

	Section	Current Regulation	Proposed Regulation	District(s)
Use Standards	Home Based Business - Major	N/A	No more than two (2) employees shall be in attendance at any one time	CN (3.3.3. d) v)) IN (3.4.3. e) vi)) MN (3.5.3. c) v)) MS (3.6.3. c) v)) C (3.7.3. d) v))
Building Placement Standards	Principal Buildings, Front Yard Setback	Min 3 m to max 6.5 m	Min 3 m	CN (3.3.6. a) i))
	Principal Buildings, Side Yard Setback	Min 1.2 m except 0m for attached buildings	0m to max 6m	MS (3.6.6. a) iii))
	Principal Buildings, Side Yard Setback	Min 1.2 m to max 1.5 m except for attached buildings where side yard setback is 0 m	Min 1.2 m except for attached buildings where side yard setback is 0 m	CN (3.3.6. a) iii))
	Principal Buildings, Rear Yard Setback	Min 1.2m	Minimum 6.0m for the first principal building location on the site 1.2m minimum for additional principal or other structures	CN (3.3.6.. a) v))
	Accessory Buildings, Side Yard Setback	Min 1.2m	Min 1.2m except for attached buildings where the side yard setback is 0 m	CN (3.3.6. b) iii)) IN (3.4.6 b) iii))
	Accessory Buildings, Lot Coverage	Max 15%	Max 15%, except for multi-attached internal accessory buildings may be increased to a maximum of 17% at the discretion of the Development Authority.	IN (3.4.6 b) v))
	Additional Site Standards, Large Vehicles	Heading reads "Large Vehicles" Dismantled or wrecked vehicles and commercial vehicles are prohibited from parking in a frontage. All vehicles shall be parked on a hard surface.	Change to "Vehicles" Dismantled or wrecked vehicles and commercial vehicles are prohibited from parking in a frontage. All vehicles shall be parked on a parking stall.	CN (3.3.6. c) iv)) IN (3.4.6. c) iv)) MN (3.5.6. c) iv)) MS (3.6.6. c) iv)) C (3.7.6. c) v))
Building Profile Standards	Accessory Building Height to Eave	Max 2 storeys	Max 2 storeys but in any event, no taller than the principal building	IN (3.4.7 b)) MN (3.5.7. b))
	Design Standards	N/A	Add "The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to: The policies and objectives contained in the municipality's statutory plans; Beaumont Urban Design Guidelines; The character of existing development in this Land Use District as well as the effect on adjacent land use districts and parcels unless the building or structure at the discretion of the Development Authority, sets a higher standard or design, character or appearance for this Land Use District, or part of it; and Other factors, such as daylight, sunlight and privacy.	CN (3.3.7. c) iii)) MN (3.5.7. c) iii))
	Design Standards	N/A	No tarpaulin structures	IN (3.4.7. c) v)) MN (3.5.7. c) v))
Frontage Type	Stoop, Depth	2 m max	2 m min	IN (3.4.8. e) ii))
	Shopfront, Additional Standards	A minimum of 70% of the ground floor façade shall be composed of non-glazed windows and doors.	A minimum of 50% of the ground floor façade shall be composed of non-glazed windows and doors.	IN (3.4.8. f) vii)) MN (3.5.8. f) vii))

	Section	Current Regulation	Proposed Regulation	District(s)
Landscaping & Screening Standards	Number of Trees	For all lots greater than 2,500 m ² a minimum of 1 tree shall be required per 35 m ² of landscaped area where 40% of those trees are coniferous except municipal reserve land where landscaping requirements will adhere to Our Place and Play Master Plan and the Development Authority.	All lots greater than 2,500 m ² , shall be required to provide a minimum of 1 tree per 35 m ² , based on 10% of the site, where 40% of those trees shall be coniferous, except for municipal reserve land. Unless otherwise provided for by a frontage standard, all lots less than 2,500 m ² shall be required to provide a minimum of 3 trees except for municipal reserve land.	CN (3.3.9. c)) IN (3.4.9. c)) MN (3.5.9. c)) MS (3.6.9. c)) C (3.7.9. c))
	Number of Shrubs	For all lots greater than 2,500 m ² a minimum of 1 shrub shall be required per 35 m ² of the lot not included in the lot coverage except municipal reserve land where landscaping requirements will adhere to Our Place and Play Master Plan and the Development Authority.	All lots greater than 2,500 m ² , shall be required to provide a minimum of 1 shrub per 35 m ² , based on 10% of the site, except for municipal reserve land. Unless otherwise provided for by a frontage standard, all lots less than 2,500m ² shall be required to provide a minimum of 5 shrubs except for municipal reserve land.	CN (3.3.9. f)) IN (3.4.9. f)) MN (3.5.9. f)) MS (3.6.9. f)) C (3.7.9 f))
	Fencing/Screening	A fence, wall, or screening may not exceed 1.0 m within a principal frontage, or 1.8 m on any other portion of a lot.	A fence, wall, or screening may not exceed 1.0 m within a principal frontage, or 1.8 m on any other portion of a lot. A permit is required for a fence exceeding 1.0 m in height on a secondary frontage.	CN (3.3.9. i)) IN (3.4.9. i)) MN (3.5.9. i)) C (3.7.9. i))
Parking, Access &	Parking Standards, Landscaped Islands	All parking lots shall have landscaped islands that are at least 3 m wide and 6 m deep to break up clusters of 20 stalls or more.	All parking lots shall have landscaped islands that are at least 3 m wide and 6 m deep to break up clusters of 20 stalls or more. In addition to the landscape requirements in Section 3.3.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.	CN (3.3.10. b) ix)) IN (3.4.10. b) ix)) MN (3.5.10. b) x)) MS (3.6.10. b) x)) C (3.7.10. b) x)) BLI (3.8.10. b) ix))
Part 4, 5 & 6	Fascia/Wall Sign	Shall be a maximum of 2 m ² in area;	Shall not exceed a vertical height of 2.14m and a horizontal dimension of not greater than the bay in which the business is located	Part 4 (4.2.4.1. b))
	Development Permit Applications	A pedestrian circulation plan	Duplicate	Part 5 (5.14.3.m))
	Application Notification Requirements	Notwithstanding the notification requirements described in Section 5.16.1, the posting of notices may not be required by the Development Authority for development permit applications for minor residential development variances, or discretionary signage, as determined by the Development Authority.	Take out completely; not required	Part 5 (5.16.2)
	Definition (Parking Stall)	A space set aside for the parking of one vehicle	A space set aside for the parking of one, or any, vehicle, which within urban areas of the City of Beaumont must be hard surfaced to the satisfaction of the Development Authority.	Part 6