

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 8, 2022

**Various Housekeeping Items to Modify and Clarify Wording in the
Envision St. John's Development Regulations, 2021**

March 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 8, 2022

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 8, 2021.

Adopted by the City Council of St. John's on the 21st day of March, 2022.

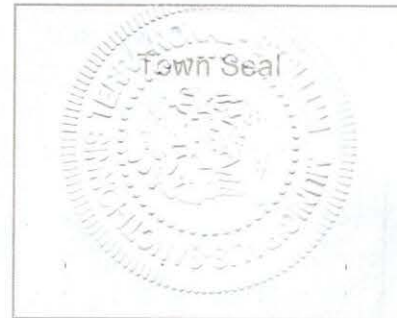
Signed and sealed this 27 day of April, 2022

Mayor:

Nay B...

Clerk:

Karen Ch...



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 8, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP:

Ken O'Br...

Development Regulations/Amendment	
REGISTERED	
Number	<u>4400-2022-005</u>
Date	<u>19 MAY 2022</u>
Signature	<u>[Signature]</u>



CITY OF ST. JOHN'S

Development Regulations Amendment Number 8, 2022

BACKGROUND

The new Envision St. John's Development Regulations, 2021 came into effect on November 5, 2021. Since that time staff have identified some provisions that require modification or clarification. The purpose of this amendment is to address the pertinent sections. The rationale for each amendment is briefly provided below.

1. Council uses a land acknowledgement at the start of each regular meeting to recognize the various Indigenous groups who lived here before European settlement, and still live here. As the Development Regulations is a land use document, staff recommend including the land acknowledgement. The City has consulted with First Light, a registered non-profit organization that serves the urban Indigenous and non-Indigenous community, and they agreed. The proposed wording is the same used at Council meetings.
2. The definition of Car Sales Lot allows for the sale but not the rental of vehicles. A new definition is proposed that includes both the sale and rental. (Page 2-3)
3. Convenience Stores
 - a. The definition of Convenience Store does not include a maximum floor area. To control the size of the Use within neighbourhoods it is recommended to add a maximum size to the definition. Without a maximum size a larger grocery store could be permitted which is not the intent of the defined Use. The previous Development Regulations set a maximum floor area of 200 square metres. Staff recognize that over the past decade the size of this type of Use has generally increased, with larger units at the entrance to new subdivisions, therefore it is recommended to increase the maximum floor area to 500 square metres. (Page 2-4)
 - b. While the size of an individual Convenience Store building in a neighbourhood is a concern, the size of a Convenience Store or Service Shop within an Apartment Building is less of a concern. It is further recommended to remove the 50 square metres maximum floor area for a Convenience Store or Service Shop in an Apartment Building. The use would still be limited to the entrance floor level, and separated from occupancies in the Apartment Building, but the City would not regulate the size of the Convenience Store or Service Shop. That would be left to the discretion of the developer. (Page 6-3)
4. The definition of Wharves and Stages does not mention the Stage (the building portion attached to the wharf). The definition should be updated to reference the Stage as an Accessory Building. (Page 2-14)
5. The provisions for Public Consultation are included in Section 4.8. In practice, the City advertises public notices in a newspaper at least two times. This should be

- clarified and included in Section 4.8 (2)(b). (Page 4-6)
6. Section 4.9 outlines when Land Use Reports are required and what the reports may address. While the terms of reference are approved by Council this section should be clarified to state that the Land Use Reports also require Council's approval. (Page 4-7)
 7. Section 4.10 addresses waterways, wetlands, ponds or lakes. Sections 4.10 (4) and (6) address residential decks and residential patios. While both terms refer to the same structure, only the term "decks" should be used, to remain consistent with other sections of the Regulations. Also, in Section 4.10 (5) and (6), the terms Landscaping, Wharves and Stages, and Driveways and Accessory Buildings should be capitalized to indicate that there are defined terms. (Pages 4-9 and 4-10)
 8. Section 6.2.4 addresses Accessory Building location. This should be reworded so that reference to Section 7.2.3 (Corner Lots and Yards Abutting a Street) only applies to a location in reference to a Street. (Page 6-1)
 9. Section 7.2.3 addresses Corner Lots and Yards Abutting a Street. Subsection 3 allows the Transportation Engineer to allow a fence, accessory building, water utility enclosure or other obstruction where it does not impede sight lines along the street. This should be revised from "Transportation Engineer" to "staff engineer" as City engineering staff from other departments can also make recommendations in relation to obstructions in corner triangles and sight lines. (Page 7-2)
 10. Section 7.6 Landscaping and Screening requires a 1 metre separation between Driveways. Staff have advised that the 1 metre separation does not provide useable snow storage and the separation is difficult to enforce. Therefore, it is recommended to remove Section 7.6.1 (6) which outlines this requirement. (Page 7-6)
 11. There are a few parts of Section 8 – Parking Requirements to be updated. (Pages 8-1 to 8-8)
 - a. First, the title will be updated to remove "Revised" and "New";
 - b. The Apartment Building section will be updated to remove the word "minimum". Minimum and Maximum are found on the table header.
 - c. A new "Type or Nature of Building" will be added to include Dwelling Units in Commercial and Institutional Zones with the same standards as Apartment Building. This would allow Dwelling Units above commercial units to use the Apartment Building parking standards rather than the general Residential Use parking standards.
 - d. The parking requirement for Health and Wellness Clinic is more excessive than necessary. Therefore it is recommended to reduce the requirement from a minimum of 1 parking space for every 5 m² of Gross Floor Area to 1 parking space for every 15 m² of Gross Floor Area.
 - e. It is recommended to not set a maximum parking limit for Residential Uses (such as Single Detached Dwellings, Semi-detached Dwellings, Townhouses, and so on). By limiting each residential dwelling unit to a maximum of 2 parking spaces the City was indirectly prohibiting double stacked driveways where one car parks in front of the other. This type of

driveway is common. The landscaping requirements (minimum 50% of the front yard to be landscaped) will prevent driveways from spanning across full properties.

- f. The regulations regarding Non-Residential Parking in the Downtown Parking Area should be updated to allow exemption for existing buildings. For example, a retail store in an existing downtown building should not be required to provide parking if the previous business was exempt from parking requirements. This will save application processing time because each request for parking relief requires Council approval.
 - g. For parking lots outside the Downtown Parking Area, a 6 metre buffer from the street and a 3 metre buffer from any other lot line is required, in addition to a 1.8 metre fence when the property abuts a Residential Use, unless otherwise approved by Council. Currently Council only has discretion on requiring the fence or not, when the intention was that Council would have discretion on all buffers.
12. Heritage Use is found in a number of residential and institutional zones, however in the commercial zone it is only included in the Commercial Office (CO) Zone. It is recommended to add Heritage Use to other Zones where Designated Heritage Buildings are found or may be designated in the future. This would include the Apartment Zones, most Commercial Zones, Industrial Zones, the Agricultural Zone and all Rural Zones. Adding Heritage Use to these zones will allow additional flexibility for Heritage Buildings. It is recommended to add Heritage Use as a Discretionary Use in the following Zones:
- a. Apartment 1 (A1) Zone
 - b. Apartment 2 (A2) Zone
 - c. Apartment 3 (A3) Zone
 - d. Apartment Downtown (AD) Zone
 - e. Apartment Special (AA) Zone
 - f. Commercial Downtown (CD) Zone
 - g. Commercial Downtown Mixed (CDM) Zone
 - h. Commercial Highway (CH) Zone
 - i. Commercial Local (CL) Zone
 - j. Commercial Local – Downtown (CLD) Zone
 - k. Commercial Mixed Use (CM) Zone
 - l. Commercial Neighbourhood (CN) Zone
 - m. Commercial Office Hotel (COH) Zone
 - n. Commercial Regional (CR) Zone
 - o. Industrial Commercial (IC) Zone
 - p. Industrial General (IG) Zone
 - q. Industrial Quidi Vidi (IQV) Zone
 - r. Agriculture (AG) Zone
 - s. Rural (RUR) Zone
 - t. Rural Residential (RR) Zone
 - u. Rural Residential Infill (RRI) Zone
13. The minimum Side Yard requirement for dwellings in the Residential Downtown (RD) Zone is 1.8 metres on Corner Lots, with the exception of Townhouse.

- Townhouse has a minimum Flanking Yard of 6 metres. This is a typo and should be corrected to 1.8 metres to align with the other dwelling types. (Page 10-21)
14. The Residential Reduced Lot (RRL) Zone, Atlantic Place Parking Garage (APG) Zone, Atlantic Place (AP) Zone, Commercial Downtown (CD) Zone, Commercial Downtown Mixed (CDM) Zone, Commercial Downtown Mixed 2 (CDM 2) Zone, and Institutional Downtown (INST-DT) Zone have standards that do not specify if the measurement is a minimum or a maximum. This will be corrected. (Pages 10-27, 10-43, 10-44, 10-45, 10-47, 10-49, 10-76)
 15. The Atlantic Place Parking Garage (APG) Zone references the wrong section in the zone standards regarding parking spaces for discretionary uses. This will be corrected. (Page 10-43)
 16. The Commercial Downtown (CD) Zone lists "Dwelling Unit – 1st story or higher" as a Discretionary Use. This is a typo and should be corrected to "Dwelling Unit – 1st storey", because Dwelling Units on the second or higher storey are a Permitted Use. (Page 10-45)
 17. There is a reference to Gas Station in the Zone Standards of the Commercial Office (CO) Zone, Commercial Office Hotel (COH) Zone and Institutional (INST) Zone where Gas Station is not a use allowed in those zones. This should be corrected. Further, any Zones that include Gas Station as a Permitted or Discretionary Use should be updated to reference the Gas Station standards found in Section 6.15. (Pages 10-45, 10-50, 10-52, 10-56, 10-58, 10-60, 10-62, 10-63, 10-66 and 10-75)
 18. Place of Amusement and Place of Assembly were inadvertently omitted from the Commercial Regional (CR) Zone. This should be corrected. (Page 10-63)
 19. The minimum Building Line in the Industrial Commercial (IC) Zone is 18 metres. This is a typo; it should be 20 metres. (Page 10-67)
 20. Most standards in the Industrial General (IG) Zone are listed being in the discretion of Council. This has caused every application in this Zone to require Council's approval. By establishing the standards in the Zone it will save an applicant time by shortening the subdivision or development approval stage. It is recommended to add standards similar to the Industrial Commercial (IC) Zone. (Page 10-69)
 21. Within the Agricultural (AG) Zone, "Single Detached Dwelling not associated with Forestry or Agricultural Use and only where Lot is serviced" is listed as a Discretionary Use. However, there are some instances where an unserviced lot could be used for a Single Detached Dwelling in the AG Zone, therefore it is recommended to remove "and only where Lot is serviced" from this use. (Page 10-78)
 22. The abbreviation for the Rural Zone is "R". It is recommended to change this to "RUR" to match the Municipal Plan District abbreviation. This will also require a text change to the Zoning Map legend in Appendix B. This will avoid confusion with the residential zones such as R1 and R2. (Page 10-82 and Appendix B)
 23. The Planned Mixed Development 2 (PMD2) Zone allows Stacked Townhouse as a Permitted Use. This building type has been replaced with Four-Plex and the Zone should be updated to reflect this change. (Pages 10-98, 10-100 and 10-102)

24. The Planned Mixed Development 2 (PMD2) Zone also references "Section 8.7 - Snow Storage", This is a typo and should be corrected to "Section 7.3 – Snow Storage". (Pages 10-98 to 10-101)

PUBLIC CONSULTATION

The proposed amendment was advertised on three occasions in The Telegram newspaper on February 26, March 5 and March 12, 2022 and on the City's website. There were no submissions received by the City Clerk's Office.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan and an amendment to the Regional Plan is not required.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 8, 2022

The City of St. John's Development Regulations, 2021 is amended by:

- 1) Adding a Land Acknowledgement after the cover page, as follows:
"Land Acknowledgement
We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John's is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi'kmaq, Innu, Inuit, and Southern Inuit of this Province."
- 2) Repealing Section 2 – Definitions for Car Sales Lot and substituting the following:
"CAR SALES LOT means a Building or an open area used for storage or display, for sales or rental purposes, of motor vehicles."
- 3) Repealing Section 2 – Definitions for Convenience Store and substituting the following:
"CONVENIENCE STORE means a Building which is used as a store that serves the primary needs of the adjacent neighbourhood not exceeding a Floor Area of 500 square metres and in which at least 80% of the retail floor space is devoted to the sale and display of grocery items and may include a delicatessen or snack bar provided that same is contained within the Building."
- 4) Repealing Section 2 – Definitions for Wharves and Stages and substituting the following:
"WHARVES AND STAGES means a structure affixed to land which a boat or ship may be moored to load and unload, along with the associated working table and Accessory Building."

- 5) Repealing Section 4.8(2)(d) for Public Consultation and substituting the following:
“4.8(2)(d) be placed in the newspaper **twice, with the first advertisement being** at least 14 calendar days prior to the date Council will consider the proposed amendment or application, or Public Meeting and be sent to the property owners referred to in Subsection (1) where possible, at least 14 calendar days prior to the date Council will consider the proposed amendment or application.”
- 6) Repealing Section 4.9(2) for Land Use Report and substituting the following:
“4.9(2) Council shall require **and approve** a Land Use Report as part of the Development application review process for applications related to or involving:
(a) all applications for an amendment to the Municipal Plan or Development Regulations;
(b) approval of a non-residential development in or adjoining a Residential District;
(c) development of new Streets;
(d) residential Subdivisions of five (5) or more Lots in an Unserviced Area;
(e) development in the Watershed Zone;
(f) Wind Turbine – Small Scale;
(g) buildings with a height greater than 18 metres in the Commercial Downtown (CD) Zone, which Land Use Report shall address wind impact on adjacent properties and pedestrians; and
(h) buildings with a height greater than 18 metres in the Institutional Downtown (INST-DT) Zone and the Commercial Downtown Mixed 2 (CDM2) Zone.”
- 7) Repealing Section 4.10(5)(f) landscaping, 4.10(5)(h) wharves and stages and 4.10(5)(i) driveways and substituting the following:
“4.10(5) (f) **Landscaping**”;
“(h) **Wharves and Stages**”;
“(i) **Driveways**”
- 8) Repealing Section 4.10(6) for Waterways, Wetlands, Ponds or Lakes and substituting the following:
“4.10(6) Prior to approval being given for a Development outlined in Subsection (4) or (5) the Environment and Sustainability Experts Panel shall be consulted, except in the case of the construction of residential **decks**, residential fencing, residential **Accessory Buildings** and residential **Driveways**.”
- 9) Repealing 6.2.4(1) for Accessory Building Location and substituting the following:
“6.2.4(1) Accessory Buildings shall be:
(a) located in Rear and Side Yards and shall be located behind the Building

Line;

(b) located a minimum of 1.2 metres from any Lot Line;

(c) located a minimum of 2.4 metres from any other Building on the Lot; and

(d) located a minimum of 3.0 metres from a Street, **subject to Section 7.2.3 (Corner Lots and Yards Abutting a Street).**"

10) Repealing Section 6.9(a) for Convenience Store or Service Shop in Apartment Building and renumbering the remaining sections.

11) Repealing Section 7.2.3(3) for Corner Lot and Yard Abutting a Street and substituting the following:

"7.2.3(3) No Fence, Accessory Building, Water Utility Enclosure, or other obstruction may be permitted in any Yard abutting a Street, except where in the opinion of a **City engineer**, it does not impede sight lines along the Street. In such cases, the height and location of the Fence, Accessory Building or Water Utility Enclosure shall be as determined by a **City engineer**."

12) Repealing Section 7.6.1(6) under Landscaping and Screening for Residential Development and renumbering remaining section.

13) Section 8 – Parking Requirements

a. Repealing the Section 8 title and substituting the following:

"Section 8 – Parking Requirements"

b. Repealing the Apartment Building standards in Section 8.3 Parking Standards and substituting the following:

"Type of Nature of Building	Range of Parking Spaces	
	Minimum	Maximum
Apartment Building	<u>Dwelling Size</u>	<u>Dwelling Size</u>
	Studio 0.8	Studio 1.2
	1 Bedroom Dwelling 0.9	1 Bedroom Dwelling 1.2
	2 Bedroom Dwelling 1.0	2 Bedroom Dwelling 1.5
	3 Bedroom Dwelling or Greater 1.2	3 Bedroom Dwelling or Greater 2.0
	Visitor Parking: 0 visitor parking spaces for the first 7 Dwellings; 1 visitor parking space per 7 Dwellings thereafter	Maximums are cumulative for building and inclusive of visitor parking"

c. Adding Dwelling Units in a Commercial or Institutional Zone to Section 8.3 Parking Standards as follows”

“Type or Nature of Building	Range of Parking Spaces	
	Minimum	Maximum
Dwelling Units in a Commercial or Institutional Zone	<u>Dwelling Size</u>	
	Studio	0.8
	1 Bedroom Dwelling	0.9
	2 Bedroom Dwelling	1.0
	3 Bedroom Dwelling or Greater	1.2
	Visitor Parking: 0 visitor parking spaces for the first 7 Dwellings; 1 visitor parking space per 7 Dwellings thereafter	Maximums are summed for building and inclusive of visitor parking”

d. Repealing the Health and Wellness Clinic standards in Section 8.3 Parking Standards and substituting the following:

“Type or Nature of Building	Range of Parking Spaces	
	Minimum	Maximum
Health and Wellness Clinic	1 parking space for every 15 m ² of Gross Floor Area	1 parking space for every 5 m ² of Gross Floor Area”

e. Repealing the Residential Use standards in Section 8.3 Parking Standards and substituting the following:

“Type or Nature of Building	Range of Parking Spaces	
	Minimum	Maximum
Residential Use, except Apartment Building, Dwelling Units in a Commercial or Institutional Zone, Micro Unit Dwelling and Tiny Home Dwelling	1 parking space for every Dwelling Unit	Not applicable”

f. Repealing Section 8.6.1 Non-Residential Parking in the Downtown Parking Area and substituting the following:

“8.6.1 Non-Residential Parking in the Downtown Parking Area

(1) For **new** non-Residential Development in the Downtown Parking Area, the minimum and maximum number of required parking spaces shall be 50 percent of those shown in Section 8.3.

(2) For a change of use application for non-Residential to another non-Residential Use in the Downtown Parking Area where floor area is not

changing, the applicant shall not be required to comply with the parking requirement under Section 8.3.”

- g. Repealing Section 8.8(1)(b) for Parking Lots Outside the Downtown Parking Area and substituting the following:

“8.8(1)(b) have a Buffer of 6 metres from any Street Line and a Buffer of 3 metres from any other Lot Line, and where abutting a Residential Use have a privacy fence not less than 1.8 metres in height, unless otherwise approved by Council;”

14) Section 10 – Use Zone Schedules

- a. Adding “Heritage Use” as a Discretionary Use to the following Zones:

- i. Apartment 1 (A1) Zone
- ii. Apartment 2 (A2) Zone
- iii. Apartment 3 (A3) Zone
- iv. Apartment Downtown (AD) Zone
- v. Apartment Special (AA) Zone
- vi. Commercial Downtown (CD)
- vii. Commercial Downtown Mixed (CDM) Zone
- viii. Commercial Highway (CH) Zone
- ix. Commercial Local (CL) Zone
- x. Commercial Local – Downtown (CLD) Zone
- xi. Commercial Mixed Use (CM) Zone
- xii. Commercial Neighbourhood (CN) Zone
- xiii. Commercial Office Hotel (COH) Zone
- xiv. Commercial Regional (CR) Zone
- xv. Industrial Commercial (IC) Zone
- xvi. Industrial General (IG) Zone
- xvii. Industrial Quidi Vidi (IQV) Zone
- xviii. Agriculture (AG) Zone
- xix. Rural (RUR) Zone
- xx. Rural Residential (RR) Zone
- xxi. Rural Residential Infill (RRI) Zone

- b. Repealing Residential Downtown (RD) Zone Section (6)(e) Side Yard and substituting the following:

“(6)(e) Side Yards (minimum) 0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be **1.8 metres** and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres”

- c. Repealing Residential Reduced Lot (RRL) Zone Section (2) Zone Standards and substituting the following:

“(2) Zone Standards

- | | | |
|-----|------------------------------------|---|
| (a) | Lot Area (minimum) | 250 metres square |
| (b) | Lot Frontage (minimum) | 10 metres |
| (c) | Building Line (minimum) | 7 metres |
| (d) | Building Height (maximum) | 8 metres |
| (e) | Side Yard (minimum) | Two of 1.2 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres |
| (f) | Rear Yard (minimum) | 6 metres” |

- d. Repealing Atlantic Place Parking Garage (APG) Zone Section (3) Zone Standards and substituting the following:

“(3) Zone Standards

- | | | |
|-----|--|--------------------------------------|
| (a) | Building Height (maximum) | 12 storeys (not exceeding 47 metres) |
| (b) | Parking Spaces, Permitted Uses (minimum) | 670 |
| (c) | Parking Spaces, Discretionary Uses | Section 8.6 |
| (d) | Floor Area Ratio (maximum) | 2.5 |
| (e) | All other Zone Standard shall be in the discretion of Council” | |

- e. Repealing Atlantic Place (AP) Zone Section (2)(a) Zone Standards Building Height and substituting the following:

- “(2)(a) Building Height (**maximum**) 13 storeys as measured from Water Street”

- f. Repealing Commercial Downtown (CD) Zone Section (2) Discretionary Use for “Dwelling Unit – 1st story or higher” and substituting the following:

“**Dwelling Unit – 1st storey**”

- g. Repealing Commercial Downtown (CD) Zone Section (3) title and substituting the following”

“(3) ZONE STANDARDS EXCEPT **GAS STATION**, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT”

- h. Repealing Commercial Downtown (CD) Zone Section (3)(b) Building Line and substituting the following:

“(3)(b) Building Line (**minimum**) 0 metres”

- i. Adding the following to the Commercial Downtown (CD) Zone as Section (3) and renumbering the remaining Sections:
“(3) ZONE STANDARDS FOR GAS STATION SHALL BE IN ACCORDANCE WITH SECTION 6.15.”
- j. Repealing Commercial Downtown Mixed (CDM) Zone Section (3)(b) Building Line and substituting the following:
“(3)(b) Building Line (minimum) 0 metres”
- k. Repealing Commercial Downtown Mixed 2 (CDM2) Zone Section (4)(b) Building Line and substituting the following:
“(3)(b) Building Line (minimum) 0 metres”
- l. Repealing Commercial Highway (CH) Zone Section (4) title and substituting the following
“(4) ZONE STANDARDS EXCEPT GAS STATION, PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT”
- m. Repealing Commercial Highway (CH) Zone Section (4)(g) Lot Coverage and substituting the following:
“(Lot Coverage (maximum) 50%”
- n. Adding the following to the Commercial Highway (CH) Zone as Section (5) and renumbering the remaining Sections:
“(5) ZONE STANDARDS FOR GAS STATION SHALL BE IN ACCORDANCE WITH SECTION 6.15.”
- o. Repealing Commercial Kenmount (CK) Zone Section (3) title and substituting the following
“(3) ZONE STANDARDS EXCEPT GAS STATION, PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT”
- p. Repealing Commercial Kenmount (CK) Zone Section (3)(g) Lot Coverage and substituting the following:
“(3)(g) Lot Coverage (maximum) 50%”
- q. Adding the following to the Commercial Kenmount (CK) Zone as Section (4) and renumbering the remaining Sections:
“(4) ZONE STANDARDS FOR GAS STATION SHALL BE IN ACCORDANCE WITH SECTION 6.15.”
- r. Repealing the “Commercial Local – (CL)” title and substituting the following:
“Commercial Local (CL) Zone”

- s. Repealing Commercial Mixed Use (CM) Zone Section (4) title and substituting the following
“(4) ZONE STANDARDS EXCEPT **GAS STATION**, PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT”
- t. Adding the following to the Commercial Mixed Use (CM) Zone as Section (5) and renumbering the remaining Sections:
“(5) ZONE STANDARDS FOR **GAS STATION SHALL BE IN ACCORDANCE WITH SECTION 6.15.**”
- u. Repealing Commercial Neighbourhood (CN) Zone Section (3) title and substituting the following:
“(3) ZONE STANDARDS EXCEPT **GAS STATION**, PARK, PUBLIC UTILITY, PARKING LOT AND PLACE OF WORSHIP”
- v. Repealing Commercial Neighbourhood (CN) Zone Section (3)(g) Lot Coverage and substituting the following:
“(3)(g) **Lot Coverage (maximum)** 50%”
- w. Adding the following to the Commercial Neighbourhood (CN) Zone as Section (4) and renumbering the remaining Sections:
“(4) ZONE STANDARDS FOR **GAS STATION SHALL BE IN ACCORDANCE WITH SECTION 6.15.**”
- x. Repealing Commercial Office (CO) Zone Section (4)(h) Lot Coverage and substituting the following:
“(4)(h) **Lot Coverage (maximum)** 50%”
- y. Repealing Commercial Office Hotel (COH) Zone Section (3)(g) Lot Coverage and substituting the following:
“(3)(g) **Lot Coverage (maximum)** 50%”
- z. Adding “**Place of Amusement**” and “**Place of Assembly**” to the Commercial Regional (CR) Zone Section (2) Discretionary Uses, except former Memorial Stadium – Lake Avenue and King’s Bridge Road (PID #47316).
- aa. Repealing Commercial Regional (CR) Zone Section (5) title and substituting the following
“(5) ZONE STANDARDS EXCEPT **GAS STATION**, PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT”
- bb. Repealing Commercial Regional (CR) Zone Section (5)(g) Lot Coverage and substituting the following:
“(5)(g) **Lot Coverage (maximum)** 50%”

- cc. Adding the following to the Commercial Regional (CR) Zone as Section (6) and renumbering the remaining Sections:
“(6) ZONE STANDARDS FOR GAS STATION SHALL BE IN ACCORDANCE WITH SECTION 6.15.”
- dd. Repealing Industrial Commercial (IC) Zone Section (4) title and substituting the following
“(4) ZONE STANDARDS, EXCEPTING GAS STATION, PARK, PUBLIC USE, PUBLIC UTILITY, PLACE OF WORSHIP AND 456 EMPIRE AVENUE (PID #25041)”
- ee. Repealing Industrial Commercial (IC) Zone Section (4)(c) Building Line and substituting the following:
“(4)(c) Building Line (minimum) 20 metres”
- ff. Repealing Industrial Commercial (IC) Zone Section (4)(g) Lot Coverage and substituting the following:
“(4)(g) Lot Coverage (maximum) 50%”
- gg. Adding the following to the Industrial Commercial (IC) Zone as Section (5) and renumbering the remaining Sections:
“(5) ZONE STANDARDS FOR GAS STATION SHALL BE IN ACCORDANCE WITH SECTION 6.15.”
- hh. Repealing Industrial General (IG) Zone Section (4) Zone Standards, excepting Park, Parking Lot, Public Use, Public Utility, and Freshwater Bay and substituting the following:
“(4) ZONE STANDARDS, EXCEPTING PARK, PARKING LOT, PUBLIC USE, PUBLIC UTILITY, AND FRESHWATER BAY
(a) Lot Area (minimum) 1800 metres square
(b) Lot Frontage (minimum) 45 metres
(c) Building Line (minimum) 20 metres
(d) Building Height (maximum), 18 metres
except Lots abutting the shore line or on Harbour Drive
(e) Building Height (maximum), 14 metres
Lots abutting the shore line or on Harbour Drive
(f) Side Yards (minimum) Two of 3 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(g) Rear Yard (minimum) 6 metres”

- ii. Repealing Institutional (INST) Zone Section (3)(h) Lot Coverage and substituting the following:
“(3)(h) Lot Coverage (maximum) 50%”
- jj. Repealing Institutional Downtown (INST-DT) Zone Section (3)(b) Building Line and substituting the following:
“(3)(b) Building Line (minimum) 0 metres”
- kk. Repealing “Single Detached Dwelling not associated with Forestry or Agricultural Use and only where Lot is serviced” in Section (2) Discretionary Uses of the Agricultural (AG) Zone and substituting the followings:
“Single Detached Dwelling not associated with Forestry or Agricultural Use”
- ll. Repealing the Rural (R) Zone title and substituting the following:
“Rural (RUR) Zone”
- mm. Repealing “Stacked Townhouse” in Section (1) of the Planned Mixed Development 2 Zone (PMD2) and substituting the following:
“Four-Plex”
- nn. Repealing Planned Mixed Development 2 (PMD2) Zone Section (2) title and substituting the following:
“(2) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR SINGLE DETACHED DWELLING”
- oo. Repealing Planned Mixed Development 2 (PMD2) Zone Section (3) title and substituting the following:
“(3) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR SEMI-DETACHED DWELLING”
- pp. Repealing Planned Mixed Development 2 (PMD2) Zone Section (4) title and substituting the following:
“(4) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR TOWNHOUSE”
- qq. Repealing Planned Mixed Development 2 (PMD2) Zone Section (5) title and substituting the following:
“(5) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR TOWNHOUSE CLUSTER”
- rr. Repealing Planned Mixed Development 2 (PMD2) Zone Section (6) title and substituting the following:
“(6) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR FOUR-PLEX”

- ss. Repealing Planned Mixed Development 2 (PMD2) Zone Section (7) title and substituting the following:
“(7) ZONE STANDARDS (SUBJECT TO **SECTION 7.3** – SNOW STORAGE) FOR APARTMENT BUILDING”
- tt. Repealing Planned Mixed Development 2 (PMD2) Zone Section (8) title and substituting the following:
“(8) ZONE STANDARDS (SUBJECT TO **SECTION 7.3** – SNOW STORAGE) FOR COMMERCIAL USE”
- uu. Repealing Planned Mixed Development 2 Zone (PMD2) Section (9) for Stacked Townhouse and substituting the following:
“Residential – **Four-Plex** 1 space per Dwelling Unit”
- vv. Repealing Appendix B Zoning Map to change the Rural Zone abbreviation from (R) to **(RUR)** and substituting the attached Zoning Map.