

ZBL Section	Reference	Existing Regulation	Proposed Amendment	Rationale
Proposed amendments to align with new Provincial legislation and other City regulations				
Section 2 - Definitions	Group Homes	The current definition of Group Home Class A, and Group Home Class B, within the ZBL references provincial programing, "the Local Health Integration Network through the Community Mental Health Services Supportive Housing Program under the authority of the Ministry of Health & Long Term Care "	GROUP HOME, CLASS A means a GROUP HOME having three (3) to six (6) residents (excluding staff and the receiving family), and limited to residential facilities provided for by the following legislation and or regulations thereunder: a.) accommodation for the developmentally challenged approved under the authority of the Services and Supports to Promote the Social Inclusion of Persons with Developmental Disabilities Act, 2008; b.) a children's home approved under the authority of the Services and Supports to Promote the Social Inclusion of Persons with Developmental Disabilities Act, 2008; c.) a satellite home approved under the authority of the Long Term Care Homes Act, 2007; d.) a children's residence licensed under the authority of the Child and Family Services Act, RSO 1990; e.) a home for special care licensed under the authority of the Homes for Special Care Act, RSO 1990; f.) a group home funded by ~~the Local Health Integration Network through the Community Mental Health Services Supportive Housing Program under the authority of the Ministry of Health & Long Term Care~~ Ontario Health at Home, under the authority of the Ministry of Health, Ministry of Long-Term Care and Ontario Health.	The provincial programing funding group homes within the province of Ontario has since changed to the "Ontario Health at Home, under the authority of the Ministry of Health, Ministry of Long-Term Care and Ontario Health. ". The proposed amendment will update the reference to the provincial funding program within the definition.
Section 3 - General Regulations 3.A.1B.7	Additional Residential Units	Notwithstanding anything to the contrary: a.) a SINGLE DETACHED BUILDING in Section 3.A.1B.1 shall include a legal non-conforming SINGLE DETACHED BUILDING	Notwithstanding anything to the contrary: a.) a ~~SINGLE~~ DETACHED BUILDING in Section 3.A.1B.1 shall include a legal non-conforming SINGLE DETACHED BUILDING	Update wording within the regulation to align with previous general amendments where terms were updates
Section 2 - Definitions	Lodging House	The current definition of Lodging House indicates an occupancy of five (5) or more persons.	means a BUILDING or part thereof used for residential occupancy where a proprietor offers LODGING ROOMS to ~~five (5)~~ six (6) or more persons, with or without meals, in return for remuneration or the provision of a service, or for both. Excludes HOTEL, BED & BREAKFAST ESTABLISHMENT, LONG TERM CARE FACILITY, ASSISTED LIVING FACILITY, and GROUP HOME.	The Rental Housing Licensing By-law was updated in 2025 to account for rental buildings containing 5 bedrooms. The Zoning By-law definition of Lodging House is being amended to permit the rental of 5 bedroom buildings wihtout being considered a Lodging House.
Section 3 - General Regulations, Section 7 - Residential Zoning Categories, Section 9 ETC	Holding Symbols	All holding symbol removals which require a record of site condition within the ZBL refer to verification from the Region of Waterloo or the Province of Ontarion that a Record of Site condition has been completed, or is not required.	The holding provision as it applies to the LOT shall not be removed or modified until the CITY has ~~received verification from the REGION and or~~ the Province of Ontario that the owner has completed a Record of Site Condition.	The Region of Waterloo is no longer the approval authorty for RSCs. As such the wording needs to be updated accordingly.

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Section 3 - General Regulations 3.S.3.2	Solar Panels	3.S.3.2 Notwithstanding anything to the contrary, solar panels exempt from municipal zoning regulations pursuant to the Green Energy Act are hereby exempt from this BY-LAW.	~~3.S.3.2 Notwithstanding anything to the contrary, solar panels exempt from municipal zoning regulations pursuant to the Green Energy Act are hereby exempt from this BY-LAW.~~	The Green Energy Act has been repealed since the approval of Zoning By-law 2018-050. As such, no solar panels are exempt from this by-law.
Section 7 - Residential Zoning Categories 7.8.1	R8	7.8.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a TOWNHOUSE BUILDING or FREEHOLD TOWNHOUSE BUILDING a.) COACH HOUSE (see section 3.C.2) b.) ADDITIONAL RESIDENTIAL UNIT (see section 3.A.1B)	7.8.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a TRIPLEX BUILDING , TOWNHOUSE BUILDING or FREEHOLD TOWNHOUSE BUILDING a.) COACH HOUSE (see section 3.C.2) b.) ADDITIONAL RESIDENTIAL UNIT (see section 3.A.1B)	The current wording within this zone does not permit triplex buildings, a permitting building type, to have a coach house on the lot. It was not staffs intent to restrict triplex buildings from being permitted to have an accessory coach house.
Section 9 - Employment Zoning Categories 9S.3.12	SAMU	9S.3.12 Notwithstanding anything to the contrary, the minimum BICYCLE PARKING SPACES required for non-residential uses shall be 0.6 BICYCLE PARKING SPACES per 100 square metres of non-residential BUILDING FLOOR AREA, excluding STRUCTURED PARKING.	9S.3.12 Notwithstanding anything to the contrary, the minimum BICYCLE PARKING SPACES required for non-residential uses shall be ~~0.6~~ 0.8 BICYCLE PARKING SPACES per 100 square metres of non-residential BUILDING FLOOR AREA, excluding STRUCTURED PARKING.	The most recent general amendments reviewed parking rates city wide, including bicycle parking rates within Station Areas. At the time the SAMU zone was not in effect. A new minimum bicycle parking rate of 0.8 metres within the RMU zones in Station Area was approved through this amendment. Staff propose to align the minimum bicycle parking rate across these zones.
Proposed technical amendments to revise errors and conflicts				
Section 7 - Residential Zoning Categories 7.8.1	R8	Table 7M: Number of COACH HOUSES per LOT (maximum), Stacked Townhouse: 1	Table 7M: Number of COACH HOUSES per LOT (maximum), Stacked Townhouse: ~~1~~ NONE	Coach houses are only permitted for detached dwellings, freehold semi-detached buildings and freehold townhouses buildings. Staff propose to correct this error within the By-law.
Section 7 - Residential Zoning Categories sections 7.13.1.2, & 7.14.1.2	RN-12 & RN-25	7.13.1.2 Complementary Uses: b.) COMMUNITY CENTRE	7.13.1.2 Complementary Uses: ~~b.) COMMUNITY CENTRE~~ b.) Community Centre	Capitalized words within the Zoning By-law indicated a defined term within Section 2. Community centre is not a defined term within the Zoning By-law. Staff propose to correct this error within the By-law.

ZBL Section	Reference	Existing Regulation	Proposed Amendment	Rationale
Section 7 - Commercial Zoning Categories sections 8.1.1.3, & 8.2.1.3	U1 & U2	8.1.1.3 Complementary Uses: • COMMUNITY CENTRE	8.1.1.3 Complementary Uses: ~~• COMMUNITY CENTRE~~ b.) Community Centre	Capitalized words within the Zoning By-law indicated a defined term within Section 2. Community centre is not a defined term within the Zoning By-law. Staff propose to correct this error within the By-law.
Section 8 - Commercial Zoning Categories 8.2.1.4	U2	8.2.1.4 Ancillary Uses, meaning the uses are subordinate and incidental to a USE permitted in section 8.2.1.1 and or section 8.2.1.2: • TAKE-OUT RESTAURANT	8.2.1.4 Ancillary Uses, meaning the uses are subordinate and incidental to a USE permitted in section 8.2.1.1 and or section 8.2.1.2: ~~• TAKE-OUT RESTAURANT~~	A RESTAURANT (TAKE OUT), including OUTDOOR RESTAURANT PATIO, is already a permitted ancillary use within the U2 Zone. This listed use is unnecessary. Staff propose to correct this error within the By-law.
Section 6 - Parking, Driveways, Loading 6.9.5.1	Loading Spaces	6.9.5.1 LOADING SPACES shall have direct access to a DRIVEWAY, STREET or LANE with: A.)a minimum width of three-point-five metres (3.5m); and B.)a minimum vertical clearance equal to the minimum vertical clearance required in Table 6H for the entire length of the DRIVEWAY.	6.9.5.1 LOADING SPACES shall have direct access to a DRIVEWAY, STREET or LANE with: A.)a minimum width of three-point-five metres (3.5m); and B.)a minimum vertical clearance equal to the minimum vertical clearance required in Table ~~6H~~ 6I for the entire length of the DRIVEWAY.	The numbering of the referenced table was updated through previous amendments. As such, the reference within this regulation is proposed to be updated.
Section 6 - Parking, Driveways, Loading 6.9.5.2	Loading Spaces	For BUILDINGS containing both residential and non-residential uses, LOADING SPACES shall be calculated as the sum of the following: a.)For residential uses, the total number of BEDROOMS within BUILDING.	For BUILDINGS containing both residential and non-residential uses, LOADING SPACES shall be calculated as the sum of the following: a.)For residential uses, the total number of ~~BEDROOMS~~ UNITS within BUILDING.	The calculation of loading spaces for residential uses was updated through a previous round of general amendment. This reference to bedrooms is now outdated and is proposed to be updated to align with the existing regulations.
Section 3 - General Regulations 3.F1	Floodplain Zoning	c.) the following regulations shall apply to lands identified as Two Zone Flood Fringe on Image 1 to section 3.F.1: vii.) Notwithstanding anything to the contrary, within the Two Zone Flood Fringe, the following regulations shall apply to the erection or reconstruction of a BUILDING or STRUCTURE in whole or in part undertaken after the effective date of this BY-LAW:	~~G.) STRUCTURED PARKING shall be permitted provided the lowest level of the STRUCTURED PARKING is entirely or partially above GRADE and not enclosed.~~	Remove regulation G.) due to a confliction with the another regulation in the same section 3.F.1c.)iiiv.) C.) in the By-law to ensure clarity regarding required risk-mitigation and floodproofing measures.

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Section 7 - Residential Zoning Categories	Table 7M: Regulations - Residential Eight (R8) Zone	BUILDING HEIGHT (maximum) - 13.5 metres for a BUILDING containing 4 DWELLING UNITS, and 10 metres in all other instances.	BUILDING HEIGHT (maximum) - 13.5 metres for a BUILDING containing 4 or more DWELLING UNITS, and 10 metres in all other instances.	Staff propose to change the maximum building height to 13.5 metres for buildings containing 4 or more units to account for townhouses and stacked townhouses within the R8 zone.
Section 9 - Employment Zoning Categories 9.1.1.3	E1 Childcare Holding	9.1.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a USE permitted in section 9.1.1.1 and or section 9.1.1.2: • CHILD CARE CENTRE (which shall be subject to a holding (H) symbol – see section 9.1.14)	9.1.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a USE permitted in section 9.1.1.1 and or section 9.1.1.2: • CHILD CARE CENTRE (which shall be subject to a holding (H) symbol – see section ~~9.1.14~~ 9.1.13)	The numbering of the referenced holding symbol regulations was updated through previous amendments. As such, the reference within this regulation is proposed to be updated.
Section 9 - Employment Zoning Categories 9.2.1.3	E2 Childcare Holding	9.2.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a USE permitted in section 9.1.1.1 and or section 9.2.1.2: • CHILD CARE CENTRE (which shall be subject to a holding (H) symbol – see section 9.2.14)	9.1.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a USE permitted in section 9.2.1.1 and or section 9.2.1.2: • CHILD CARE CENTRE (which shall be subject to a holding (H) symbol – see section ~~9.2.14~~ 9.2.13)	The numbering of the referenced holding symbol regulations was updated through previous amendments. As such, the reference within this regulation is proposed to be updated.
Proposed amendments to implement changes per Council approval				
Section 3 - General Regulations 3.1.2	Inclusionary Zoning	c.) Commencing on an undetermined date in the future, on a LOT that is located within a MAJOR TRANSIT STATION AREA as identified on Schedule 'A2' of this BY-LAW, a percentage of GROSS LEASABLE RESIDENTIAL FLOOR AREA shall be set aside for AFFORDABLE DWELLING UNITS in accordance with Table 3C-2, net of any rental replacement DWELLING UNIT required under an applicable Rental Replacement By-law. e.) The maximum rent that shall be charged for inclusionary Zoning AFFORDABLE DWELLING UNITS will be determined annually by the CITY by by-law, in consultation with the REGION, and according to the following procedure:	c.) Commencing on ~~an undetermined date in the future~~ July 1, 2027 , on a LOT that is located within a MAJOR TRANSIT STATION AREA as identified on Schedule 'A2' of this BY-LAW, a percentage of GROSS LEASABLE RESIDENTIAL FLOOR AREA shall be set aside for AFFORDABLE DWELLING UNITS in accordance with Table 3C-2, net of any rental replacement DWELLING UNIT required under an applicable Rental Replacement By-law. e.) The maximum rent that shall be charged for inclusionary Zoning AFFORDABLE DWELLING UNITS will be determined annually by the CITY ~~by by-law~~ , in consultation with the REGION, and according to the following procedure:	Revisions to the Inclusionary Zoning regulations as per Staff Report IPPW2026-001.

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Section 3 - General Regulations 3.A.11	Affordable Dwelling Unit	Not applicable, new regulation for: Affordable Dwelling Unit.	Notwithstanding anything to the contrary, an AFFORDABLE DWELLING UNIT shall be excluded from the density provisions of this BY-LAW. For clarity, an AFFORDABLE DWELLING UNIT includes an Inclusionary Zoning dwelling unit.	A new regulation following the recommendation from Staff Report IPPW2026-001
Proposed amendments to improve existing regulations				
Section 2 - Definitions	Occasional Use	OCCASIONAL USE means an event within a City-owned facility or on City-owned land which is temporary in duration. Includes: • specialty sales and services • concerts • festivals • trade shows • fairs • auctions • recreational competitions For the purposes of this definition, “temporary” shall mean established for an identified short period of time with the intent to discontinue upon the expiration of the time period.	OCCASIONAL USE means an event ~~within a City-owned facility or on City-owned land~~ which is temporary in duration. Includes: • specialty sales and services • concerts • festivals • trade shows • fairs • auctions • recreational competitions For the purposes of this definition, “temporary” shall mean established for an identified short period of time with the intent to discontinue upon the expiration of the time period.	Staff are proposing an amendment to expand occasional use permissions beyond City owned failities and land, to allow for permentnt implementation of city wide inaitives, such as S.O.L.E.R. As such, the definition of occasional use must be updated accordingly.
Section 3 - General Regulations 3.A.1.1 a)	Accessory Structures	REAR LOT LINE setback (minimum): 0.6 metres SIDE LOT LINE setback (minimum): 0.6 metres	REAR LOT LINE setback (minimum): ~~0.6~~ 0.66 metres SIDE LOT LINE setback (minimum): ~~0.6~~ 0.66 metres	Staff are proposing to increase the minimum rear yard setback for accessory structures to reduce the impact of these structures on neighbouring properties and the potential for encroachment.
Section 3 - General Regulations 3.A.1.1 j)	Accessory Structures	Pergolas are not currently considered accessory structures within the ZBL and not subject to any minimum setback requirements	j.) Notwithstanding anything to the contrary, a pergola shall not be permitted within zero-point-six-six metres (0.66m) of any LOT LINE.	While not considered accessory structure within the ZBL, specify that pergolas may not be within 0.66 metres of any lot line to ensure structures are not encroaching on neighbour properties.
Section 3 - General Regulations 3.A.7.3	Projections	Notwithstanding anything to the contrary, exterior stairs and accessible ramps less than zero-point-six metres (0.6m) in height above GRADE may project into a YARD	Notwithstanding anything to the contrary, exterior stairs and accessible ramps less than zero-point-six metres (0.6m) in height above GRADE may project into a YARD, provided a minimum setback of zero-point-six-six metres (0.66m) is provided from any LOT LINE.	Update regulation to ensure projecting stairs and acessible ramps are setback from any lot line to allow for adequate drainage and maintainence.

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Section 3 - General Regulations 3.C.2.3	Coach Houses	REAR YARD setback (minimum): 1.2 metres where the COACH HOUSE exceeds 4.5 metres in BUILDING HEIGHT, and 0.6 metres in all other instances	REAR YARD setback (minimum): 1.2 metres where the COACH HOUSE exceeds 4.5 metres in BUILDING HEIGHT, and ~~0.6~~ 0.66 metres in all other instances	Staff are proposing to increase the minimum rear yard setback for a coach house to reduce the impact of the structure on neighbouring properties and the potential for encroachment.
Section 3 - General Regulations 3.C.2.3	Coach Houses	These general regulations to speak to the ZBL requirements of Coach Houses. Coach Houses are not considered accessory structures, and therefore are currently subject to the architectural projection permissions within section 3.A.6.1 of the ZBL.	j.) COACH HOUSES shall be permitted architectural building projections of window sills, chimney breasts, belt courses, cornices, eaves and other architectural features of a similar nature, provided that no such feature shall project more than zero-point-six metres (0.6m) into the applicable SIDE YARD setback. k.) Notwithstanding anything to the contrary, COACH HOUSE architectural projections are prohibited within zero-point-six-six metres (0.66m) of any LOT LINE	Update coach house regulations to specify architectural projection permissions for this type of dwelling unit.
Section 3 - General Regulations 3.C.2.3	Coach Houses	As per section 6.8.7 of the ZBL No DRIVEWAY or portion thereof shall be located in front of any HABITABLE FLOOR SPACE on the FIRST STOREY of the BUILDING, except as specified in section 3.C.2.3 a), b), c), and d).	l.) Notwithstanding anything to the contrary, a DRIVEWAY shall be permitted to be located in front of any HABITABLE FLOOR SPACE on the FIRST STOREY of a COACH HOUSE	Update the regulations to permit driveways in front of habitable floor space on the first storey of a coach house to allow for further flexibility of the location of this type of dwelling unit.
Section 3 - General Regulations 3.D.2.12	Decks	As per section 3.D.2.4 of the ZBL The SIDE YARD setback applied to the principal BUILDING shall apply to the DECK.	Notwithstanding anything to the contrary, where an unroofed DECK is constructed along the SIDE LOT LINE shared by a common wall of a SEMI-DETACHED BUILDING or FREEHOLD TOWNHOUSE BUILDING, the SIDE YARD setback regulations within the applicable Zone shall not apply.	Update the regulations to specify that decks constructed along a common wall of a semi-detached or freehold townhouse can be built to 0 metres, to align with the construction of the building
Section 3 - General Regulations 3.O.1.1	Occasional Use	3.O.1.1 OCCASIONAL USES shall only be permitted in a facility or on lands owned by the CITY or leased to the CITY.	3.O.1.1OCCASIONAL USES shall ~~only~~ be permitted in a facility or on lands owned by the CITY or leased to the CITY. 3.O.1.2 OCCASIONAL USES shall be permitted on private property 3.O.1.3The following regulations shall apply to OCCASIONAL USES on a private property: a)OCCASIONAL USES on private property shall be subject to a license issued by Municipal Enforcement Services. b)OCCASIONAL USES on private property shall be restricted to approved PARKING SPACES and DRIVEWAYS, excluding fire routes unless otherwise approved by the Director of Planning. c)OCCASIONAL USES on private property are not permitted on LANDSCAPE OPEN SPACE unless otherwise approved by the Director of Planning.	Staff are proposing an amendment to expand occasional use permissions beyond City owned facilities and land, to allow for permanent implementation of city wide initiatives, such as S.O.L.E.R. The proposed general regulations speak to the restrictions of these occasional uses, and the required licensing

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Section 6 - Driveway Regulations	Minimum Driveway Lenth	N/A	Notwithstanding anything to the contrary, for a DRIVEWAY that leads to a PRIVATE GARAGE in a LOW RISE RESIDENTIAL AREA the minimum DRIVEWAY length shall be six metres (6m).	Staff are proposing a minimum driveway length to ensure a legal parking space can be accommodated within a driveway leading to a private garage. This regulation will mitigate the potential of vehicle overhangs within the right-of-way.																																								
Section 8 - Commercial Zoning Categories 8.2.1.13	U2	8.2.13 The following regulations in Table 8D shall apply to every BUILDING in the Uptown Mixed-Use (U2) zone constructed after the effective date of this BY-LAW: <table><tr><td></td><td>U2-20</td></tr><tr><td>Density (minimum)</td><td>(none)</td></tr><tr><td>Density (maximum)</td><td>450 BEDROOMS per hectare</td></tr><tr><td>BUILDING HEIGHT (minimum)</td><td>(none)</td></tr><tr><td>BUILDING HEIGHT (maximum)</td><td>20 metres and 6 STOREYS</td></tr><tr><td>Height of FIRST STOREY (minimum)</td><td>4.0 metres</td></tr><tr><td>PODIUM Height (minimum)</td><td>10.5 metres</td></tr><tr><td>PODIUM Height (maximum)</td><td>14 metres</td></tr></table>		U2-20	Density (minimum)	(none)	Density (maximum)	450 BEDROOMS per hectare	BUILDING HEIGHT (minimum)	(none)	BUILDING HEIGHT (maximum)	20 metres and 6 STOREYS	Height of FIRST STOREY (minimum)	4.0 metres	PODIUM Height (minimum)	10.5 metres	PODIUM Height (maximum)	14 metres	8.2.13 The following regulations in Table 8D shall apply to every BUILDING in the Uptown Mixed-Use (U2) zone constructed after the effective date of this BY-LAW: <table><tr><th colspan="6">Table 8D: Regulations – UPTOWN MIXED-USE ZONE (U2)</th></tr><tr><td></td><td>U2-20</td><td>U2-30</td><td>U2-40</td><td>U2-60</td><td>U2-81</td></tr><tr><td>PODIUM Height (minimum)</td><td>N/A 10.5 metres</td><td>10.7 metres</td><td>10.7 metres</td><td>10.7 metres</td><td>10.7 metres</td></tr><tr><td>PODIUM Height (maximum)</td><td>N/A 14 metres</td><td>14.3 metres</td><td>14.8 metres</td><td>21 metres</td><td>21 metres</td></tr></table>	Table 8D: Regulations – UPTOWN MIXED-USE ZONE (U2)							U2-20	U2-30	U2-40	U2-60	U2-81	PODIUM Height (minimum)	N/A 10.5 metres	10.7 metres	10.7 metres	10.7 metres	10.7 metres	PODIUM Height (maximum)	N/A 14 metres	14.3 metres	14.8 metres	21 metres	21 metres	There is no minimum tower stepback within the U2-20 zone. Staff propose to remove the podium height provisions as the maximum building height for the U2-20 zone is only 6 storeys.
	U2-20																																											
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Section 9 - Employment Zoning Categories 9S.3.12	SAMU	9S.3.12 Notwithstanding anything to the contrary, the minimum BICYCLE PARKING SPACES required for non-residential uses shall be 0.6 BICYCLE PARKING SPACES per 100 square metres of non-residential BUILDING FLOOR AREA, excluding STRUCTURED PARKING.	9S.3.12 Notwithstanding anything to the contrary, the minimum BICYCLE PARKING SPACES required for non-residential uses shall be 0.6 0.8 BICYCLE PARKING SPACES per 100 square metres of non-residential BUILDING FLOOR AREA, excluding STRUCTURED PARKING.	The most recent general amendments reviewed parking rates city wide, including bicycle parking rates within Station Areas. At the time the SAMU zone was not in effect. A new minimum bicycle parking rate of 0.8 metres within the RMU zones in Station Area was approved through this amendment. Staff propose to align the minimum bicycle parking rate across these zones.																																								
Proposed amendemnts to Site Specific By-laws																																												

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Site Specific C22	9 Lodge St, 175 & 177 Regina St N	a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the landsknown municipally as 9 Lodge Street and 175-177 Regina Street North: i. PARKING SPACES (minimum): one (1) PARKING SPACE for each DWELLING UNIT	Repeal site specific C22.	Site Specific C22 is no longer applicable as the property at 9 Lodge St recently obtained a minor variance to permit a reduced parking rate.
Site Specific C68	Multiple neighbour- hoods	Site Specific C68 does not permit duplex buildings, semi-detached buildings, freehold semi-detached buildings, within the specified geographic area.	Repeal site specific C68.	City wide amendments have been previously advanced to permit up to four dwelling units on residential properties (properties zoned for low density residential development). This exisiting site specific does not align with the intent of this previously approved amendment. As such, staff propose to repeal this exisiting site specific regulation.
Site Specific C198	10 Wyman Rd, 643 Colby Dr, 620 Davenport Rd, 283-291 Northfield Dr E, 725 Bridge St W, 730 Bridge St W, 735 Bridge St W	The current Site Specific C198 refers to the E3 zone.	i. The following USES are hereby added to section ~~9.2.1.1~~ 9.1.1.1: • Construction, Industrial and Safety Supplies (rental and sales) • Construction, Industrial and Safety Equipment Suppliers (rental and sales) • Contractor Equipment Rental (includes ancillary sales) • Custom Service Shop • Wholesaling and Distribution (no retail) ii. The following USES are hereby added to section ~~9.2.1.2~~ 9.1.12: Supplies (rental and sales) • Display and retail sales of hardware and home improvement materials and accessories • Office Equipment and Supplies (Sales and Service) iii. Notwithstanding anything to the contrary, including the BUILDING FLOOR AREA regulations for ancillary and complementary uses within Table 9A, the USES specified in sections ~~9.2.1.2~~ 9.1.1.2 and ~~9.2.1.3~~ 9.1.1.3 collectively shall not exceed fifty percent (50%) BUILDING FLOOR AREA of the associated BUILDING, excluding STRUCTURED PARKING	Section 9.2.1 that is current referenced in Site Specific C198 is within the E2 zone, however the properties within the Site Specific C198 are within the E1 zone. Staff are amending the Site Specific to reference the correct zone. Staff also propose to amend the Site Specific to clarify the percentage of building floor area that can be dedicated to ancillary and complementary uses.
Site Specific C221	80 King St S and 87 Regina St S	The Site Specific C221 is not currently referenced in Schedule C of the Zoning By-law.	That the Zoning By-law 2018-050 is amended by adding Site Specific C221 to Schedule 'C' of said by-law.	The older site specific by-law does not specifically reference a change to Schedule C and C1 (only a change to Schedule A - Zoning) which is required to implement the sites specifics.

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Site Specific C282	508 Beechwood Dr	The Site Specific C282 is not currently referenced in Schedule C of the Zoning By-law.	That the Zoning By-law 2018-050 is amended by adding Site Specific C282 to Schedule 'C' of said by-law.	The older site specific by-law does not specifically reference a change to Schedule C and C1 (only a change to Schedule A - Zoning) which is required to implement the sites specifics.

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