as determined by the <u>Director of Planning & Community Services</u> .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.
144.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.7 Development Regulations	.4 Despite the <u>Setbacks</u> specified in Subsection 11.3.5: i. <u>Surface Parking Lots</u> and loading, storage, and waste collection areas must not be located between a <u>Principal Building</u> and a <u>Street</u> and must provide a minimum 2.0 m wide <u>Landscape Buffer</u> where <u>Adjacent</u> to a <u>Street</u> . ii. Surface Parking Lots and loading, storage, and waste collection areas may project into, or be located within, a Setback abutting another <u>Site</u> where a minimum 1.5 m wide <u>Landscape Buffer</u> is provided <u>Adjacent</u> to the Lot Line .	.4 Despite the <u>Setbacks</u> specified in Subsection 11.3.5: i. <u>Surface Parking Lots</u> and loading, storage, and waste collection areas must not be located between a <u>Principal Building</u> and a <u>Street</u> . ii. <u>Deleted</u> .	To relocate regulations regarding landscape requirements into Section 6, in a next phase of Zoning Bylaw amendments.
145.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.7 Development Regulations	.5 Medium or Large Scale Multi-unit Housing Uses must only be located on the same Lot or Site as a <u>Mixed-Use Housing Use</u> .	.5 <u>Deleted</u> .	To be inclusive with built forms permitted in the City Centre to encourage a vibrant downtown; and to alleviate constraints on existing legal non-conforming properties.
146.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.7 Development Regulations	N/A	.6 <u>Small Scale Multi-Unit Housing, Medium Scale Multi-Unit Housing, and/or Large Scale Multi-Unit Housing</u> can only be located on the same <u>Lot or Site</u> as a <u>Mixed-Use Housing Use</u> with a minimum of one principal commercial <u>Use</u> per <u>Site</u> on the following streets: i. <u>30th Ave between 35 St and 27 St.</u>	To establish a regulation to require at least one commercial use in each building along specific streets to contribute to a vibrant downtown.

Schedule ‘F’ – Attached to and Forming Part of Bylaw 6012 “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”

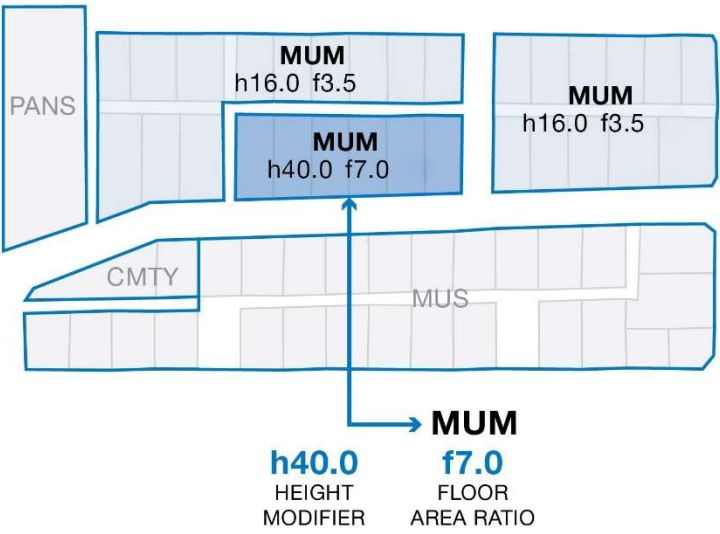
Section 12 Industrial, Section 13 Community & Servicing, Section 14 Parks, Section 16 Overlays & Modifiers

Text proposed to be removed is identified with ~~strikethrough~~.
Text proposed to be added is identified with an underline.
Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change
147.	SECTION 12: Industrial, 12.1 INDL – Light Industrial, 12.1.1 Purpose	To allow for light industrial and a variety of small commercial businesses with a high standard of design that carry out a portion of their operation outdoors or require outdoor storage areas.	To allow for light industrial and a variety of small commercial businesses that <u>may</u> carry out a portion of their operation outdoors or require outdoor storage areas.	To remove references to design from the Zoning Bylaw and relocate it to the Official Community Plan Bylaw – Design Guidelines.
148.	SECTION 12: Industrial, 12.1 INDL – Light Industrial, 12.1.5 Siting of Buildings	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right hand column of the table.	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley .	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.
149.	SECTION 12: Industrial, 12.1 INDL – Light Industrial, 12.1.7 Development Regulations	.1 The minimum Landscaping area is 20% .	.1 The minimum Landscaping area is <u>10%</u> .	To respond to concerns raised and increase the amount of site coverage for industrial uses.
150.	SECTION 12: Industrial, 12.1 INDL – Light Industrial, 12.1.7 Development Regulations	N/A	.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services.	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.
151.	SECTION 12: Industrial, 12.2 INDA – Airport Industrial, 12.2.4 Siting of Buildings	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right hand column of the table.	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley .	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.
152.	SECTION 12: Industrial, 12.2 INDA – Airport Industrial, 12.2.6 Development Regulations	.1 The maximum Site Coverage is 80% .	.1 The maximum Site Coverage is <u>90%</u> .	To respond to concerns raised and increase the amount of site coverage for airport industrial uses.





153.	SECTION 13: Community & Servicing, 13.1 CMTY – Community, 13.1.1 Purpose	To provide a zone for community Uses and Accessory commercial Uses .	To provide a zone for community Uses including civic services, outdoor recreation, indoor and outdoor entertainment, and Accessory commercial Uses .	To provide examples of community uses in the purpose statement.																																																									
154.	SECTION 13: Community & Servicing, 13.1 CMTY – Community, 13.1.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3">Commercial</td></tr><tr><td>Accessory Parking</td><td></td><td>●</td></tr><tr><td>Food and Beverage Service</td><td></td><td>●</td></tr><tr><td>Health Service</td><td>●</td><td></td></tr><tr><td>Indoor Sales and Service</td><td></td><td>●</td></tr><tr><td>Major Indoor Entertainment</td><td>●</td><td></td></tr><tr><td>Minor Indoor Entertainment</td><td>●</td><td></td></tr><tr><td>Office</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Commercial			Accessory Parking		●	Food and Beverage Service		●	Health Service	●		Indoor Sales and Service		●	Major Indoor Entertainment	●		Minor Indoor Entertainment	●		Office	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3">Commercial</td></tr><tr><td>Accessory Parking</td><td></td><td>●</td></tr><tr><td>Food and Beverage Service</td><td></td><td>●</td></tr><tr><td>Health Service</td><td>●</td><td></td></tr><tr><td>Indoor Sales and Service</td><td></td><td>●</td></tr><tr><td>Major Indoor Entertainment</td><td>●</td><td></td></tr><tr><td>Minor Indoor Entertainment</td><td>●</td><td></td></tr><tr><td>Office</td><td>●</td><td></td></tr><tr><td>Outdoor Entertainment</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Commercial			Accessory Parking		●	Food and Beverage Service		●	Health Service	●		Indoor Sales and Service		●	Major Indoor Entertainment	●		Minor Indoor Entertainment	●		Office	●		Outdoor Entertainment	●		To add outdoor entertainment (amphitheaters, water parks, botanical gardens, etc.) as a permitted use in the Community zone.
Use	Principal	Accessory																																																											
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155.	SECTION 13: Community & Servicing, 13.1 CMTY – Community, 13.1.7 Development Regulations	N/A	.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																																																									
156.	SECTION 13: Community & Servicing, 13.2 UTIL – Utilities, 13.2.5 Siting of Buildings	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right hand column of the table.	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley .	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.																																																									
157.	SECTION 13: Community & Servicing, 13.2 UTIL – Utilities, 13.2.7 Development Regulations	N/A	.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																																																									

158.	SECTION 14: Parks, 14.1 PANS – Parks & Natural Spaces, 14.1.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3">Commercial</td></tr><tr><td>Accessory Parking</td><td></td><td>●</td></tr><tr><td>Campsite</td><td>●</td><td></td></tr><tr><td>Food and Beverage Service</td><td></td><td>●</td></tr><tr><td>Indoor Sales and Service</td><td></td><td>●</td></tr><tr><td>Marina</td><td>●</td><td>●</td></tr><tr><td>Major Indoor Entertainment</td><td>●</td><td></td></tr><tr><td>Minor Indoor Entertainment</td><td>●</td><td></td></tr><tr><td>Office</td><td></td><td>●</td></tr><tr><td>Outdoor Entertainment</td><td>●</td><td></td></tr><tr><td>Outdoor Vending</td><td></td><td>●</td></tr><tr><td>Temporary Storage</td><td></td><td>●</td></tr><tr><td colspan="3">Basic Services</td></tr><tr><td>Cemetery</td><td>●</td><td></td></tr><tr><td>Emergency Services</td><td>●</td><td></td></tr><tr><td>Essential Utility</td><td></td><td>●</td></tr><tr><td>Minor Utility Services</td><td></td><td>●</td></tr><tr><td>Transit Facility</td><td></td><td>●</td></tr></table>	Use	Principal	Accessory	Commercial			Accessory Parking		●	Campsite	●		Food and Beverage Service		●	Indoor Sales and Service		●	Marina	●	●	Major Indoor Entertainment	●		Minor Indoor Entertainment	●		Office		●	Outdoor Entertainment	●		Outdoor Vending		●	Temporary Storage		●	Basic Services			Cemetery	●		Emergency Services	●		Essential Utility		●	Minor Utility Services		●	Transit Facility		●	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3">Commercial</td></tr><tr><td>Accessory Parking</td><td></td><td>●</td></tr><tr><td>Campsite</td><td>●</td><td></td></tr><tr><td>Food and Beverage Service</td><td></td><td>●</td></tr><tr><td>Indoor Sales and Service</td><td></td><td>●</td></tr><tr><td>Marina</td><td>●</td><td>●</td></tr><tr><td>Major Indoor Entertainment</td><td></td><td>●</td></tr><tr><td>Minor Indoor Entertainment</td><td></td><td>●</td></tr><tr><td>Office</td><td></td><td>●</td></tr><tr><td>Outdoor Entertainment</td><td></td><td>●</td></tr><tr><td>Outdoor Vending</td><td></td><td>●</td></tr><tr><td>Temporary Storage</td><td></td><td>●</td></tr><tr><td colspan="3">Basic Services</td></tr><tr><td>Cemetery</td><td>●</td><td></td></tr><tr><td>Emergency Services</td><td></td><td>●</td></tr><tr><td>Essential Utility</td><td></td><td>●</td></tr><tr><td>Minor Utility Services</td><td></td><td>●</td></tr><tr><td>Transit Facility</td><td></td><td>●</td></tr></table>	Use	Principal	Accessory	Commercial			Accessory Parking		●	Campsite	●		Food and Beverage Service		●	Indoor Sales and Service		●	Marina	●	●	Major Indoor Entertainment		●	Minor Indoor Entertainment		●	Office		●	Outdoor Entertainment		●	Outdoor Vending		●	Temporary Storage		●	Basic Services			Cemetery	●		Emergency Services		●	Essential Utility		●	Minor Utility Services		●	Transit Facility		●	To reduce the number of Principal uses permitted in the Parks & Natural Spaces zone to preserve parkland and natural areas.
Use	Principal	Accessory																																																																																																																				
Commercial																																																																																																																						
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160.	SECTION 14: Parks, 14.1 PANS – Parks & Natural Spaces, 14.1.7 Development Regulations	N/A	.2 <u>The maximum Site Coverage is 20%.</u>	To establish a maximum site coverage in the Parks & Natural Spaces zone.																																																																																																																		

<div>161.</div>	<div>SECTION 16: Overlays and Modifiers</div>	<div>SECTION 16: Overlays and Modifiers</div>	<div>SECTION 16: Overlays and Modifiers</div> <div>The following diagram is provided to illustrate how Overlays and Modifiers described in Section 16.1 and Section 16.2 will be visually shown on specific areas of the zoning map.</div> <div></div> <div>Diagram 16.1 — Overlays and Modifiers</div>	<div>To provide a diagram on how modifiers will be translated into a visual mapping tool.</div>
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Schedule ‘G’ – Attached to and Forming Part of Bylaw 6012 “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”

Images – Section 8 Agricultural & Rural, Section 9 Housing, Section 10 Resort, Section 11 Commercial Mixed-Use Zones, Section 12 Industrial, Section 13 Community & Servicing, Section 14 Parks




No.	Section	Current Image	Proposed Image	Reason for Change
162.	SECTION 8: Agricultural & Rural, 8.1 ALR – Agricultural Land Reserve (ALR)			To update image to be more reflective of the purpose of the zone.
163.	SECTION 8: Agricultural & Rural, 8.2 AGRL – Agriculture & Rural: Large Block (Non-ALR)			To update image to be more reflective of the purpose of the zone.


164.	SECTION 8: Agricultural & Rural, 8.3 AGRS – Agriculture & Rural: Small Block (Non-ALR)			To update image to be more reflective of the purpose of the zone.
165.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale			To update image to be more reflective of the purpose of the zone.
166.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale			To update image to be more reflective of the purpose of the zone.

167.	SECTION 9: Housing, 9.3 MHS – Mobile Home Site			To update image to be more reflective of the purpose of the zone.
168.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale			To update image to be more reflective of the purpose of the zone.
169.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing			To update image to be more reflective of the purpose of the zone.

170.	SECTION 10: Resort, 10.1 RTH – Resort Tourist Housing			To update image to be more reflective of the purpose of the zone.
171.	SECTION 10: Resort, 10.2 RCC – Resort Commercial Centre			To update image to be more reflective of the purpose of the zone.
172.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood	N/A		To provide an image that aligns with the purpose of the zone.

173.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business	N/A		To provide an image that aligns with the purpose of the zone.
174.	SECTION 11: Commercial Mixed-Use Zones, 11.3 CMUC – Commercial Mixed-Use: Centre	N/A		To provide an image that aligns with the purpose of the zone.
175.	SECTION 12: Industrial, 12.1 INDL – Light Industrial	N/A		To provide an image that aligns with the purpose of the zone.

176.	SECTION 12: Industrial, 12.2 INDA – Airport Industrial	N/A		To provide an image that aligns with the purpose of the zone.
177.	SECTION 13: Community & Servicing, 13.1 CMTY - Community	N/A		To provide an image that aligns with the purpose of the zone.
178.	SECTION 13: Community & Servicing, 13.2 UTIL - Utilities	N/A		To provide an image that aligns with the purpose of the zone.

179.	SECTION 14: Parks, 14.1 PANS – Parks & Natural Spaces			To update image to be more reflective of the purpose of the zone.
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