

Mark-up and Rationale of Proposed Text Amendment

Mark-up Categories		
<p>Changes to specific regulations will be identified using the following formatting standards:</p> <p>Black Font - Existing text in Zoning Bylaw 20001</p> <p>Strikethrough - Proposed deletion from Zoning Bylaw 20001</p> <p><u>Underline</u> - Proposed addition to Zoning Bylaw 20001</p>		
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 <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 - 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 <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>