

**Working Draft
September 27, 2018**

LOW DENSITY (LD) Zone

Permitted Uses

XX Only the following uses shall be permitted in the LD zone:

- (a) single unit dwellings;
- (b) semi-detached dwellings
- (c) duplexes;
- (d) townhouses;
- (e) secondary suites;
- (f) backyard suites;
- (g) home occupations;
- (g) day care facilities;
- (h) open space and public parks;
- (j) utility uses; and
- (i) uses accessory to the above permitted uses.

XX Townhouses and stacked townhouses are not permitted on lots that abut a single unit dwelling located on a lot that is outside of the Port Wallace Secondary Planning area as set out in the Municipal Planning Strategy for Dartmouth.

Lot and Setback Requirements

XX Buildings to be occupied or developed as a single unit dwelling, a semi-detached dwelling or a duplex shall conform with the following requirements:

(a)	Minimum lot frontage	10.36 metres (34 feet) for single unit dwellings and duplexes 7.62 metres (25 feet) per unit for semi-detached dwellings On cul-de-sac bulbs or streets with radius less than 100 metres (328 feet), the frontage requirement may be reduced no more than 20%
(b)	Minimum lot area	315.9 square metres (3,400 square feet) for single unit dwellings 232.3 square metres (2,500 square feet) per unit for a semi-detached dwelling
(c)	Maximum height	10.67 metres (35 feet)

(d)	Minimum front yard	6.1 metres (20 feet) where parking is provided in the front yard. This may be reduced to no less than 2.0 metres (6.56 feet) if parking is located in the side or rear yard.
(e)	Minimum rear yard	6.1 metres (20 feet). Where parking is located in the rear yard, the minimum rear yard setback shall be 9.14 metres (30 feet)
(f)	Minimum side yard	1.22 metres (4 feet) or 0 metres for adjoining semi-detached dwellings
(g)	Maximum lot coverage	40%

XX Buildings to be developed or occupied as townhouses shall comply with the following requirements:

(a)	Minimum lot frontage	6.1 metres (20 feet) per unit
(b)	Minimum lot area	150.04 square metres (1,615 square feet) per unit
(c)	Maximum height	10.67 metres (35 feet) per unit
(d)	Minimum front yard	6.1 metres (20 feet) where parking is provided, in the front yard. This may be reduced to no less than 3.05 metres (10 feet) if parking is located in the building or the rear yard.
(e)	Minimum rear yard	7.62 metres (25 feet). Where parking is located in the rear yard, the minimum rear yard setback shall be 9.14 metres (30 feet).
(f)	Minimum side yard	3.05 metres (10 feet) per block, 0 on common boundary between units
(g)	Maximum number of units per building	8 units
(h)	Minimum Unit Width	5.5 metres (18 feet)
(g)	Maximum lot coverage	40%

XX A townhouse building may be subdivided so that each townhouse unit is on its own lot, provided that the minimum requirements of this zone are met, except that no side yard shall be required along the common lot boundary dividing the townhouse building.

Building Facades for Townhouse

XX A minimum of 30% of front wall areas shall be windows or doors.

- XX All dwelling units in a townhouse or stacked townhouse building shall have a front door that faces the street or driveway.
- XX Townhouse buildings shall feature at least one of the following:
- (a) horizontal variation between dwelling units through such devices as changes in colour, material, and projections and recesses of 0.5 metres (1.6 feet); or
 - (b) vertical variation between dwelling units through such devices as changes in colour, material, and projections and recesses of 0.5 metres (1.6 feet)
 - (c) end units having a flanking yard shall have a minimum of 25% architectural treatment on the side wall so as not to create a solid wall. Such features shall include a minimum of one window on each floor.
- XX Notwithstanding front yard setback requirements, projections such as eaves, window bays and window treatments of less than 0.75 metres (2.5 feet) shall be permitted.
- XX Propane tanks and electrical transformers and all other exterior utility boxes shall be located and secured in accordance with the applicable approval agencies. These facilities shall be screened by means of opaque fencing, structural walls or suitable landscaping;
- XX Electrical power, telephone, cable and similar utilities shall be brought by underground conduit to the building;
- XX Any exposed lumber on the front facade of any townhouse shall be painted or stained or clad in a painted metal or vinyl;
- XX Any exposed foundation in excess of 1 metre (3.3 feet) shall be architecturally detailed, veneered with stone or brick, painted, stucco, or an equivalent;
- XX Single or shared pedestrian walkways shall be provided from the street to each dwelling unit. Such walkways shall be a minimum of 1.5m (5 feet) in width and be constructed of concrete or asphalt.

Landscaped Open Space

- XX Townhouse buildings shall provide a minimum of 35% landscaped open space per site, with a minimum of 13.94 square metres (150 square feet) of outdoor amenity space per dwelling unit.
- XX Outdoor amenity space may be in the form of any front yard, rear yard, side yard, deck, balcony, terrace or patio, or any combination thereof.

Garage Requirements

- XX Where a garage is attached to a main dwelling, the garage shall:

- (a) be recessed from the front wall of the dwelling by at least 1 metre; and
- (b) occupy no more than 50% of the front exterior wall width of any main building.

Secondary Suites and Backyard Suites

- XX A secondary suite shall be permitted within a single-unit, semi-detached, or townhouse dwelling.
- XX A backyard suite shall be permitted in the rear yard of a single-unit dwelling only, on lots that are at least 371.0 square metres in size (3993 sq.ft.)
- XX A backyard suit is not permitted in the front yard (or closer to the front lot line than the dwelling).
- XX A backyard suit shall only be permitted on a lot that is at least 371.0 square metres (3993 sq.ft)
- XX A secondary suite or backyard suite shall not be considered a separate main dwelling. A secondary suites shall have its own entrance separate from the main dwelling.
- XX Secondary and backyard suites shall not exceed a gross floor area of 80.0 square metres (861 sq. ft)
- XX A backyard suite shall meet the accessory structure requirements.
- XX Any vehicular access to a backyard suite shall share the driveway used for the main dwelling.

Driveway Requirements

- XX Where possible, driveways shall be paired with a decorative strip between driveways that are a minimum of 30 cm (1 foot) in width to a maximum width of 1.5 metres (4.92 feet).
- XX The Development Officer may waive the requirement to pair driveways if design constraints limit the feasibility of pairing driveways including, but not limited to, the placement of services and utilities, grade changes, the curvature of the road or an uneven number of dwellings.
- XX The maximum width of any driveway between the curb and front property line shall be 3.66 metres (12 feet) per dwelling, and shall not exceed 4.27 metres (14 feet) in width in the front yard.

Accessory Buildings

- XX Accessory structures shall not:

- (a) be used for human habitation, with the exception of backyard suites;
- (b) be located within the required front yard of a lot;
- (c) be built closer than 1.22 metres (4 feet) to any side or rear lot line except for common semi-detached garages which may be centred on the mutual side lot line;
- (d) exceed 69.7 square meters (750 square feet) in total floor area, except for public buildings and uses; nor
- (e) be built within 1.82 metres (6 feet) of the main building.

XX Drop awnings, clothes poles, flag poles, garden trellises, fences, children's play structures, satellite dishes, uncovered decks no higher than 0.61 metres (2 feet) and retaining walls shall be exempted from any of the requirements of this section.

XX Garbage collection bins and stalls shall be subject to the accessory structure provisions of this section and shall be fenced or otherwise enclosed by a structure so as not to be visible from any street or adjacent residential property.

Home Occupations

XX Home occupations shall (meeting Section 23 of Dartmouth LUB, or updated requirements based on draft Centre Plan)

Day Care Facilities

XX Buildings erected, altered or used for a day care facility shall (meet section 23 of the Dartmouth Land use By-law or updated requirements based on draft Centre Plan)

MIXED USE CENTRE (MC) ZONE

Permitted Uses:

Only the following uses shall be permitted in the MC Zone:

Residential

- (a) multiple unit dwellings
- (b) townhouses
- (c) cluster dwellings
- (d) live/work units
- (e) home occupations
- (f) single room occupancy dwellings

Commercial

- (g) retail stores excluding:
 - (i) motor vehicle dealers; and
 - (iii) adult entertainment uses
- (h) offices;
- (i) hotels;
- (j) banks and other financial institutions including a drive-thru bank,;
- (k) restaurants,
- (l) Drive through restaurants;
- (m) appliance and small-scale repair shops;
- (n) personal service uses which may include, but is not limited to, the following shoe repair shops, barber and beauty shops, dry cleaners, and funeral services;
- (o) micro breweries;
- (p) coffee roasteries;

Park and Institutional

- (a) institutional uses
- (b) medical clinics;
- (c) day care facilities;
- (d) community recreation uses;
- (e) park and open space uses;
- (f) utility uses

- XX Only residential dwelling units, hotel units, single room occupancy (special care and seniors homes) and home occupations are permitted above the third storey of any building.
- XX Townhouses shall meet the requirements for townhouses in the LD Zone and are not subject to the requirements below.
- XX Cluster Dwellings shall meet the requirements of the CH Zone and are not subject to the

requirements below.

- XX Home occupations shall (meet section 23 of Dartmouth LUB or updated requirements based on draft Centre Plan)
- XX Live/work units shall meet the following requirements.
- (a) Only the following commercial uses are permitted in a work-live unit:
 - i. artists' studios;
 - ii. offices;
 - iii. medical clinics;
 - iv. personal services; and
 - (b) the retail of products produced on the premises, or associated with a service provided on the premises.
 - (c) A maximum of 50% of the total floor area of a work-live unit may be used for commercial purposes, up to a maximum of 140.0 square metres.
 - (d) The commercial portion of a work-live unit shall be located and accessible at the ground floor.
 - (e) The principal operator of a business within a work-live unit shall reside in the unit, and may have up to three non-resident employees.
 - (f) Signage for a work-live unit shall meet the requirements of Section ____.
 - (g) Parking for a work-live unit shall meet the requirements of Section ____.

Site Design and Landscaping

- XX More than one building may be located on a lot.
- XX Every lot shall have a minimum of 6.0 metres of frontage on a street.
- XX Any outdoor area used for solid waste management shall be located in a side or rear yard and shall be fully enclosed by an opaque fence or wall at least 2.0 metres high, except for an opening or gate required for access. Any such area shall not be located within 3.5 metres of any lot line.
- XX A 3 metre wide landscaped area shall be required along all front or flankage property lines that abut a public sidewalk. A driveway may be permitted across this landscaped area.
- XX All main buildings shall have a pedestrian walkway that provides access from the public street to any pedestrian entry door that:
- (a) is clearly separated from any vehicle parking or driving areas by a curb or changes in materials; and
 - (b) is a minimum of 1.5 metres in width.
- XX A minimum of 25% of a lot shall be covered with soft landscaping. Soft landscaping located on a building rooftop may be counted toward up to 10% of this requirement.
- XX Where a side or rear yard is required, it shall contain landscaped open space in

accordance with the following requirements:

- (a) trees shall be planted at a rate of one (1) tree (minimum of 60mm caliper) and three (3) shrubs per 4.6 metres as measured along the side or rear lot line; or
- (b) existing trees (minimum of 60mm caliper) and shrubs may be incorporated into the landscaped setback, and may be calculated as part of the above one (1) tree and three (3) shrubs per 4.6 metres requirement providing the existing trees and shrubs remain intact following the completion of development.

XX All required soft landscaping shall:

- (a) conform to the latest edition of the Canadian Landscape Standard; and
- (b) be maintained in healthy condition and any soft landscaping that dies shall be replaced within one year or at the beginning of the next growing season, whichever is sooner.

XX All required landscaped areas shall not be used for storage, loading, unloading, or the movement or parking of motor vehicles.

XX In addition to all other requirements, a development permit application for the development of a main building shall include a landscape plan prepared by a registered landscape architect. The landscape plan shall depict the design of all hard and soft landscaping in the development, and shall contain:

- (a) the current and proposed site topography, including the location of any significant gradients;
- (b) planting areas and details for all new vegetation and groundcover, including location, quantity, size, and names (common and botanical, including species and variety if known);
- (c) the location and identification of existing vegetation that will be used to meet all landscaping requirements;
- (d) protection measures, such as hoardings, for any existing landscaping that is to be maintained;
- (e) construction details for all hard-landscaped areas, including design specifications, dimensions, paving materials, and locations;
- (f) manufacturers' specifications (such as model and colour) for all seating, light standards and fixtures, waste receptacles, bicycle racks, tree grates/guards, bollards, planter seating walls, wood arbours, outdoor furniture, solid waste management enclosures, railings, and fencing; and
- (g) boundaries and access points for all publicly accessible space.

XX Subject to Subsection 13, before being issued an occupancy permit, the applicant shall submit to the Development Officer a letter from a landscape architect certifying that all landscaping has been completed according to the approved landscape plan.

- XX Notwithstanding Section 14, where the weather and time of year do not allow the completion of the outstanding landscape works prior to the issuance of the Occupancy Permit, the Developer may supply a security deposit in the amount of 110 percent of the estimated cost to complete the landscaping. The cost estimate is to be prepared by a member in good standing of the Canadian Society of Landscape Architects. The security shall be in favour of the Municipality and shall be in the form of a certified cheque or automatically renewing, irrevocable letter of credit issued by a chartered bank. The security shall be returned to the Developer only upon completion of the work as described herein and illustrated on the Schedules, and as approved by the Development Officer. Should the Developer not complete the landscaping within twelve months of issuance of the Occupancy Permit, the Municipality may use the deposit to complete the landscaping as set out in this section of the Agreement. The Developer shall be responsible for all costs in this regard exceeding the deposit. The security deposit or unused portion of the security deposit shall be returned to the Developer upon completion of the work and its certification.

Parking Requirements

- XX Minimum parking requirements in the MC zone shall (to be established)
- XX No parking is permitted within the 10 metres of a collector road.
- XX Landscaped parking islands shall be located at a rate of 1 every 50 cars. Parking islands shall be either raised with curbs or depressed for stormwater management purposes. Parking islands shall contain 2 trees per island except where rain gardens or other stormwater features are provided.
- XX Parking stall sizes shall be no less than 18' deep and 8.5' wide.
- XX Travel lanes shall be no less than 20' wide for two way traffic and 10' feet for one way traffic.

Outdoor Lighting

- XX Lighting shall be directed to driveways, parking areas, loading area, building entrances and walkways and shall be arranged so as to divert the light away from streets, adjacent lots and buildings. All lot lighting shall be dark sky compliant (street lighting does not need to be DSC).
- XX Security lighting for multiple unit residential dwelling uses shall be directed to all walkways and parking areas. Freestanding security lighting shall not exceed a height of 5.5m. All exterior lighting shall be directed downwards with luminaries shielded to prevent unnecessary glare.
- XX An exterior lighting plan for any Multi Unit Building shall be submitted to the Development Officer for review to determine compliance with zone requirements. The lighting plan

shall contain, but not be limited to, the following:

- (a) Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, other devices;
- (b) The lighting plan shall include certification from a qualified person that the lighting plan meets the requirements of this zone; and
- (c) Prior to Occupancy Permits being issued the Developer shall provide to the Development Officer a letter from a qualified person that the installation of lighting meets the requirements of this zone.

General Building Design Requirements

- XX Balconies and landscaped roof terraces shall be permitted encroachments into a setback, stepback or separation distance, at or above the level of the second storey of a building, provided that the protrusion of the balcony is no greater than 2 metres from the building face and the aggregate length of encroaching balconies per level does not exceed 50% of the horizontal width of that building face.
- XX The main entrances to a building shall be emphasized by detailing, changes in materials, and other architectural devices such as but not limited to lintels, pediments, pilasters, columns, porticos, overhangs, cornerboards, fascia boards or an acceptable equivalent approved by the Development Officer. Service entrances shall be integrated into the design of the building and shall not be a predominate feature.
- XX Buildings over _ metres in height shall distinguish the top one or two storeys from the rest of the building using one or more of the following: different materials; projections; types, quantities or articulation of windows; roof changes; floor heights; or colours.
- XX The following external cladding materials shall not be permitted:
 - (a) Plywood;
 - (b) Concrete masonry units, excluding architecturally treated blocks;
 - (c) Exterior insulation and finish systems where stucco is applied to rigid insulation; and
 - (d) Darkly tinted or mirrored glass (not including spandrel panels) on the ground floor.
- XX Any roof mounted mechanical or telecommunication equipment shall be visually integrated into the roof design or screened and shall not be visible from any abutting public street.
- XX Any exposed foundation or parking structure in excess of 0.6 metres in height shall be faced with external cladding materials or architecturally detailed in a manner that is complementary with external cladding materials of the main building.
- XX All vents, downspouts, flashing, electrical conduits, metres, service connections, and other functional elements shall be treated as integral parts of the design.
- XX Loading and service areas are required to be concealed with automatic overhead doors that are a maximum width of 6.0 metres.

Podium and Streetwall Requirements

- XX The streetwall façade located within 6 metres of the streetline shall conform to the following specifications:
- (a) any portion of the streetwall above the ground floor may project horizontally no more than 2.0 metres towards the street; and
 - (b) if the horizontal length exceeds 20 metres, the façade shall be broken into horizontal compartments with a distinct change in vertical architectural articulation using different façade materials, projections, roof changes or colours.
- XX With the exception of multi-unit residential uses, the ground floor of the streetwall shall:
- (a) be comprised of a minimum 60 percent glazing of clear glass; and
 - (b) have a height of at least 4.5 metres as measured between the finished slabs of the ground and second floors, except that up to 30% of the ground floor may be reduced to 3.0 metres in height.
- XX Any awnings are required to:
- (a) have at least 2.7 metres of vertical clearance; and
 - (b) project horizontally a minimum of 1.5m or 2/3 the width of the sidewalk, whichever is less.

Building Mass and Form Requirements

- XX The maximum gross floor area ratio for all buildings located on a lot is ____
- XX Buildings shall conform with the following requirements

Building Requirement	Streetwall and Podium	Moderate (above podium)	Tall (above podium)
Maximum front yard setback*	6 m along 50% of a collector road street line	None	None
Minimum side and rear yard setback a) abutting MC Zone b) abutting public parks or any other zone	3m 6m	5 m 10 m	15 m 20 m
Minimum stepback above streetwall facing a public street or park	NA	3 m along at least 65% of the streetwall	3 m along at least 65% of the streetwall
Maximum height (total)	12 metres	21 metres	See Map X, heights map)
Maximum horizontal building dimension	NA	68 m	45 m
Maximum floor plate	None	None	900 sq. m.

Minimum separation between buildings located on the same lot	6 m	10 m between two moderate portions of a building and 12.5 m between a moderate and a tall portion of a building	12.5 m between a tall and moderate portion of a building and 25 m between two tall portions of a building
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* Not applicable on lots with less than 8 metres of street frontage

XX The height requirements specified in section ___, above, shall not apply to a church spire, lightning rod, elevator enclosure, flag pole, antenna, heating, ventilation, air conditioning equipment or enclosure of such equipment, skylight, chimney, landscape vegetation, clock tower, solar collector, roof top cupola, parapet, cornices, eaves, penthouses or other similar features, provided that the total of all such features occupy in the aggregate less than 30 % of the area of the roof of the building on which they are located.

Additional Multi-unit building requirements

XX A minimum of 30 percent of the dwelling units within a multi-unit building shall contain two or more bedrooms. Where 30% of the units is not a whole number, the required number of units is rounded up to the next whole number

XX Apartment house buildings shall provide amenity space at a rate of 10 square metres per unit in the form of unit patios, unit balconies or terraces, private landscaped open spaces and interior amenity space. Where provided, interior amenity or private landscaped open space(s) shall have a minimum area of 40 square metres.

Signs

XX Signs may be placed on the Land or building subject to the following conditions:

- (a) signs shall not be placed above the second-floor ceiling height of any building, and no signs shall be permitted on the roof of any building;
- (b) fascia signs shall not extend beyond 15 cm of the extremity of a wall on which they are affixed;
- (c) the maximum combined size of fascia signs on the wall of a building shall be 10 percent of the total area of the wall;
- (d) the maximum aggregate area of window signs shall be 25 percent of the window, or glass area of a door, to which they are affixed;
- (e) signs on awnings shall not cover more than 25 percent of the area of the awning and the width of the text shall not exceed 80 percent of the width of the awning;
- (f) One free-standing sign shall be permitted per lot, provided no such sign exceeds 7.6 metres (25 feet) in height nor 13.9 square metres (150 square feet) in area (per side);
- (g) Any sign that regulates or denotes the direction or function of various parts of a building or premises, including parking and traffic areas, and that has an area no greater than 0.5 square metres (5 square feet), shall be permitted.
- (h) Signs may be illuminated in such a manner not to cause a glare or hazard to motorists, pedestrians or neighbouring premises;
- (i) No third party signs shall be permitted.

MEDIUM DENSITY (MD) ZONE

Permitted Uses:

Only the following uses shall be permitted in the MD Zone:

Residential

- (a) multiple unit dwellings
- (b) townhouses
- (c) cluster dwellings
- (d) live/work units
- (e) home occupations
- (f) single room occupancy dwellings

Commercial

- (g) retail stores to a maximum commercial floor area of 2,000 square feet and excluding:
 - (i) motor vehicle dealers;
 - (ii) motor vehicle repair shops; and
 - (iii) adult entertainment uses

Park and Institutional

- (a) institutional uses
- (b) day care facilities;
- (c) community recreation uses;
- (d) park and open space uses;
- (e) utility uses

- XX Only residential dwelling units, hotel units, single room occupancy (special care and seniors homes) and home occupations are permitted above the ground floor of any building.
- XX Townhouses shall meet the requirements for townhouses in the LD Zone and are not subject to the requirements below.
- XX Cluster Dwellings shall meet the requirements of the CH Zone and are not subject to the requirements below.
- XX Home occupations shall (meet the requirement of the Dartmouth LUB, or new requirements based on draft Centre Plan materials)
- XX Live/work units shall meet the following requirements.

- (a) Only the following commercial uses are permitted in a work-live unit:
 - i. artists' studios;
 - ii. offices;
 - iii. medical clinics;
 - iv. personal services; and
- (b) the retail of products produced on the premises, or associated with a service provided on the premises.
- (c) A maximum of 50% of the total floor area of a work-live unit may be used for commercial purposes, up to a maximum of 140.0 square metres.
- (d) The commercial portion of a work-live unit shall be located and accessible at the ground floor.
- (e) The principal operator of a business within a work-live unit shall reside in the unit, and may have up to three non-resident employees.
- (f) Signage for a work-live unit shall meet the requirements of Section _____
- (g) Parking for a work-live unit shall meet the requirements of Section _____.

Site Design and Landscaping

- XX More than one building may be located on a lot.
- XX Every lot shall have a minimum of 6.0 metres of frontage on a street.
- XX Any outdoor area used for solid waste management shall be located in a side or rear yard and shall be fully enclosed by an opaque fence or wall at least 2.0 metres high, except for an opening or gate required for access. Any such area shall not be located within 3.5 metres of any lot line.
- XX A 3 metre wide landscaped area (hard or soft) shall be required along all front or flankage property lines that abut a public sidewalk. A driveway may be permitted across this landscaped area.
- XX All main buildings shall have a pedestrian walkway that provides access from the public street to any pedestrian entry door that:
 - (a) is clearly separated from any vehicle parking or driving areas by a curb or changes in materials; and
 - (b) is a minimum of 1.5 metres in width.
- XX A minimum of 30% of a lot shall be covered with soft landscaping. Soft landscaping located on a building rooftop may be counted toward up to 10% of this requirement.
- XX Where a side or rear yard is required, it shall contain landscaped open space in accordance with the following requirements:
 - (a) trees shall be planted at a rate of one (1) tree (minimum of 60mm caliper) and three (3) shrubs per 4.6 metres as measured along the side or rear lot line; or
 - (b) existing trees (minimum of 60mm caliper) and shrubs may be incorporated into the landscaped setback, and may be calculated as part of the above one (1) tree

and three (3) shrubs per 4.6 metres requirement providing the existing trees and shrubs remain intact following the completion of development.

- XX All required soft landscaping shall:
- (a) conform to the latest edition of the Canadian Landscape Standard; and
 - (b) be maintained in healthy condition and any soft landscaping that dies shall be replaced within one year or at the beginning of the next growing season, whichever is sooner.
- XX All required landscaped areas shall not be used for storage, loading, unloading, or the movement or parking of motor vehicles.
- XX In addition to all other requirements, a development permit application for the development of a main building shall include a landscape plan prepared by a registered landscape architect. The landscape plan shall depict the design of all hard and soft landscaping in the development, and shall contain:
- (a) the current and proposed site topography, including the location of any significant gradients;
 - (b) planting areas and details for all new vegetation and groundcover, including location, quantity, size, and names (common and botanical, including species and variety if known);
 - (c) the location and identification of existing vegetation that will be used to meet all landscaping requirements;
 - (d) protection measures, such as hoardings, for any existing landscaping that is to be maintained;
 - (e) construction details for all hard-landscaped areas, including design specifications, dimensions, paving materials, and locations;
 - (f) manufacturers' specifications (such as model and colour) for all seating, light standards and fixtures, waste receptacles, bicycle racks, tree grates/guards, bollards, planter seating walls, wood arbours, outdoor furniture, solid waste management enclosures, railings, and fencing; and
 - (g) boundaries and access points for all publicly accessible space.
- XX Subject to Subsection 13, before being issued an occupancy permit, the applicant shall submit to the Development Officer a letter from a landscape architect certifying that all landscaping has been completed according to the approved landscape plan.
- XX Notwithstanding Section 14, where the weather and time of year do not allow the completion of the outstanding landscape works prior to the issuance of the Occupancy Permit, the Developer may supply a security deposit in the amount of 110 percent of the estimated cost to complete the landscaping. The cost estimate is to be prepared by a member in good standing of the Canadian Society of Landscape Architects. The

security shall be in favour of the Municipality and shall be in the form of a certified cheque or automatically renewing, irrevocable letter of credit issued by a chartered bank. The security shall be returned to the Developer only upon completion of the work as described herein and illustrated on the Schedules, and as approved by the Development Officer. Should the Developer not complete the landscaping within twelve months of issuance of the Occupancy Permit, the Municipality may use the deposit to complete the landscaping as set out in this section of the Agreement. The Developer shall be responsible for all costs in this regard exceeding the deposit. The security deposit or unused portion of the security deposit shall be returned to the Developer upon completion of the work and its certification.

Parking Requirements

- XX Minimum parking requirements in the MD zone shall (to be established)
- XX No parking is permitted within the 10 metres of a collector road.
- XX Landscaped parking islands shall be located at a rate of 1 for every 50 parking spaces. Parking islands shall be either raised with curbs or depressed for stormwater management purposes. Parking islands shall contain 2 trees per island except where rain gardens or other stormwater features are provided.
- XX Parking stall sizes shall be no less than 18' deep and 8.5' wide.
- XX Travel lanes shall be no less than 20' wide for two way traffic and 10' feet for one way traffic.

Outdoor Lighting

- XX Lighting shall be directed to driveways, parking areas, loading area, building entrances and walkways and shall be arranged so as to divert the light away from streets, adjacent lots and buildings. All lot lighting shall be dark sky compliant (street lighting does not need to be DSC).
- XX Security lighting for multiple unit residential dwelling uses shall be directed to all walkways and parking areas. Freestanding security lighting shall not exceed a height of 5.5m. All exterior lighting shall be directed downwards with luminaries shielded to prevent unnecessary glare.
- XX An exterior lighting plan for any Multi Unit Building shall be submitted to the Development Officer for review to determine compliance with zone requirements. The lighting plan shall contain, but not be limited to, the following:
 - (a) Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, other devices;
 - (b) The lighting plan shall include certification from a qualified person that the lighting plan meets the requirements of this zone; and

- (c) Prior to Occupancy Permits being issued the Developer shall provide to the Development Officer a letter from a qualified person that the installation of lighting meets the requirements of this zone.

General Building Design Requirements

- XX Balconies and landscaped roof terraces shall be permitted encroachments into a setback, stepback or separation distance, at or above the level of the second storey of a building, provided that the protrusion of the balcony is no greater than 2 metres from the building face and the aggregate length of encroaching balconies per level does not exceed 50% of the horizontal width of that building face.
- XX The main entrances to a building shall be emphasized by detailing, changes in materials, and other architectural devices such as but not limited to lintels, pediments, pilasters, columns, porticos, overhangs, cornerboards, fascia boards or an acceptable equivalent approved by the Development Officer. Service entrances shall be integrated into the design of the building and shall not be a predominate feature.
- XX Buildings over _ metres in height shall distinguish the top one or two storeys from the rest of the building using one or more of the following: different materials; projections; types, quantities or articulation of windows; roof changes; floor heights; or colours.
- XX The following external cladding materials shall not be permitted:
- (a) Vinyl;
 - (b) Plywood;
 - (c) Concrete masonry units, excluding architecturally treated blocks;
 - (d) Exterior insulation and finish systems where stucco is applied to rigid insulation; and
 - (e) Darkly tinted or mirrored glass (not including spandrel panels) on the ground floor.
- XX Any roof mounted mechanical or telecommunication equipment shall be visually integrated into the roof design or screened and shall not be visible from any abutting public street.
- XX Any exposed foundation or parking structure in excess of 0.6 metres in height shall be faced with external cladding materials or architecturally detailed in a manner that is complementary with external cladding materials of the main building.
- XX All vents, downspouts, flashing, electrical conduits, metres, service connections, and other functional elements shall be treated as integral parts of the design.
- XX Loading and service areas are required to be concealed with automatic overhead doors that are a maximum width of 6.0 metres.

Podium and Streetwall Requirements

- XX The streetwall façade facing a public street and located with 6 metres of the public street shall conform to the following specifications:

- (a) any portion of the streetwall above the ground floor may project horizontally no more than 2.0 metres towards the street; and
- (b) if the horizontal length exceeds 20 metres, the façade shall be broken into horizontal compartments with a distinct change in vertical architectural articulation using different façade materials, projections, roof changes or colours.

XX With the exception of multi-unit residential uses, the ground floor of the streetwall shall:

- (a) be comprised of a minimum 60 percent glazing of clear glass; and
- (b) have a height of at least 4.5 metres as measured between the finished slabs of the ground and second floors, except that up to 30% of the ground floor may be reduced to 3.0 metres in height.

XX Any awnings are required to:

- (a) have at least 2.7 metres of vertical clearance; and
- (b) project horizontally a minimum of 1.5m or 2/3 the width of the sidewalk, whichever is less.

Building Mass and Form Requirements

XX The maximum gross floor area ratio for all buildings located on a lot is ____

XX Buildings shall conform with the following requirements

Building Requirement	Streetwall and Podium	Moderate (above podium)	Tall (above podium)
Maximum front yard setback*	6 m along 50% of a collector road street line	None	None
Minimum side and rear yard setback a) abutting MD Zone b) abutting public parks or any other zone	3m 6m	5 m 10 m	15 m 20 m
Minimum stepback above streetwall facing a public street or park	NA	3 m along at least 65% of the streetwall	3 m along at least 65% of the streetwall
Maximum height (total)	12 metres	21 metres	See Map X, heights map)
Maximum horizontal building dimension	NA	68 m	45 m
Maximum floor plate	None	None	900 sq. m.
Minimum separation between buildings located on the same lot	6 m	10 m between two moderate portions of a building and 12.5 m between a moderate and a tall portion of a building	12.5 m between a tall and moderate portion of a building and 25 m between two tall portions of a building

* Not applicable on lots with less than 8 metres of street frontage

- XX The height requirements specified in section __, above, shall not apply to a church spire, lightning rod, elevator enclosure, flag pole, antenna, heating, ventilation, air conditioning equipment or enclosure of such equipment, skylight, chimney, landscape vegetation, clock tower, solar collector, roof top cupola, parapet, cornices, eaves, penthouses or other similar features, provided that the total of all such features occupy in the aggregate less than 30 % of the area of the roof of the building on which they are located.

Additional Multi-unit building requirements

- XX A minimum of 30 percent of the dwelling units within a multi-unit building shall contain two or more bedrooms. Where 30% of the units is not a whole number, the required number of units is rounded up to the next whole number
- XX Multi-unit buildings shall provide amenity space at a rate of 10 square metres per unit in the form of unit patios, unit balconies or terraces, private landscaped open spaces and interior amenity space. Where provided, interior amenity or private landscaped open space(s) shall have a minimum area of 40 square metres.

Signs

- XX Signs may be placed on the Land or building subject to the following conditions:
- (a) signs shall not be placed above the second-floor ceiling height of any building, and no signs shall be permitted on the roof of any building;
 - (b) fascia signs shall not extend beyond 15 cm of the extremity of a wall on which they are affixed;
 - (c) the maximum combined size of fascia signs on the wall of a building shall be 10 percent of the total area of the wall;
 - (d) the maximum aggregate area of window signs shall be 25 percent of the window, or glass area of a door, to which they are affixed;
 - (e) signs on awnings shall not cover more than 25 percent of the area of the awning and the width of the text shall not exceed 80 percent of the width of the awning;
 - (f) One free-standing sign shall be permitted per lot, provided no such sign exceeds 3.7 metres (12 feet) in height nor 3.7 square metres (40 square feet) in area (per side);
 - (g) Any sign that regulates or denotes the direction or function of various parts of a building or premises, including parking and traffic areas, and that has an area no greater than 0.5 square metres (5 square feet), shall be permitted.
 - (h) Self illuminated signs are not permitted.
 - (i) No third party sign shall be permitted.
 - (j) one non-illuminated fascia sign, not exceeding 3.0 square metres in area, is permitted in association with the commercial component of a work-live unit

**Working Draft
September 27, 2018**

CLUSTER HOUSING (CH) ZONE

Permitted Uses

XX Only the following uses shall be permitted in the CH zone:

- (a) single unit dwellings;
- (b) semi-detached dwellings
- (c) duplexes;
- (d) townhouses;
- (e) secondary suites;
- (f) home occupations;
- (h) utility uses
- (j) open space and public parks; and
- (k) uses accessory to the above permitted uses.

XX Semi-detached, duplex, or townhouse dwelling shall be setback a minimum of 150 feet from lots zoned or used for single family dwelling which existed on the date of the approval of this by-law.

Lot and Setback Requirements

XX Buildings to be occupied or developed as a single unit dwelling, a semi-detached dwelling or a duplex shall conform with the following requirements:

(a)	Minimum lot frontage	18.2 metres (60 feet) On cul-de-sac bulbs or streets with radius less than 100 metres (328 feet), the frontage requirement may be reduced no more than 20%
(b)	Minimum lot area	1858 square metres (20,000 square feet)
(c)	Minimum lot area per dwelling unit	315.86 square metres (3,400 square feet)
(c)	Maximum height	10.67 metres (35 feet) for single, semi-detached and townhouse buildings
(d)	Minimum front yard	6.1 metres (20 feet) where parking is provided in the front yard. This may be reduced to no less than 2.0 metres (6.56 feet) if parking is located in the side or rear yard or within the building.
(e)	Minimum rear yard	6.1 metres (20 feet). Where parking is located in the rear yard, the minimum rear yard setback shall be 9.14 metres (30 feet)
(f)	Minimum side yard	6.1 metres (20 feet)

Site Design

- XX More than one main building shall be permitted.
- XX The maximum number of dwelling units per lot shall not exceed 24.
- XX Single or shared pedestrian walkways shall be provided from the street to each dwelling unit. Where common accessory structure or building are provided for recreational purposes, a walkway from all dwelling units shall be provided to the accessory structure or building. Such walkways shall be a minimum of 1.5m (5 feet) in width and be constructed of concrete or asphalt.

General Building Design Requirements

- XX Notwithstanding front yard setback requirements, projections such as eaves, window bays and window treatments of less than 0.75 metres (2.5 feet) shall be permitted.
- XX Propane tanks and electrical transformers and all other exterior utility boxes shall be located and secured in accordance with the applicable approval agencies. These facilities shall be screened by means of opaque fencing, structural walls or suitable landscaping;
- XX Electrical power, telephone, cable and similar utilities shall be brought by underground conduit to the building;
- XX Any exposed lumber on the front facade of any townhouse shall be painted or stained or clad in a painted metal or vinyl;
- XX Any exposed foundation in excess of 1 metre (3.3 feet) shall be architecturally detailed, veneered with stone or brick, painted, stucco, or an equivalent;

Townhouse Requirements

- XX A minimum of 30% of front wall areas shall be windows or doors.
- XX All dwelling units in a townhouse building shall have a front door that faces the street or shared driveway.
- XX Townhouse buildings shall feature at least one of the following:
 - (a) horizontal variation between dwelling units through such devices as changes in colour, material, and projections and recesses of 0.5 metres (1.6 feet); or
 - (b) vertical variation between dwelling units through such devices as changes in colour, material, and projections and recesses of 0.5 metres (1.6 feet)
- XX The maximum number of townhouses per building is 8.

- XX The minimum width of a townhouse unit is 5.5 metres (18 feet)
- XX End units having a flanking yard shall have a minimum of 20% architectural treatment on the wall so as not to create a solid wall. Such features shall include a minimum of one window on each floor.

Landscaped Open Space

- XX a minimum of 35% landscaped open space shall be provided per lot, with a minimum of 13.94 square metres (150 square feet) of outdoor amenity space per dwelling unit.
- XX Outdoor amenity space may be in the form of any front yard, rear yard, side yard, deck, balcony, terrace or patio, or any combination thereof.

Shared Private Driveway Requirements

- XX Shared private driveways that provide vehicular access to four or more dwellings shall meet the following design standards.
- (a) All shared private driveways shall have a minimum clear width of 6 meters (19.7 feet);
 - (b) Travel lanes shall be a minimum of 3 meters (9.8 feet) for each direction of travel and shall not include parking areas;
 - (c) Travel lanes shall be designed and constructed, complete with gravel or a paved asphalt surface, to adequately support the loads produced by all emergency vehicles.
 - (d) All shared private driveways shall be constructed so as to prevent the accumulation of water and ice on any section of the driveway. Where the driveway grades are less than 0.5 percent, the shared private driveway shall be crowned in the centre to prevent pooling of water in a travelled way. Swales shall be installed if required to prevent erosion of the shoulders;
 - (e) Provisions for drainage systems, snow banks, utilities, and the like shall be provided and shall not be located within the required 6 meter (19.7 foot) driveway;
 - (f) At least 4.26 meters (14 feet) nominal vertical clearance shall be provided and maintained over the full width of the shared private driveway;
 - (g) Shared private driveways shall not have grades greater than 10 % with no change in grade over 8% in 15 meters (49.21 feet) of travel distance;
 - (h) All cul-de-sacs shall be constructed with a minimum radius of 13 meters (42.65 feet) to the edge of asphalt and 15 meters (49.21 feet) to outside of shoulder;
 - (i) All travel lane curves and turns at intersection, are to have a minimum 12 meter (39.37 feet) centreline travel radius. Curves and turns shall not reduce the clear width of the driveway;
 - (j) The angle of approach and the angle of departure shall not exceed 8 degrees at any point on the driveway or its intersection with another driveway;
 - (k) Sight distance shall be incorporated into the design of intersections;
 - (l) If speed bumps are going to be constructed; acceptable warning signs shall be required.

Accessory Buildings

- XX Accessory structures shall not:
- (a) be used for human habitation;
 - (b) be located within the required front yard of a lot;
 - (c) be built closer than 1.22 metres (4 feet) to any side or rear lot line except for common semi-detached garages which may be centred on the mutual side lot line;
 - (d) exceed 69.7 square meters (750 square feet) in total floor area, except for public buildings and uses; nor
 - (e) be built within 1.82 metres (6 feet) of the main building.
- XX Drop awnings, clothes poles, flag poles, garden trellises, fences, children's play structures, satellite dishes, uncovered decks no higher than 0.61 metres (2 feet) and retaining walls shall be exempted from any of the requirements of this section.
- XX Garbage collection bins and stalls shall be subject to the accessory structure provisions of this section and shall be fenced or otherwise enclosed by a structure so as not to be visible from any street or adjacent residential property.

Home Occupations

- XX Home occupations shall (meet requirements of Section 23 of the Darmouth LUB, or updated requirements based on draft Centre Plan)

**Working Draft
September 27, 2018**

Port Wallace Commercial – Industrial (CI) ZONE

Permitted Uses

The following uses only shall be permitted in a CI Zone:

- (a) Uses existing on the effective date of this Part
- (b) Broadcast uses
- (c) Cannabis production facilities
- (d) Commercial recreation uses
- (e) Community recreation uses
- (f) Day care facilities
- (g) Dealership uses
- (h) Garden centres
- (i) Industrial training
- (j) Industrial uses, except:
 - i. Heavy industrial uses
 - ii. Salvage yards; and
 - iii. CD-1, CD-2, and CD-3 Zone uses;
- (k) Kennels and animal shelters
- (l) Restaurants (drive-through, full-service or take-out)
- (m) Retail uses to a maximum gross floor area of 3000 square feet (278.7 square metres)
- (n) Retail building suppliers
- (o) Self-storage facilities
- (p) Utility uses
- (q) Vehicle services
- (r) Accessory uses, including accessory office and retail uses
- (s) Caretaker units

Requirements for all Uses

Lands or buildings used for CI uses in a CI Zone shall comply with the following requirements:

- (a) Lot area minimum – 5,000 sq. ft. (464.5 sq. m);
- (b) Minimum front or flankage yard – 20 ft. (6.1 m);
- (c) The external cladding of buildings shall not have the appearance of:
 - i. unfinished concrete, except for foundation walls no greater than 2 ft. (0.6 m) above grade;
 - ii. plywood; or
 - iii. particle board, chip board or strand board;
- (d) Every new or expanded main building shall have at least one pedestrian entry door which:
 - i. faces the public street; and
 - ii. is accessed from a pedestrian walkway;
- (e) Every new or expanded main building shall have a pedestrian walkway that:

- i. provides access from the public street to any pedestrian entry door referred to in clause (d) above;
- ii. Is clearly separated from any vehicle parking or driving areas by:
 - i. changes in grade; or
 - ii. changes in materials;
- (f) Off-street loading areas shall be located at the side or rear of buildings;
- (g) No outdoor storage shall be permitted within any yard abutting a streetline;
- (h) Except for areas where landscaping is required, outdoor display shall be permitted in any yard;
- (i) Except for driveways and walkways, landscaping shall be provided of at least 10 feet (3 m) in depth measured at right angles from the property boundary abutting the streetline. Landscaping shall consist of grass or other plant ground cover, and shall include one ornamental shrub for every 100 sq. ft. (9.29 sq. m.) of required landscaped area, and one double-staked nursery stock tree with minimum 50mm base caliper for every 50 feet of lot frontage;
- (j) Garbage and waste containers shall be screened from view from adjacent properties and public streets with an effective visual barrier, such as an opaque fence or landscaping; and

Outdoor Lighting

- XX Lighting shall be directed to driveways, parking areas, loading area, building entrances and walkways and shall be arranged so as to divert the light away from streets, adjacent lots and buildings. All lot lighting shall be dark sky compliant (street lighting does not need to be DSC).
- XX Security lighting for multiple unit residential dwelling uses shall be directed to all walkways and parking areas. Freestanding security lighting shall not exceed a height of 5.5m. All exterior lighting shall be directed downwards with luminaries shielded to prevent unnecessary glare.
- XX An exterior lighting plan for any Multi Unit Building shall be submitted to the Development Officer for review to determine compliance with zone requirements. The lighting plan shall contain, but not be limited to, the following:
 - (a) Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, other devices;
 - (b) The lighting plan shall include certification from a qualified person that the lighting plan meets the requirements of this zone; and
 - (c) Prior to Occupancy Permits being issued the Developer shall provide to the Development Officer a letter from a qualified person that the installation of lighting meets the requirements of this zone.

Buffering Requirements

- # All structures and uses of land shall set back a minimum of 328 feet (100 m) from lots that are zoned or used for residential purposes and shall be effectively screened by either a vegetated area or a berm.
- # All structures located within 3,008 feet (300 m) from a lot that is zoned or used for residential purposes shall be a maximum of 65 feet (19.81 m) in height.

Special Requirements

- # Cannabis production facilities in the CI Zone shall meet the following requirements:
 - (a) Where a lot containing a cannabis production facility abuts a lot
 - i. zoned or used for residential purposes, or
 - ii. that is used for a daycare, community centre, school, religious institution, public park or playground,such facility, including any building or outdoor area used as a cannabis production facility, shall be set back a minimum 230 feet (70 metres) from the abutting lot line.

- # Caretaker units in the CI Zone shall:
 - (a) be located within a main building that contains a permitted industrial use;
 - (b) provide living accommodation for a maximum of two adults;
 - (c) be fully separated from the industrial use by walls, partitions or a floor;
 - (d) have an entrance separate from the industrial use; and
 - (e) have a maximum floor area of 602.8 sq. ft. (56 sq. m.)

- # Existing uses shall meet the following requirements:
 - (a) Uses lawfully existing on the effective date of this Part shall be considered permitted uses in the CI Zone;
 - (b) Existing uses shall be permitted to be:
 - (i) extended, enlarged or altered;
 - (ii) permitted to resume operation if discontinued; and
 - (iii) permitted to be replaced or rebuilt if destroyed, on the lot on which they occupied on the effective date of this Part, subject to the requirements of this Part.

Port Wallace General Industrial (GI) Zone

XX **PERMITTED USES**

The following uses only shall be permitted in a GI Zone:

- (a) Uses existing on the effective date of this Part
- (b) Dealership uses
- (c) Industrial training
- (d) Industrial uses, except:
 - i. Uses permitted by the CD-, CD-2 and CD-3 Zones
- (e) Retail building suppliers
- (f) Utility uses
- (g) Accessory uses, including accessory office and retail uses
- (h) Caretaker units

General Requirements

XX Lands or buildings used for all GI uses in a GI Zone shall comply with the following requirements:

- (a) Lot area minimum – 5,000 sq. ft. (464.5 sq. m);
- (b) Minimum front or flankage yard – 20 ft. (6.1 m);
- (c) Loading bays shall be located on the side or rear of buildings;
- (d) Except for driveways and walkways, landscaping shall be provided of at least 10 feet (3 m) in depth measured at right angles from the property boundary abutting the streetline. Landscaping shall consist of grass or other plant ground cover, and shall include one ornamental shrub for every 100 sq. ft. (9.29 sq. m.) of required landscaped area, and one double-staked nursery stock tree with minimum 50mm base caliper for every 50 feet of lot frontage;
- (e) Except for areas where landscaping is required, outdoor storage and outdoor display shall be permitted in any yard;
- (f) Garbage and waste containers shall be screened from view from adjacent properties and public streets with an effective visual barrier, such as an opaque fence or landscaping;

Outdoor Lighting

XX Lighting shall be directed to driveways, parking areas, loading area, building entrances and walkways and shall be arranged so as to divert the light away from streets, adjacent lots and buildings. All lot lighting shall be dark sky compliant (street lighting does not need to be DSC).

XX Security lighting shall be directed to all walkways and parking areas. Freestanding security lighting shall not exceed a height of 5.5m. All exterior lighting shall be directed downwards with luminaires shielded to prevent unnecessary glare.

XX An exterior lighting plan for any new or expanded building shall be submitted to the Development

Officer for review to determine compliance with zone requirements. The lighting plan shall contain, but not be limited to, the following:

- (a) Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, other devices;
- (b) The lighting plan shall include certification from a qualified person that the lighting plan meets the requirements of this zone; and
- (c) Prior to Occupancy Permits being issued the Developer shall provide to the Development Officer a letter from a qualified person that the installation of lighting meets the requirements of this zone.

Special Requirements

XX Heavy industrial uses in the GI Zone shall meet the following requirements:

- (a) Notwithstanding Section #, lot area minimum – 107,639 sq. ft. (1.0 ha);
- (b) Buildings and structures, including mobile structures, used for heavy industrial uses shall have a minimum side and rear yard of:
 - i. 24.6 ft. (7.5 m) if the yard abuts a lot zoned other than the GI Zone;
 - ii. 230 ft. (70 m) if the yard abuts a lot:
 - (a) zoned or used for residential purposes, or
 - (b) that is used for a daycare, community centre, school, religious institution, public park or playground.

XX Salvage yards in the GI Zone shall meet the following requirements:

- (a) Notwithstanding Section #, the lot area minimum shall be 107,639 square feet (1 hectare);
- (b) Salvage operations and scrap materials storage on the site shall be completely enclosed and screened from the view of any adjacent sites or streets;
- (c) Without restricting the generality of clause (a) above, a fence shall be constructed around the entire property which shall be:
 - i. not less than 6 feet (1.8 metres) in height;
 - ii. constructed of opaque material;
 - iii. set back a minimum of 20 ft. (6.1 m) from the streetline;
- (d) A lot containing a salvage yard must be separated a minimum distance of 500 ft. (152.4 m) from, and shall not abut any lot that is:
 - i. zoned or used for residential purposes, or
 - ii. that is used for a daycare, community centre, school, religious institution, public park or playground.

XX Cannabis production facilities in the GI Zone shall meet the following requirements:

- (a) Where a lot containing a cannabis production facility abuts a lot
 - i. zoned or used for residential purposes, or
 - ii. that is used for a daycare, community centre, school, religious institution, public park or playground,such facility, including any building or outdoor area used as a cannabis production facility, shall be set back a minimum 230 feet (70 metres) from the abutting lot line.

XX Caretaker units in the GI Zone shall:

- (a) be located within a main building that contains a permitted industrial use;
- (b) provide living accommodation for a maximum of two adults;

- (c) be fully separated from the industrial use by walls, partitions or a floor;
- (d) have an entrance separate from the industrial use; and
- (e) have a maximum floor area of 602.8 sq. ft. (56 sq. m.)

XX Existing uses shall meet the following requirements:

- (a) Uses lawfully existing on the effective date of this Part shall be considered permitted uses in the GI Zone;
- (b) Existing uses shall be permitted to be:
 - (i) extended, enlarged or altered;
 - (ii) permitted to resume operation if discontinued; and
 - (iii) permitted to be replaced or rebuilt if destroyed,on the lot on which they occupied on the effective date of this Part, subject to the requirements of this Part.

DRAFT