

Appendix B

Housekeeping Changes to the Zoning By-Law 1-Z-2014 – Information Chart

S.No.	Item	Issue	Section	Existing	Proposal	Rationale	Proposed
1	Home Industry	Interpretation	2.78	“HOME INDUSTRY” shall mean a craft, trade, guild, or service such as automobile service, but not an <i>automobile service and repair station</i> , merchandise service, but not a <i>merchandise service shop</i> , or <i>custom workshop</i> , or similar uses, carried on as a secondary use entirely within an <i>accessory building</i> on a <i>lot</i> provided the individual carrying out the craft, trade, guild or service resides within a <i>dwelling unit</i> located on the same <i>lot</i> . A <i>home industry</i> does not include an <i>automobile body shop</i> .	Amend definition	The proposed change is to correct grammar to make the intent of the definition more clear. The following definition is proposed in order to help clarify what is NOT included in a Home Industry and to make the interpretation of this provision more consistent.	“HOME INDUSTRY” shall mean a craft, trade, guild, or service such as automobile service, merchandise service, <i>custom workshop</i> , or similar uses, carried on as a secondary use entirely within an <i>accessory building</i> on a <i>lot</i> provided the individual carrying out the craft, trade, guild or service resides within a <i>dwelling unit</i> located on the same <i>lot</i> . A <i>home industry</i> does not include an <i>automobile service and repair station</i> , an <i>automobile body shop</i> , or a <i>merchandise service shop</i> .
2	Home Occupation	Interpretation	2.79	“HOME OCCUPATION” shall mean an occupation, personal service, business, craft or profession, carried on as a secondary use entirely within a <i>dwelling unit</i> provided the individual carrying on the activity resides within such <i>dwelling unit</i> . A <i>home occupation</i> does not include a <i>bed & breakfast</i> establishment. A <i>home occupation</i> shall also include a day care for five (5) children or less, exclusive of the individual’s children, which may include an outdoor accessory play area.	Amend definition	Similar to ‘home industry’ the manner in which the wording is organized makes interpretation difficult. The following definition is proposed in order to help clarify what is NOT included in a Home Occupation and to make the interpretation of this provision more consistent.	“HOME OCCUPATION” shall mean an occupation, personal service, business, craft or profession, carried on as a secondary use entirely within a <i>dwelling unit</i> provided the individual carrying on the activity resides within such <i>dwelling unit</i> . A <i>home occupation</i> shall also include a day care for five (5) children or less, exclusive of the individual’s children, which may include an outdoor accessory play area. A <i>home occupation</i> does not include a <i>bed & breakfast</i> establishment.
3	Decks and Porches	Interpretation	3.6 b)	have a floor higher than the height, above <i>finished grade</i> , of the floor of the <i>first storey</i> of the main <i>dwelling</i> on the lot;	Amend provision	To add clarity that 2 nd level decks are referred to as balconies. At present, there is difficulty in interpretation in relation to second floor useage to clarify that it is considered a balcony.	have a floor higher than the height, above <i>finished grade</i> , of the floor of the <i>first storey</i> of the main <i>dwelling</i> on the lot, if so, it is referred to as a balcony;
4	Number of Parking Spaces	Interpretation	4.9 f)	<i>four-plex, townhouse dwellings, apartment dwellings</i> or <i>single-detached</i> or <i>semi-detached dwellings</i> as part of a condominium development	Amend provision	To address grammatical error to ensure it links applicable uses to the condominium development. Therefore, the words are re-ordered to show all apartment dwellings whether or not part of condominium development and duplex, tri-plex, four-plex, townhouse, single-detached or semi-detached which are part of condominium development or abut a private road. No change in minimum requirements are suggested.	All apartment dwellings; and duplex dwellings, tri-plex dwellings, four-plex dwellings, townhouse dwellings or single-detached or semi-detached dwellings as part of a condominium development or when they abut a private road.
5	Accessory Residential Dwelling Unit	Interpretation	3.2.3 i)	the <i>accessory residential dwelling unit</i> shall not be larger than 45 percent of the total floor area of the <i>dwelling unit</i> ;	Amend provision	The current terminology is not consistent with other text in the zoning by-law. Therefore, the change will provide clarity towards calculating area with respect to an accessory residential dwelling unit.	the <i>accessory residential dwelling unit</i> shall not be larger than 45 percent of the usable floor area of the <i>dwelling unit</i> ;

6	Exemptions from Yard Provisions	Implementation	3.10 h)	N/A	Add provision	To include air conditioner units being exempt from yard provisions in the side yard for interior and exterior lots. Air conditioner units to not be permitted in the front yard.	Air conditioner units, provided the encroachment is no closer than 0.6 metres to the side lot line.
7	Service Commercial Zone (CS)	Typographical	6.3.6	Notwithstanding the provisions in Subsection 6.2.2, all <i>single detached dwellings</i> shall conform to the Urban Residential Type 3 (R3) Zone provisions in Subsection 5.3. [8-Z-2020]	Correct error	Typographical error referencing the incorrect Section.	Notwithstanding the provisions in Subsection 6.3.2, all <i>single detached dwellings</i> shall conform to the Urban Residential Type 3 (R3) Zone provisions in Subsection 5.3. [8-Z-2020]
8	Front Lot Line	Formatting	2.93.1	“ FRONT LOT LINE ” shall mean: e) in the case of an <i>interior lot</i> , the line dividing the <i>lot</i> from the <i>street</i> ; or, f) in the case of a <i>corner lot</i> , the shorter <i>lot line</i> abutting a <i>street</i> ; or, g) in the case of a <i>corner lot</i> whose <i>exterior lot lines</i> are the same length, the <i>lot line</i> opposite the main entrance of the main <i>building</i> ; or, h) in the case of a <i>through lot</i> , the nearer <i>street line</i> to the main <i>building</i> .	Correct error	Typographical error in numbering	“ FRONT LOT LINE ” shall mean: a) in the case of an <i>interior lot</i> , the line dividing the <i>lot</i> from the <i>street</i> ; or, b) in the case of a <i>corner lot</i> , the shorter <i>lot line</i> abutting a <i>street</i> ; or, c) in the case of a <i>corner lot</i> whose <i>exterior lot lines</i> are the same length, the <i>lot line</i> opposite the main entrance of the main <i>building</i> ; or, d) in the case of a <i>through lot</i> , the nearer <i>street line</i> to the main <i>building</i> .
9	Rear Lot Line	Formatting	2.93.2	“ REAR LOT LINE ” shall mean: i) in the case of a <i>lot</i> having four (4) <i>lot lines</i> , the <i>lot line</i> farthest from and opposite to the <i>front lot line</i> ; or, j) in the case of a <i>lot</i> having only three (3) <i>lot lines</i> , there shall be no <i>rear lot line</i> ; or, k) in the case of a <i>lot</i> having more than four (4) <i>lot lines</i> , the <i>lot line</i> farthest from and opposite to but not intersecting with the <i>front lot line</i> .	Correct error	Typographical error in numbering	“ REAR LOT LINE ” shall mean: a) in the case of a <i>lot</i> having four (4) <i>lot lines</i> , the <i>lot line</i> farthest from and opposite to the <i>front lot line</i> ; or, b) in the case of a <i>lot</i> having only three (3) <i>lot lines</i> , there shall be no <i>rear lot line</i> ; or, c) in the case of a <i>lot</i> having more than four (4) <i>lot lines</i> , the <i>lot line</i> farthest from and opposite to but not intersecting with the <i>front lot line</i> .
10	Roll # 33104020100352 10000 Legal - PLAN 37M89 BLK 5	Mapping	Schedule A-25	Block 5 zoned as Agricultural with special provision 14.948 14.948 Notwithstanding the permitted uses in the A Zone, a single detached dwelling shall not be permitted. In lieu of the corresponding provisions of the A Zone, the following shall apply: a) Minimum lot frontage – 0 metres. [68-Z-2018]	Amend zoning	Block 5 was transferred to the County under instrument NK120374 on May 31, 2019 for park purposes. The lands are an extension of the park to the north which is currently zoned Open Space (OS). Currently the lands are zoned as Agricultural (A).	Change zoning of Block 5 Plan 37M-0089 from Agricultural (A) to Open Space (OS) and remove special provision 14.948.