

Reference Guide

Former and Current Section References for Regulations
in the Zoning and Development By-law

November 2022

Contents

- 1. Reorganization of Administrative and General Regulations3
- 2. Reorganization of Section 104
- 3. Reorganization of Section 115
- 4. Reorganization within District Schedules6

1. Reorganization of Administrative and General Regulations

Section Topic	Former Section	Current Section
Short Title	1	1
Definitions	2	2
Authorities	3	3
Development Permits	4	4
By-law Relaxations and Powers of Discretion	5	5
Amendments to the By-law	13	6
General Prohibitions	6	7
Building Lines	14	8
Zoning Districts	9	9
General Regulations	10	10
Use-Specific Regulations	11	11
Enforcement	7	12
Penalties	8	13
Repeal of Previous By-laws	15	14
Effective Date of By-law	16	15

*Removed Section 12. Deleted (Former Parking By-law)

2. Reorganization of Section 10

Section 10

General Regulations

Regulations	Former Section	Current Section	Regulations	Former Section	Current Section
Acoustics	n/a	10.2	Floor Area Increase for Low Operational Cost Housing	10.16	10.19
Animals and Birds	10.2	10.29	Land not Abutting a Street	10.19	10.25
Antennae	10.1	10.31	Landscape Setbacks in an M, I or CD-1 District	10.20	10.7
Boats, Vehicles, Equipment or Materials in Residential and Commercial Districts	10.3	10.28	Living Accommodation Below Finished Grade	10.21	10.20
Building Height	10.18	10.1	Mass Timber Buildings	10.21A	10.22
Character House	10.6	10.11	Murals	10.22	10.30
Corner Site in Certain Districts	10.27	10.4	Nuclear Weapons Prohibition	10.23	10.32
Daylight Access and Angle Controls Exclusions	10.7	10.12	Number of Building on Site	10.5	10.34
Demolition of Building	10.8	10.14	Passive House	10.23A	10.33
Development in Yards	10.31	10.13	Principal Pedestrian Access	10.24	10.21
Double Fronting Site	10.28	10.6	Projections into Yards	10.32	10.8
Fences	10.9	10.10	Relocation of a Building	10.25	10.23
Floor Area Exclusions	10.10	10.9	Shallow Site in an RS or RT District, or the C-1 District	10.29	10.5
Floor Area Exclusions for Exterior Wall Thickness	10.11	10.15	Site Coverage for Buildings	n/a	10.3
Floor Area Exclusions for Kitchen Exhaust Shafts	10.13	10.16	Site Frontage Determination	10.17	10.26
Floor Area Exclusions for Sites in a Designated Flood Plain in an R District	10.15	10.17	Site with Building Lines	10.26	10.24
Floor Area Exclusions for Zero Emissions Mechanical Equipment in Residential Buildings of 3 Storeys or Less	10.15A	10.18	Temporary Patios	10.29A	10.35
			Vehicles on a Site	10.30	10.27

3. Reorganization of Section 11

Section 11

Use-Specific Regulations

Regulations	Former Section	Current Section	Regulations	Former Section	Current Section
Adult Retail Store	11.1	11.8.10	Marine Terminal or Berth	11.22	11.10.1
Arts and Culture Indoor Event	11.3	11.2.2	Micro Dwelling	11.23	11.3.2
Bed and Breakfast Accommodation	11.4	11.9.2	Mini-Storage Warehouse	11.23A	11.10.2
Body-Rub Parlour	11.5	11.9.3	Neighbourhood Grocery Store	11.24	11.8.2
Cannabis Store	11.6	11.8.6	Pawnshop and Secondhand Store	11.25	11.8.8
Casino and Bingo Halls	11.7	11.2.3	Public Bike Share	11.26	11.8.4
Church	11.8	11.4.4	Residential Unit associated with and forming an integral part of an Artist Studio	11.2	11.3.5
Community Care Facility – Class B or Group Residence	11.9	11.4.1	Retailing Used Merchandise	11.27	11.8.9
Dwelling Units	11.10	11.3.1	Riding Ring	11.28	11.2.1
Farmers' Market	11.11	11.8.1	School – Elementary or Secondary	11.30	11.4.3
Freehold Rowhouses	11.12	11.3.7	Seniors Supportive or Assisted Housing	11.29	11.3.6
Gasoline Station – Full Serve and Gasoline Station – Split Island	11.13	11.8.5	Short Term Rental Accommodation	11.32	11.9.1
Homecraft	11.14	11.13.1	Sleeping Units	11.33	11.13.3
Hospital	11.15	11.4.2	Small-Scale Pharmacy	11.31	11.8.3
Housekeeping Units	11.16	11.13.2	Temporary Modular Housing	11.34	11.3.4
Laneway House	11.17	11.3.8	Temporary Sales Office	11.35	11.6.1
Liquor Store	11.19	11.8.7	Urban Farm – Class A	11.36	11.1.1
Live-Work Use	11.18	11.13.4	Urban Farm – Class B	11.37	11.1.2
Lock-Off Units and Secondary Suites	11.21	11.3.3	Wedding Chapel	11.38	11.9.4
Lounge	11.20	11.13.5			

4. Reorganization within District Schedules

Topic within district schedules	Former district schedule section	Current district schedule or by-law section
Intent		
Outright approval uses		
Outright approval	2.1	2.1
List of uses	2.2	2.1
Use regulations	2.2	2.2
Conditions of use	2.3	2.2
Conditional approval uses		
Conditional approval	3.1	2.1
List of uses	3.2	2.1
Use regulations	3.2	2.2
Conditions of use	3.3	2.2
Site area	4.1	3.1.2, 3.2.2* and 4.0
Frontage	4.2	3.1.2, 3.2.2* and 4.0
Height	4.3	3.1.2, 3.2.2* and 4.0
Front yard	4.4	3.1.2, 3.2.2* and 4.0
Porch projections	4.4	Section 10.33 of the by-law
Eaves, gutters, similar projections	4.4	Section 10.33 of the by-law
Side yards	4.5	3.1.2, 3.2.2* and 4.0
Porch projections	4.5	Section 10.33 of the by-law
Eaves, gutters, similar projections	4.5	Section 10.33 of the by-law
Rear yard	4.6	3.1.2, 3.2.2* and 4.0
Porch projections	4.6	Section 10.8 of the by-law
Eaves, gutters, similar projections	4.6	Section 10.8 of the by-law
Floor area and density	4.7	3.1.1, 3.2.1*
Computation of floor area includes and excludes	4.7	4.0
Site coverage and impermeability	4.8	3.1.2, 3.2.2* and 4.0
Horizontal angle of daylight	4.10	4.0
Dedication of Land	4.11	4.0
Vertical Angle of Daylight	4.11	3.1.2
Acoustics	4.15	Section 10 of the by-law
Building depth and width	4.16	3.1.2, 3.2.2* and 4.0
External design	4.17	4.0
Dwelling unit density	4.18	3.1.1, 3.2.1*
Number of buildings on site	4.19	2.2
Relaxations	5.0	5.0