

Draft Zoning Bylaw

Table of Concordance

Residential (Replaces Parts 6 - Single Family Residential Zones and Part 7 - Multiple Family Residential Zones)

Proposed Zone Name	Abbreviation	Summary of Proposed Zone	Similar Existing Zones
Single Dwelling Residential	R1	Standard suburban lots, 450m ² lot size.	RS-1, RS-1a, R-2, RS-3
Single Dwelling Residential - Small Lot	R2	Small lot, 325m ² .	RS-6
Island Residential	R3	Large single dwelling unit lots on Protection Is.	RS-4
Duplex Residential	R4	Duplex or Single dwelling only.	RM-1
Three and Four Unit Residential	R5	4 dwelling units max, depending on lot size	RM-2
Townhouse Residential	R6	0.45 FAR, townhouse units.	RM-3
Row House Residential	R7	Fee-simple standalone row house units.	None
Medium Density Residential	R8	Four storey condos and apartments.	RM-5
High Density (High Rise) Residential	R9	High density, high rise building forms.	RM-7
Steep Slope Residential	R10	Cluster development on flat land.	RS-7 <i>RS-8 densities will be eliminated</i>
Recreational Vehicle Park	R11	Recreational vehicle parks - 25 RV units per ha.	RV-1
Mobile Home Park Residential	R12	20 mobile homes per ha.	RM-8
Old City Duplex Residential	R13	Duplex lots in the Old City.	RM-11
Old City Low Density (Fourplex) Residential	R14	Up to 4 dwelling units. 0.65 FAR, Old City.	RM-9
Old City Medium Density Residential	R15	0.85 FAR, Old City.	RM-10

Rural Resource (Replaces Part 8 - Rural Agriculture/Residential Zones)

Proposed Zone Name	Abbreviation	Summary of Proposed Zone	Similar Existing Zones
Rural Resource	AR1	Applies to rural lots without city services	A-2
Urban Reserve	AR2	Applies to rural lots with limited services	A-1, A-3

Corridor

Proposed Zone Name	Abbreviation	Summary of proposed zone	Similar Existing Zones
Residential Corridor	COR1	Residential, street-oriented, medium density, 2-storey minimum.	Pretty unique, RM-5 most similar existing zone.
Mixed Use Corridor	COR2	Forced mixed use, retail or office on ground floor, residential above.	Also unique, C-11, C-17
Community Corridor	COR3	Mixed use or stand alone retail and office uses.	Again unique, elements of C-11, C-4, and C-9

Commercial Centre

Proposed Name	Abbreviation	Summary of proposed zone	Similar Existing Zones
Local Service Centre	CC1	Small scale community services within a neighbourhood.	C-1, C-3 and C-4
Neighbourhood Centre	CC2	Local commercial uses, as described within Neighbourhood Commercial Centre OCP designation.	C-4
City Commercial Centre	CC3	Permits shopping centre uses and multiple family residential.	C-4 and C-7
Woodgrove Urban Centre	CC4	Large scale commercial and medium to high density residential "Town centre" type zone. Regional commercial uses.	C-7, C-15, C-16 and C-21 with RM-5 type residential
Hospital Urban Centre	CC5	Professional offices and high density housing. Regional health services and supportive uses.	P-2, C-4, C-15
Commercial Recreation Centre	CC6	Commercial recreational facilities such as a golf course, gym or tennis club	C-8

Downtown

Proposed Name	Abbreviation	Summary of proposed zone	Similar Existing Zones
Core	DT1	Mixed Use, 2 storey minimum.	C-24
Fitzwilliam	DT2	Infill mixed uses development.	C-25
Wallace	DT3	Street level retail, residential above.	C-26
Terminal Avenue	DT4	Office and retail uses encouraged, 2 storey minimum height.	C-27
Chapel Front	DT5	Very high density residential with office, cultural and entertainment uses.	C-28
Port Place	DT6	Higher density supported, mixed use with shopping centre.	C-29
Quennell Square	DT7	Mixed use residential, office, and retail.	C-30
Old City Mixed Use	DT8	Forced Mixed use within Old City as per Old City Neighbourhood Plan.	C-17
Old City Central	DT9	Forced Mixed Use, short setbacks.	C-18
Old City Infill Business Commercial	DT10	Office types uses with Old City as per Old City Neighbourhood Plan.	C-19
Old City Infill Service Commercial	DT11	General retail and office uses within Old City as per the Old City Neighbourhood Plan.	C-20
Gateway	DT12	6 storey mixed use or commercial as described within the S. End neighbourhood Plan	C-11

**** Part 12 is the *Parks, Recreation and Culture Zone* - no changes to these zones are proposed.**

Industrial

Proposed Name	Abbreviation	Summary of proposed zone	Similar existing zones
Highway Industrial	I1	Large lot uses that require lots of outdoor storage.	IS-1 and C-13
Light Industrial	I2	Typical light industrial uses.	I-2
Commercial Industrial	I3	Business park type zone, office uses which require a large area or light manufacturing.	C-13, I-1
Industrial	I4	Heavy industrial uses.	I-4

Community Service (replaces Part 12 - Public Institution Zones)

Proposed Name	Abbreviation	Summary of Proposed Zone	Similar existing zones
Community Service One	CS1	Public oriented use designed to serve the community and which mix well with residential	P-2
Community Service Two	CS2	Institutional and transportation uses which "must be sensitively located"	P-3, P-4, P-5
Community Service Three	CS3	Transportation corridor for E&N railway.	P-6

Note the P-1 zone (parking lots and parkades will not be replaced)

Waterfront (replaces Part 10 - Marine Zones)

Proposed Name	Abbreviation	Summary of Proposed Zone	Similar existing zones
Waterfront	W1	Public access to the waterfront / marine environment.	MA-1, A-2
Harbour Waterfront	W2	Tourist facilities and multiple family residential.	MA-2
Newcastle Waterfront	W3	Marine and mixed uses. Low residential density	MA-2
Industrial Waterfront	W4	Water based industrial uses intended to support Duke Pt. industrial.	I-4