

**Proposed Amendments to Planning Documents**

MPS PROPOSED AMENDMENTS

**Private Off-Street Parking Lots**

While Council provides significant off-street public parking in the Downtown commercial area, they believe that private initiatives aimed at providing longer term parking options would be beneficial.

Council wishes to provide for flexibility in establishing private parking lots however, only where their implementation and use complements the goals and objectives of this strategy. ~~This strategy will be administered through the Site Plan Approval tool, with the objectives of enhancing our historic commercial and residential street patterns, respecting the environment, creating safe pedestrian environments and minimizing impacts on adjacent and nearby uses.~~

As the Downtown features a mix of zones and designations, it was determined that ~~Site plan approval~~ for purposes of creating private off-street parking lots should apply to a district which corresponds to both the area zoned Downtown Commercial (C1) and as well the ~~areas~~ designated as the Commercial Periphery (CP). As ~~these~~ areas ~~generally~~ fall within Old Town and also feature ~~lands~~ which are deemed to have flood risk, criteria for development in these areas are also included.

The ~~site plan approval~~ tool ~~outlines conditions in the LUB that achieve this policy.~~ Required areas of consideration include ~~urban design, environmental safeguards, pedestrian-friendly amenities, adjacent use buffering and safety requirements.~~

**P-4.2.12A PRIVATE OFF-STREET PARKING LOTS**

It shall be the intention of Council to provide for the development of private, off-street parking lots, which are not related to a development, subject to the ~~site plan approval~~ process as provided for in Section ~~5.25 of the Land Use By-law.~~

**P-4.2.12B SITE PLAN APPROVAL APPLICATION AREA**

It shall be the intention of Council that the site plan approval process as provided for in P- 4.2.12A herein shall apply to those areas ~~designated as Commercial Periphery (CP) on the GFLUM.~~

~~P-4.2.12C SITE PLAN APPROVAL CRITERIA It shall be the intention of Council that the following matters shall be addressed through the Site Plan Approval Process:~~

- ~~1) Maintenance / enhancement of traditional downtown commercial and historic residential streetscape patterns;~~
- ~~2) Environmental measures particularly with respect to storm water management and, where necessary, flood storage;~~
- ~~3) Facilitation of safe and convenient pedestrian movement;~~
- ~~4) Safety of access; and~~
- ~~5) Minimizing impact on adjacent and nearby uses.~~

**Site Plan Approval Notification Area**

~~P-4.2.12D It shall be the intention of Council that the site plan approval notification area be set at 100' (30m) around the perimeter of the property which contains the proposed private parking lot.~~

**Commercial Periphery**

Within the Town of Antigonish, there is limited vacant land for ~~development~~, although there is potential for ~~infill or redevelopment.~~ ~~The transitional areas, where commercial zones abut residential zones, presents an opportunity to add development flexibility such that builders are able to respond to the needs of the~~

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community, whether these are new or different commercial spaces, or a wider range of housing types. Where purely residential uses encroach into commercial zones it must be to a scale and form that both reflects and supports the character and vibrancy of our commercial areas, infusing these zones with residents to support our local businesses.

Furthermore, it is felt that there is an opportunity near the Downtown area to incubate new business in areas which are zoned residential, if development is handled with sensitivity and care. This is especially important since many of the houses in this peripheral area are older and thus valuable reminders of our heritage. The nature and scale of commercial intrusion will be limited to architectural forms which reflect the residential character of their neighbours. These shall be governed under site plan approval. The site plan approval tool was deemed the best regulatory choice as it is easily administered, thereby supporting a culture of entrepreneurialism, and it also provides for public feedback of those most interested – the immediate neighbourhood of a proposed project.

These areas, which will continue to be zoned as their respective residential or commercial zones, shall be designated as Commercial Periphery (CP) and shall include the areas identified as such on the GFLUM.

**P-4.2.13** It shall be the intention of Council to indicate areas on the GFLUM Commercial Periphery (CP).

**P-4.2.14** It shall be the intention of Council to consider purely those areas identified in P-4.2.13 for purely residential uses within commercial zones, and commercial uses in residential zones, through site plan approval in accordance with conditions outlined in the LUB for each respective zone.

~~P-4.2.15~~ It shall be the intention of Council that development agreements made pursuant to P-4.2.14 shall be consistent with the provisions of the "Architectural Design Manual for Antigonish" and be subject to P-8.2.7. In addition, development proposals involving new structures or expansions shall be subject to the following:

- ~~1. Total building footprint shall not exceed 50% of the lot area to a maximum of 2000 square feet.~~
- ~~2. Architecture shall reflect the general character of the neighbourhood.~~

#### Development & The Site Plan Process

**P-4.2.30** 1. Development in the C3 zone, as well as development of uses within the NCC designation, shall be administered by provisions contained in the LUB. Said provisions shall feature controls so as to support the neighbourhood and minimize adverse impact. To this end, in addition to meeting the general requirements noted in the LUB, "as-of-right" development shall be administered by the site plan approval in accordance with Part 17 of the LUB.

#### Notification

In order to better inform the public, it is intended that specific forms of notification will be required of site specific re-zonings, development agreements and/or development through site plan approval.

**P-8.2.9** In considering re-zonings or development agreements, it shall be the intention of Council to require neighborhood notification by the following means:

1. Placement of a sign on the site in question. The size, content and location of which will be determined by the Development Officer.
2. In instances where a sign would not be effective, surrounding property owners shall be notified in writing.
3. Such notification shall be at the developer's expense and shall be in place prior to any consideration of the proposal by the PAC.

**P-8.2.10** In considering development through site plan approval it shall be the intention of Council that the site plan approval notification area be set at 30m (100') around the perimeter of the property which contains the proposed development or private parking lot.

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LUB PROPOSED AMENDMENTS

PART 2 DEFINITIONS

<b>Addition</b>	<u>LOW IMPACT DEVELOPMENT TECHNIQUES (LID) means design strategies that manages runoff on site and is comprised of distributed, small scale structural practices that mimic natural or predevelopment hydrology through the processes of infiltration, evapotranspiration, harvesting, filtration and detention of stormwater.</u>
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PART 5 GENERAL REQUIREMENTS FOR ALL ZONES

<b>Addition</b>	<p><u>5.1A DEVELOPMENT THROUGH SITE PLAN APPROVAL</u></p> <p><u>The following conditions, where relevant, and in accordance with other provisions of the LUB, shall apply to all development which is subject to site plan approval:</u></p> <p><u>(1) Stormwater management requirements:</u></p> <ul style="list-style-type: none"><li><u>a. shall retain and infiltrate stormwater onsite.</u></li><li><u>b. Stormwater management measures shall be through low impact development techniques (LID) which manage rainfall at the source; and</u></li><li><u>c. Where conditions do not permit LID, an equal and alternate surface water management system, to the satisfaction of the Development Officer and Town Engineer, may be approved.</u></li></ul> <p><u>(2) Site access requirements:</u></p> <ul style="list-style-type: none"><li><u>a. Where 4 or more residential units are proposed, a pedestrian walkway shall connect the main entrance of proposed units to a public right of way, and shall include pedestrian oriented lighting. Lighting shall not trespass upon adjacent properties;</u></li><li><u>b. All utilities are to be discretely provided by undergrounding or other means to the satisfaction of the Development Officer and Town Engineer;</u></li><li><u>c. No new access corridor shall be permitted within 40 feet of an intersection unless a traffic plan has been approved by the Traffic Authority and Director of Public Works.</u><ul style="list-style-type: none"><li><u>i. Traffic studies and any necessary changes to the public right of way shall be at the expense of the applicant.</u></li></ul></li></ul> <p><u>(3) Parking shall be as indicated for the use in Section 5.24, and shall include:</u></p> <ul style="list-style-type: none"><li><u>a. in zones that permit parking in the front yard, no more than 1/3 of the required front yard shall be used for parking or access. The remainder shall be landscaped;</u></li><li><u>b. secure, sheltered bicycle parking at a rate of 1 per residential unit, or 1 per 5 parking spaces, whichever is greater;</u></li><li><u>c. in Commercial Zones one motor-vehicle parking space may be eliminated with the provision of 5 additional secure bicycle parking spaces; and</u></li><li><u>d. in the case of developments designated for seniors, or those which are located proximate the commercial core, a variance may be considered.</u></li></ul> <p><u>(4) Where greater than 8 parking spaces are required:</u></p> <ul style="list-style-type: none"><li><u>a. Pedestrian walkways shall:</u><ul style="list-style-type: none"><li><u>i. be provided with the intent of facilitating access to the Downtown commercial area.</u></li><li><u>ii. feature a stable, slip resistant surface and shall be</u></li></ul></li></ul>
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- designated so as to permit barrier free access.
- b. Lighting of parking areas and pedestrian walkways shall:
  - i. be provided with sufficient illumination to ensure the safety and convenience of people walking and driving in the area.
  - ii. be so devised as to limit spillage on adjacent properties.
- c. Signage shall:
  - i. not exceed one sign per access;
  - ii. be limited to 20 square feet in face area in the C1 zone;
  - iii. be limited to 9 square feet in area in residential zones.
- d. Stormwater management shall:
  - i. be graded and provided with a drainage system that will prevent storm water from draining to neighbouring properties;
- e. Environmental consideration shall be given so as to:
  - i. cause no loss of flood storage on the lot. A Letter of Undertaking and Certification of Field Review of Construction process shall apply.
- f. Buffering and landscaping shall:
  - i. obscure parked cars from public views by buildings, landscaping, fencing or other means;
  - ii. parking surfaces shall feature a 5' landscaped perimeter and shall include screening where they abut a residential lot.
  - iii. feature a landscaped strip on either side of access ways with a minimum width of 2'.
  - iv. consist of native species;
  - v. give design consideration to winter operations and buffering of winter conditions.

(5) Landscaping requirements:

- a. Adequately dense vegetated buffer or privacy fence shall be provided along adjacent property lines of non-commercial properties not party to this agreement;
- b. Every effort shall be made to preserve healthy trees;
- c. Native trees of at least 5 feet in height should be planted at a rate of one per 500 square feet of yard area; and
- d. Outdoor storage of solid waste shall only be located in side or rear yards, and bins shall be screened by a 6 foot opaque fence, or otherwise be enclosed by a structure, so as not to be visible from any street or adjacent residential, recreational or institutional property.

(6) Architectural requirements:

- a. Development shall be carried out so as to reinforce the street wall while also considering privacy of any neighbouring residential uses;
- b. Where development is to occur within "Old Town", or is adjacent to a registered heritage property, Antigonish Design Guidelines shall be considered; and
- c. Project design shall consider overlooking, particularly of residential properties not party to this agreement
- d. Where a building exceeds 3 storeys, the fourth storey shall be stepped back a minimum of 10 ft. at the front façade and 5 ft. at side and rear façades:
  - i. As an alternative, in the case of 4 storey buildings, 4th storey may be developed within the attic of a gable, mansard, hip or gambrel roof; and

	<p><u>e. Residential buildings of 3 storeys or less require:</u></p> <ul style="list-style-type: none"> <li><u>i. Minimum roof pitch - 6/12</u></li> <li><u>ii. Windows shall be oriented vertically with a minimum height to width ratio of 1.6</u></li> <li><u>iii. Minimum 3 1/2 inch mouldings around windows and doors</u></li> <li><u>iv. Buildings shall be a minimum 1.5 storeys in height</u></li> <li><u>v. New buildings shall not differ in height by more than one storey from adjacent buildings.</u></li> <li><u>vi. Body and trim colours shall be contrasting while roof and signage shall be complimentary</u></li> </ul> <p><u>f. The following provisions of the LUB shall apply:</u></p> <ul style="list-style-type: none"> <li><u>i. 10.6 Special Requirement - Grouped Dwellings subsection b);</u></li> <li><u>ii. 10.7 Special Requirement - Amenity Space;</u></li> <li><u>iii. 10.8 Special Requirement - Landscaping;</u></li> <li><u>iv. In the event of conflict with other provisions in this section the more stringent standard applies.</u></li> </ul> <p><u>(7) Application submissions shall be prepared by an individual knowledgeable in the subject area and shall be signed. If deemed necessary by Town Staff, Certification of Field Review of Construction may be required. As a minimum the following are required and shall be detailed and scaled:</u></p> <ul style="list-style-type: none"> <li><u>a. Existing conditions, including grading and trees of greater than 100 mm caliper;</u></li> <li><u>b. Site plan, including:</u> <ul style="list-style-type: none"> <li><u>i. grading;</u></li> <li><u>ii. shows sufficient detail to address all matters identified in Section 5.1A;</u></li> <li><u>iii. adjacent roads, lanes, buildings, known easements, known utility features and other items which may be indicated by the Development Officer; and</u></li> <li><u>iv. year-round maintenance provisions;</u></li> </ul> </li> <li><u>c. Surface water management plan;</u></li> <li><u>d. Landscaping plan; and</u></li> <li><u>e. Architectural plans, including elevations, and details.</u></li> </ul>	
<b>Amendment</b>	<p>5.25 PRIVATE PARKING LOTS SUBJECT TO SITE PLAN APPROVAL</p> <p>(1) Within the Downtown Commercial (C1) zone and in areas designated as Commercial Periphery (CP), private parking lots may be developed subject to site plan approval.</p> <p>(2) <del>Subject to Section 5.1A and</del> any other applicable requirements found elsewhere in this By-law.</p>	
<b>Delete</b>	<p><b>Requirement</b></p> <p>e) Pedestrian Walkway</p> <p>f) Lighting</p>	<p><b>Standard</b></p> <p><del>1.— Pedestrian walkways shall be provided with the intent of facilitating access to the downtown commercial area.</del></p> <p><del>2.— Walkways shall feature a stable, slip-resistant surface and shall be designed so as to permit barrier-free access.</del></p> <p><del>1.— Parking areas and pedestrian walkways shall be provided with sufficient illumination to ensure the safety and convenience of people walking and driving in the area.</del></p>

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		<p><del>2.— Lighting shall be so devised as to limit spillage on adjacent properties.</del></p>
	g) Signage	<p><del>1.— No more than one sign may be permitted per access;</del></p> <p><del>2.— Signage located in the C1 zones shall be limited to 20 square feet in face area;</del></p> <p><del>3.— Signage located in residential zones shall be limited to 9 square feet in area.</del></p>
	h) Storm Water Management	<p><del>1.— The lot shall be graded and provided with a drainage system that will prevent storm water from draining to neighbouring properties;</del></p> <p><del>2.— Every reasonable attempt shall be made to retain and filter stormwater onsite.</del></p>
	e) Buffering & Landscaping	<p><del>1.— Parked cars shall generally be hidden from public views by buildings, landscaping, fencing or other means;</del></p> <p><del>2.— Parking surfaces shall feature a 5' landscaped perimeter and shall include screening where they abut a residential lot.</del></p> <p><del>2.— Access ways shall feature a landscaped strip on either side with a minimum width of 2'</del></p>
	j) Environmental Considerations	<p><del>1.— Lots, or portions of lots which are deemed to fall within an area designated as being flood prone shall meet the following additional requirements:</del></p> <p><del>1.— There shall be no loss of flood storage on the lot;</del></p> <p><del>2.— The Letter of Undertaking and Certification of Field Review of Construction process shall apply.</del></p>
Delete		<p><del>(4) Within the site plan approval area, an application for a development permit shall be accompanied by a plan which:</del></p> <p><del>a) shows sufficient detail to address all of the matters identified in Sub-Section 5.25(2);</del></p> <p><del>b) is drawn to a specified scale;</del></p> <p><del>c) shows adjacent roads, lanes, buildings, known easements, above ground utility features and other items which may be indicated by the Development Officer; and</del></p> <p><del>d) indicates maintenance provisions and scheduling.</del></p> <p><del>(5) Landscaping required under this section shall be suited to the local climate and shall be chosen and planted with winter operation in mind.</del></p>

PART 6 SIGNS

Addition	<p><u>6.10 SIGNS WITHIN CP DESIGNATED RESIDENTIAL ZONES</u></p> <p><u>Notwithstanding sub-section 6.9, a maximum of 2 signs shall be permitted, but shall not be constructed from glass or plastic. Permitted sign types include:</u></p> <p><u>a) Projecting wall signs to a maximum of 10 sq.ft. on any side. Other provisions of Section 6.6 apply.</u></p>
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	b) <u>Ground signs to a maximum of 10 sq.ft. on any side. Other provisions of Section 6.7 apply.</u>
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PART 7 GENERAL REQUIREMENTS FOR ALL RESIDENTIAL ZONES

7.12 COMMERCIAL PERIPHERY (CP) USES BY SITE PLAN APPROVAL

<b>Amendment</b>	Notwithstanding anything else in this part, Commercial Policy P-4.2.14 of the Municipal Planning Strategy provides that, in the areas designated CP on the GFLUM, <u>uses indicated in the adjacent Commercial Zone shall be considered through site plan approval in accordance with Section 5.1A and other provisions of the underlying zone.</u>
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7.13 FLAG LOT DEVELOPMENT BY SITE PLAN APPROVAL

<b>Amendment And re-numbered accordingly</b>	<p>Development of Flag Lots is permitted in accordance with <u>Section 5.1A of the LUB.</u> The following conditions <u>shall also apply:</u></p> <p><del>1. Front lot shall meet all requirements of the respective zone.</del></p> <p>1. Flag lot access requirements:</p> <ul style="list-style-type: none"> <li>a. Minimum access corridor width shall be 19 feet;</li> <li>b. Where the lot does not feature the minimum required access width, an easement will be required. Easement shall be registered with the property at the Registry of Deeds before occupancy is granted;</li> <li>c. Lots within a commercial zone require shared access via registered easement, wherever possible. Easement shall be registered with the property at the Registry of Deeds before occupancy is granted;</li> <li>d. For developments accessing arterial or collector roads, or containing 4 or more units, a cueing space for one vehicle is required off of the public right of way;</li> <li><del>e. Where 4 or more units are proposed, A pedestrian walkway shall connect the main entrance of proposed units to a public right of way;</del></li> <li><del>f. Where 4 or more units are proposed, pedestrian-oriented lighting shall be provided along the pedestrian walkway. Lighting shall not trespass upon adjacent properties;</del></li> <li><del>g. All utilities are to be discretely provided by undergrounding or other means to the satisfaction of the Development Officer and Town Engineer;</del></li> <li><del>h. Where the abutting lot is a residential zone an adequately dense vegetated buffer or privacy fence shall be provided along the property line of properties not party to this agreement, from the flag lot to the minimum front yard setback of the front lot;</del></li> <li><del>i. Maximum slope of access corridor shall be 12%; and</del></li> <li><del>j. No new access corridor shall be permitted within 40 feet of an intersection.</del></li> </ul> <p><del>2. Parking requirements:</del></p> <ul style="list-style-type: none"> <li><del>a. As indicated for the use in Section 5.24 of the LUB;</del></li> <li><del>b. Secure, sheltered bicycle parking at a rate of 1 per unit;</del></li> <li><del>c. In Commercial Zones one motor vehicle parking space may be eliminated with the provision of 5 additional secure bicycle parking spaces; and</del></li> <li><del>d. In the case of developments designated for seniors, or those which are located proximate the downtown core, a variance may be considered.</del></li> </ul> <p>2. Architectural requirements:</p> <ul style="list-style-type: none"> <li><del>a. Where development is to occur within "Old Town", or is adjacent to a registered heritage property, Antigonish Design Guidelines shall be considered;</del></li> </ul>
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- ~~b. Project design shall consider overlooking, particularly of properties not party to this agreement; and~~
- c. Flag lot developments in Commercial Zones shall demonstrate sensitivity to adjacent uses which are not commercial.
- 3. Landscaping requirements:
  - ~~a. Adequately dense vegetated buffer or privacy fence shall be provided along adjacent property lines of non-commercial properties not party to this agreement;~~
  - ~~b. Every effort shall be made to preserve healthy trees;~~
  - ~~c. Native trees of at least 5 feet in height should be planted at a rate of one per 500 square feet of yard area; and~~
  - a. Outdoor storage of solid waste shall be located between front lot and flag lot. Bins shall be screened by a 6 foot, opaque fence or otherwise be enclosed by a structure so as not to be visible from any street or adjacent residential, recreational or institutional property.
- 4. Stormwater management requirements:
  - a. Hard surfaces shall cover no more than the maximum which is permitted by the use in the LUB, and shall exclude the access corridor;
  - b. Stormwater calculations are to include the access corridor;
  - ~~c. Stormwater management measures shall be through low impact development techniques (LID) which manage rainfall at the source; and~~
  - ~~d. Where conditions do not permit LID, an equal and alternate surface water management system to the satisfaction of the Development Officer and Town Engineer may be approved.~~
- 5. Flag lots developed in Residential zone requirements:
  - a. Lots created under this policy shall meet the area and setback requirements prescribed in the LUB for the respective zone. Flag lot area calculations shall be done exclusive of the access corridor; and
  - b. Increased setbacks may be required according to building design, topography, and the nature of adjoining uses to achieve a reasonable level of privacy for properties not party to this agreement.
  - ~~c. Stormwater management measures shall be through low impact development techniques (LID) which manage rainfall at the source; and~~
  - ~~d. Where conditions do not permit LID, an equal and alternate surface water management system to the satisfaction of the Development Officer and Town Engineer may be approved.~~
- 6. Flag lots developed in Commercial zones requirements:
  - a. Flag lot shall be exempt from any requirement for commercial space on the ground floor;
  - b. A Floor Area Ratio of 1.0 to 2.0, to a maximum of 7 storeys, is required in the following zones:
    - a) Downtown Commercial (C1);
    - b) Highway Commercial (C2);
    - c) James Street Commercial (C2-J); and
    - d) Commercial Light Industrial (CLI);
  - c. Shall meet the site area, setbacks and abutting zone requirements for the respective Commercial zone;
  - d. Increased setbacks may be required according to building design, topography, and the nature of adjoining uses to achieve a reasonable level of privacy for properties not party to this agreement;
  - ~~e. Where a building exceeds 3 storeys, the fourth storey shall be stepped back a minimum of 10 ft. at the front façade and 5 ft. at side and rear façades;~~

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	<p>a) <del>As an alternative in the case of the 4 storey buildings, 4th storey may be developed within the attic of a gable, mansard, hip or gambrel roof; and</del></p> <p>f. <del>The following provisions of the LUB shall apply:</del></p> <p>a) <del>10.6 Special Requirement Grouped Dwellings subsection b);</del></p> <p>b) <del>10.7 Special Requirement Amenity Space;</del></p> <p>c) <del>10.8 Special Requirement Landscaping;</del></p> <p>d) <del>In the event of conflict with other provisions in this section the more stringent standard applies.</del></p> <p>7. <del>Application submissions shall be prepared by an individual knowledgeable in the subject area and shall be signed. If deemed necessary by Town Staff, Certification of Field Review of Construction may be required. As a minimum the following are required and shall be detailed and scaled:</del></p> <p>a. <del>Existing conditions, including grading;</del></p> <p>b. <del>Site plan, including grading;</del></p> <p>c. <del>Surface water management plan, including access corridor;</del></p> <p>d. <del>Landscaping plan; and</del></p> <p>e. <del>Architectural plans, including elevations, and details.</del></p>
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PART 8 RESIDENTIAL FIRST DENSITY (R1) ZONE

<b>Amendment</b>	<p>8.4 OLD TOWN; SMALL LOTS <u>AND CP DESIGNATION</u></p> <p><del>Within the area designated as the "Old Town" on the zoning map, where a proposed development cannot meet the requirements of Section 8.2, in addition to relevant portions of Section 5.1A,</del> the following development standards shall apply to R1 properties;</p> <p>1. Lot Requirements</p> <p>a. Minimum lot frontage for newly created lots 2/3 of average of either side;</p> <p>b. Building set back average of buildings on either side but no less than 5 feet from property line and 10 feet for corner lots;</p> <p>c. Minimum rear yard of 25 feet, increasing to 30 for over 1 1/2 storeys;</p> <p>d. <del>Minimum side yards of 10 feet and 4 feet, increasing to 6 for over 1 1/2 storeys;</del></p> <p>e. <del>No new driveways will be created closer than 40 feet to an intersection nor with less than 50 kph of site stopping distance;</del></p> <p><u>Architectural Requirements</u></p> <p><del>Minimum roof pitch 8/12</del></p> <p><del>Windows shall be oriented vertically with a minimum height to width ratio of 1.6</del></p> <p><del>Minimum 3 1/2 inch mouldings around windows and doors</del></p> <p><del>Buildings shall be a minimum of a storey and 1/2 in height</del></p> <p><del>New buildings shall not differ in height by more than one storey from adjacent buildings.</del></p> <p>2. <u>Parking Requirements:</u></p> <p>a. <u>No parking shall be provided in the front yard.</u></p>
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PART 14 DOWNTOWN COMMERCIAL (C1) ZONE

<b>Addition</b>	<p>14.1 C1 ZONE PERMITTED USES</p> <p>The following uses shall be permitted in the C1 zone:</p>
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	<ul style="list-style-type: none"> <li>- <u>Multiple unit residential uses, to a maximum of 3 bedrooms per unit, within the CP designation</u></li> </ul>
	<p>14.4 SPECIAL REQUIREMENTS - PARKING</p> <p>1) No parking shall be provided in the front yard</p> <p>5) <u>Other conditions shall be in accordance with Section 5.1A.</u></p> <p>6) <u>Guest parking provision 5.24 3) d) ii., related to Dwelling Units is exempt</u></p>

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PART 15 HIGHWAY COMMERCIAL (C2) ZONE

<b>Addition</b>	<p>15.1 C2 ZONE PERMITTED USES</p> <p>The following uses shall be permitted in the C2 zone:</p> <ul style="list-style-type: none"> <li>- <u>Multiple unit residential uses, to a maximum of 3 bedrooms per unit, within the CP designation</u></li> </ul>
<b>Addition</b>	<p><u>15.4 RESIDENTIAL USES WITHIN THE CP DESIGNATION</u></p> <p><u>Requirements in accordance with Sections 5.1A, 14.3 and 14.4</u></p>

PART 16 JAMES STREET COMMERCIAL (C2-J) ZONE

<b>Addition</b>	<p>16.1 C2-J ZONE PERMITTED USES</p> <p>The following uses shall be permitted in the C2-J zone:</p> <ul style="list-style-type: none"> <li>- <u>Multiple unit residential uses, to a maximum of 3 bedrooms per unit, within the CP designation</u></li> </ul>
<b>Addition</b>	<p><u>16.3 RESIDENTIAL USES WITHIN THE CP DESIGNATION</u></p> <p><u>Requirements in accordance with Sections 5.1A, 14.3 and 14.4</u></p>

PART 17 NEIGHBOURHOOD COMMERCIAL (C3) ZONE & DESIGNATION

<b>Amendment</b>	<p>17.2 C3 ZONE REQUIREMENTS</p> <p>2. Buildings permitted by this section <u>in accordance with relevant conditions of Section 5.1A shall feature the following:</u></p> <ul style="list-style-type: none"> <li><del>a) Roof pitch shall be 6/12 or greater.</del></li> <li><del>b) Windows and doors shall feature trim with a minimum width of 3.5 inches;</del></li> <li><del>c) Body and Trim colours shall be contrasting while roof and signage shall be complimentary;</del></li> </ul> <p>3. Parking shall be as required in <u>Section 5.24, and in accordance with relevant conditions of Section 5.1A with the following additional requirements:</u></p> <ul style="list-style-type: none"> <li><del>a) No more than 1/3 of the required front yard shall be used for parking or access. The remainder shall be landscaped.</del></li> <li><del>b) Access shall be no wider than 25', however on larger properties, two entrances may be permitted provided they are at least 60' apart.</del></li> </ul>
<b>Amendment</b>	<p>17.4 NCC DEVELOPMENT REQUIREMENTS</p> <p>1. Developments permitted by this section shall feature the following:</p> <ul style="list-style-type: none"> <li><del>a) 1.5 to 2.5 storeys;</del></li> <li><del>b) Roof pitch shall be 6/12 or greater.</del></li> <li><del>c) Windows and doors shall feature trim with a minimum width of 3.5 inches;</del></li> <li>a) Requirements of Section 5.1A.</li> </ul>

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	<ul style="list-style-type: none"> <li>b) Setbacks as per the requirements for a duplex in the R1 zone.</li> <li>c) Parking shall be provided at a minimum rate of one per 500 square feet of developed space with no more than 1/3 occupying the front yard;</li> <li>d) Maximum building footprint shall be 1250 square feet.</li> <li>e) Max hard-surface coverage 50%.</li> </ul> <p>2. Notwithstanding subsections 1.1, 1.2, 1.4 &amp; 1.6 herein, buildings which do not meet these requirements but which were constructed a minimum of two years prior to application may be considered for NCC uses.</p> <p>3. Residential uses permitted in this part shall have a maximum gross floor area of 1000 square feet.</p> <p><b>17.5 NEIGHBOURHOOD COMMERCIAL ZONE &amp; CENTRE SITE PLAN APPROVAL REQUIREMENTS</b></p> <p>1. In addition to the requirements noted in Sections 17.2 and 17.4 herein, development in the NC zone, and NCC designation for other than R1 uses, shall be approved through the <u>site plan approval process in accordance with Section 5.1A. The refusal, or approval of a site plan is appealable to Council in the same manner as an appeal for a variance (MGA 231-233&amp; 236)</u></p> <p><del>2. Site Plans required under this part shall be professional in quality and shall demonstrate the following:</del></p> <ul style="list-style-type: none"> <li><del>a) Development shall be carried out so as to reinforce the street wall while also considering privacy of any neighbouring residential uses.</del></li> <li><del>b) Buffering of parking areas and other utility uses;</del></li> <li><del>c) Consideration of placement of any equipment, loading areas or other facilities which may result in disturbance for neighbouring uses;</del></li> <li><del>d) Safe entry and egress to the site;</del></li> <li><del>e) Mitigation of increased surface runoff.</del></li> </ul> <p>3. <del>As appropriate to the development, all or some of the items listed in Section 231(4) of the MGA shall be drawn upon to achieve the goals noted in section (2) herein.</del></p>
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**PART 20 COMMERCIAL LIGHT INDUSTRIAL (CLI) ZONE**

<b>Amendment</b>	<p><b>20.1 CLI ZONE PERMITTED USES</b></p> <p>(1) The following uses shall be permitted in the CLI zone:</p> <ul style="list-style-type: none"> <li>- any manufacturing, assembly or warehousing operation conducted and contained within an enclosed building</li> <li>- any activity connected with the automobile trade other than an automobile scrap yard or service station</li> <li>- dry cleaning establishments</li> <li>- kennels</li> <li>- micro brewery</li> <li>- multiple unit residential uses, to a maximum of 3 bedrooms per unit, within the CP designation</li> <li>- Municipal Sewer Treatment Plant</li> <li>- Municipal Public Works and Electric Utility Operations</li> <li>- printing establishments</li> </ul> <p>(2) <u>The following uses shall be permitted in the CLI Zone, and shall permit residential units in conjunction with these uses:</u></p> <ul style="list-style-type: none"> <li>- building supply</li> <li>- business and professional offices</li> <li>- clinics</li> <li>- commercial schools</li> <li>- photography, graphics and art studios</li> <li>- private clubs</li> <li>- retail stores</li> <li>- recreational vehicle sales and service</li> </ul>
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	<ul style="list-style-type: none"> <li>- convenience Stores</li> <li>- custom workshops</li> <li>- equipment sales and service</li> <li>- funeral homes</li> <li>- garden centres</li> <li>- institutional uses</li> <li>- community centres</li> <li>- personal service shops</li> <li>- places of entertainment, recreation and assembly wholly enclosed within a building</li> </ul> <ul style="list-style-type: none"> <li>- research and development facilities</li> <li>- self-storage uses</li> <li>- service industries</li> <li>- service and personal service shops</li> <li>- taxi depots</li> </ul>
<b>Amendment</b>	20.3 USES PERMITTED BY DEVELOPMENT AGREEMENT <del>(7) Residential Uses</del>
<b>Addition</b>	<u>20.15 RESIDENTIAL USES WITHIN THE CP DESIGNATION</u> <u>Requirements in accordance with Sections 5.1A, 14.3 and 14.4</u>