

DRAFT - Attachment 5 - Markup and Rationale of Proposed Text Amendment

Mark-up Categories

Changes to Specific Regulations - These will be identified using the following formatting standards:

Black Font - Existing text in Zoning Bylaw 20001

~~Strikethrough~~ - Proposed deletion from Zoning Bylaw 20001

Underline - Proposed addition to Zoning Bylaw 20001

Small Scale Residential Zone (RS)

#	Proposed Markup	Rationale
1	<p>2.10 RS - Small Scale Residential Zone</p> <p>Commercial Uses</p> <p>3.3. Food and Drink Services, Health Services, Indoor Sales and Services, and Offices</p> <p>3.3.3. The maximum Floor Area is <u>200 m²</u> 300-m² per individual establishment.</p>	<p>Information gathered from (CNC) Neighbourhood Convenience Commercial Zone data and interviews with business experts suggests that a maximum floor area of 200 m² would accommodate most neighbourhood-scale businesses. While some flexibility will be lost, the potential impact to neighbouring properties may be reduced.</p>

Small Scale Flex Residential Zone (RSF)

#	Proposed Markup	Rationale
2	<p>2.20 RSF - Small Scale Flex Residential Zone</p> <p>Commercial Uses</p> <p>3.3. Food and Drink Services, Health Services, Indoor Sales and Services, and Offices</p> <p>3.3.3. The maximum Floor Area is 300 m² <u>200 m²</u> per individual establishment.</p>	<p>Information gathered from (CNC) Neighbourhood Convenience Commercial Zone data and interviews with business experts suggests that a maximum floor area of 200 m² would accommodate most neighbourhood-scale businesses. While some flexibility will be lost, the potential impact to neighbouring properties may be reduced.</p>

Small - Medium Scale Transition Residential Zone (RSM)

#	Proposed Markup	Rationale
3	<p>2.30 RSM - Small-Medium Scale Transition Residential Zone</p> <p>Commercial Uses</p> <p>3.3. Food and Drink Services, Health Services, Indoor Sales and Services, and Offices</p> <p>3.3.3. The maximum Floor Area is 300 m² <u>200 m²</u> per individual establishment.</p>	<p>Information gathered from (CNC) Neighbourhood Convenience Commercial Zone data and interviews with business experts suggests that a maximum floor area of 200 m² would accommodate most neighbourhood-scale businesses. While some flexibility will be lost, the potential impact to neighbouring properties may be reduced.</p>