

Appendix B: Proposed Zoning Modifications – Technical Amendment

Item	Current Provision	Issue	Proposed Modification	Staff Comment	Amendment Type
Section 2 – Definitions					
1	Lot Frontage shall mean the horizontal distance between the side lot lines, such distance being measured perpendicular to a line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot.	The current definition of Lot Frontage does not specify how far from the front lot line lot frontage is calculated.	Delete and replace the definition of Lot Frontage, as follows: <i>Lot Frontage shall mean the width of a lot between the side lot lines, measured perpendicular to the line joining the mid-point of the front lot line and mid-point of the rear lot line, at a point 7.5 m from the front lot line.</i>	Revise definition to clarify how lot frontage is calculated.	Revision/ Clarification
2	Hobby Farm shall mean a small-scale agricultural use that is not a farm, and that is accessory to a single detached dwelling.	The current definition of Hobby Farm does not identify what size farm is considered small scale.	Delete and replace the definition of Hobby Farm, as follows: <i>Hobby Farm shall mean a parcel of land having a maximum area of 4.0 hectares which is used primarily for residential purposes and which may also be used for the raising of specialty crops and farm animals for the private use of the owner or tenant.</i>	Revised definition to include a maximum farm size.	Revision/ Clarification
3	Parking Lot shall mean a parking area forming the principal use of a lot.	Current By-law does not speak to Electric Vehicle Charging Stations.	Delete and replace the definition of Parking Lot, as follows: <i>Parking Lot shall mean a parking area forming the principal use of a lot. Any non-residential parking area may include an Electric Vehicle Charging Station.</i>	Revised definition to permit the installation of Electric Vehicle Charging Stations in non-residential parking areas.	Revision/ Clarification
4	Townhouse shall mean a residential building divided vertically to provide four or more dwelling units, each unit having independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit. A street townhouse shall be so located on a lot so that each dwelling unit has frontage on a public street. The dwelling units of a cluster townhouse do not require frontage on a public street.	The current definition of Townhouse is no longer applicable	Delete and replace the definition of Townhouse, as follows: <i>Townhouse shall mean a building containing three or more dwelling units divided vertically and, which have independent entrances to the front and rear yard. Townhouse dwellings shall not occupy freehold lots.</i>	Revised definition will allow for new townhouse built form.	Revision/ Clarification
5	Back-to-back Townhouse (no current definition)	The current By-law does not provide a definition for Back-to-back Townhouse.	Add the definition of Back-to-back Townhouse under the definition for Dwellings, as follows: <i>Back-to-back Townhouse shall mean a townhouse containing six or more dwelling units divided by vertical common walls and a common rear wall. Each dwelling unit is accessed from the outside, by an independent entrance, either through the front yard or an exterior side yard.</i>	New definition to recognize variations in townhouse built form.	New Provision
6	Stacked Townhouse (no current definition)	The current By-law does not provide a definition for Stacked Townhouse.	Add the definition of Stacked Townhouse under the definition for Dwellings, as follows: <i>Stacked Townhouse shall mean a townhouse consisting of at least six dwelling units, where individual dwelling units are separated both vertically and horizontally from other attached dwelling units and access to each upper level unit shall be from an independent interior or exterior stairway.</i>	New definition to recognize variations in townhouse built form.	New Provision
7	Street Townhouse (no current definition)	The current By-law does not provide a definition for Street Townhouse.	Add the definition of Street Townhouse under the definition for Dwellings, as follows: <i>Street Townhouse shall mean a building containing three or more dwelling units divided vertically by common walls from the base of the foundation to the roof. Each dwelling unit shall have an independent entrance to the outside and shall be situated on a freehold lot.</i>	New definition to recognize variations in townhouse built form.	New Provision

8	Amenity Area (no current definition)	The current By-law does not provide definition for Amenity Area.	Add the definition of Amenity Area, as follows: <i>Amenity Area shall mean indoor or outdoor space designed and maintained for active recreational uses or passive recreational uses for residents of a dwelling or building within residential uses.</i>	New definition to correspond with proposed Urban Residential Zone performance standards.	New Provision
10	Balcony (no current definition)	The current By-law does not provide definitions for Balcony	Add the definition of Balcony, as follows: <i>Balcony shall mean a horizontal platform, with or without a foundation, that is attached and projects from a main wall of a building and is accessed exclusively from within a building.</i>	New definition to recognize new emerging residential built form.	New Provision
11	Barrier-free Access Aisle (no current definition)	By-law not consistent with current AODA requirements.	Add the definition of Barrier-free Access Aisle, as follow: <i>Barrier-free Access Aisle shall mean an area abutting a barrier-free accessible parking space to provide unobstructed pedestrian access to and from a barrier-free accessible parking space.</i>	New definition is proposed to be consistency with the AODA.	New Provision
12	Barrier-free Accessible Parking Space (no current definition)	No definition in current By-law. "Special" parking space not defined. Reference to "special" is not consistent with current AODA requirements.	Add the definition of Barrier-free Accessible Parking Space, as follows: <i>Barrier-free Parking Space shall mean an unobstructed rectangular area for the exclusive use of temporary parking of a motor vehicle for persons with disabilities, but shall not include a driveway or aisle.</i>	New definition is proposed to be consistent with the AODA.	New Provision
13	Driveway Width (no current definition)	The current By-law does not provide definitions for Driveway Width.	Add the definition of Driveway Width, as follows: <i>Driveway Width shall mean the measurement of the line drawn perpendicular to the path of travel of a motor vehicle at the driveway's widest point and includes any portion of hard landscaping or pavement contiguous to a driveway or parking space where parking or storage of a motor vehicle could be accommodated.</i>	New definition is proposed for Driveway Width.	New Provision
14	Live-work Unit (no current definition)	The current By-law does not provide a definition for Live-work Unit.	Add the definition of Live-work Unit, as follows: <i>Live-work Unit shall mean a dwelling unit that contains an ancillary business, which is conducted only by an individual that lives in the dwelling, and which is restricted to the ground floor area of the live-work unit, and shall be limited to the following uses:</i> <ul style="list-style-type: none"> • Business or professional office, excluding the office of a medical practitioner or veterinarian • Personal service shop, excluding health clinic, dry cleaners, laundromat, pet grooming • Service or repair shop, limited only to the servicing or repairing of small household appliances and home computers. 	New definition is proposed to recognize this built form.	New Provision
15	Model Home (no current definition)	Provisions for Model Homes not contained in current By-law.	Add the definition of Model Home, as follows: <i>Model Home shall mean a building erected as a model of the dwelling units to be constructed in the plan of subdivision, used in the interim for the sole purpose of an office and/or show room and/or sales centre, to promote the sale of residential units.</i>	New definition is proposed to provide clarity and to be consistent with related agreements	New Provision
16	Private Road (no current definition)	The current By-law does not provide a definition for Private Road (laneway).	Add the definition of Private Road, as follows: <i>Private Road shall mean a private right-of-way providing a means of access to lots abutting thereon, and is not owned by a public authority.</i>	New definition is proposed for Private Road.	New Provision
17	Temporary Sales Office (no current definition)	Provisions for Temporary Sales Office not contained	Add the definition of Temporary Sales Office, as follows: <i>Temporary Sales Office shall mean a building or structure used for the sole purpose of selling or leasing land or buildings associated with a Draft Plan of Subdivision.</i>	New definition is proposed to provide clarity and to be	New Provision

		in current By-law.		consistent with related agreements																				
Section 4 – General Provisions																								
18	Section 4.1.1 Accessory Dwelling Units shall not be permitted on lots located within the boundary of the Natural Heritage System (NHS) within the Greenbelt Plan. Within the boundary of the Protected Countryside, but outside of the NHS, accessory dwelling units may only be permitted within existing structures that were legally constructed prior to December 16, 2004. Where permitted by this Bylaw, one accessory dwelling unit is permitted per lot by way of issuance of a change of use permit and subject to the following: .1 Each dwelling unit shall comply with the Ontario Building Code in regard to, but not limited to fire separation, provision of potable water, provision of adequate waste water disposal. .2 Each dwelling unit shall have a separate private entrance with a visible house number followed by an "A" denoting the accessory dwelling unit entrance. .3 Stairways or stairwells providing entrance to a dwelling unit above or below the main floor shall be enclosed from the elements. .4 The maximum floor area shall not exceed the lessor of 45 percent of the floor area of the principal dwelling unit or 92.9 m ² (1000 ft ²). .5 All other requirements of this By-law including parking and amenity area, shall be complied with.	Update the Accessory Dwelling Unit definition to conform to the Greenbelt Plan definition.	Delete and replace Section 4.1.1, as follows: <i>Accessory Dwelling Units</i> shall not be permitted on <i>lots</i> located within the boundary of the Natural Heritage System (NHS) within the <i>Greenbelt Plan</i> . Within the boundary of the Protected Countryside, but outside of the NHS, second <i>dwelling units</i> are permitted within <i>single dwellings</i> permitted in accordance with sections 4.5.1 and 4.5.2 of the <i>Greenbelt Plan</i> or within <i>existing accessory structures</i> on the same <i>lot</i> . Where permitted by this Bylaw, one <i>accessory dwelling unit</i> is permitted per <i>lot</i> by way of issuance of a change of <i>use</i> permit and subject to the following: .1 Each <i>dwelling unit</i> shall comply with the Ontario Building Code in regard to, but not limited to fire separation, provision of potable water, provision of adequate waste water disposal. .2 Each <i>dwelling unit</i> shall have a separate private entrance with a visible house number followed by an "A" denoting the accessory dwelling unit entrance. Stairways or stairwells providing entrance to a <i>dwelling unit</i> above or below the main floor shall be enclosed from the elements. .3 The maximum <i>floor area</i> shall not exceed the lessor of 45 percent of the <i>floor area</i> of the <i>principal dwelling unit</i> or 92.9 m ² (1000 ft ²). .4 All other requirements of this By-law including parking and amenity area, shall be complied with.	Wording revised to accurately reflect the provision within the Greenbelt Plan.	Housekeeping/ Corrections																			
19	Section 4.2.1.2 An accessory dwelling unit is not permitted in an accessory structure except where permitted by Special Zoning Provisions and by Section 4.1	Planning Act allows ADUs as of right within single, semi-detached; and, townhouse units, without zoning amendment requirement.	Delete and replace Section 4.2.1.2, as follows: An <i>accessory dwelling unit</i> is not permitted in an accessory <i>structure</i> except where permitted by Section 4.1.	Revise the provision to remove reference to "Special Zoning Provisions".	Housekeeping/ Corrections																			
20	Section 4.8 Daylight Triangle .1 On every corner lot, a daylight triangle shall be observed. The daylight triangle is determined by measuring 9.0 m in each direction from the intersection of the front and exterior side lot lines and connecting these points to form a triangle. .2 No obstruction to site lines shall be permitted within the daylight triangle, including the erection of any building or structure, the planting of any trees or shrubs, or the placement of any other object with an ultimate height greater than 0.75 m above the top of the road surface of the abutting street. .3 The provisions of this Section shall not apply to land within the Central Commercial (C1) Zone.	Current standard does not reflect new urban development standards.	Delete and replace Section 4.8, as follows: .1 On every <i>corner lot</i> , a <i>daylight triangle</i> shall be observed. .2 The size of the <i>daylight triangle</i> at the intersection of two streets shall be in accordance with Table x, and the greater provision shall apply: Table x <table border="1" data-bbox="1320 1340 2595 1582"> <thead> <tr> <th rowspan="2"></th> <th colspan="3">Subject Lot has access onto a:</th> </tr> <tr> <th>Local Street</th> <th>Collector Street or Arterial Road</th> <th>County Road or Provincial Highway</th> </tr> </thead> <tbody> <tr> <td>Local</td> <td>6.0 m</td> <td>9.0 m</td> <td>15.0 m</td> </tr> <tr> <td>Collector Street or Arterial Road</td> <td>9.0 m</td> <td>9.0 m</td> <td>15.0 m</td> </tr> <tr> <td>County Road or Provincial Hwy</td> <td>15.0 m</td> <td>15.0 m</td> <td>30.0 m</td> </tr> </tbody> </table> .3 No obstruction to site lines shall be permitted within the <i>daylight triangle</i> , including the erection of any building or structure, the planting of any trees or shrubs, or the placement of any other object with an ultimate height greater than 0.75 m above the top of the road surface of the abutting <i>street</i> . .4 The provisions of this Section shall not apply to <i>land</i> within the Central Commercial (C1) Zone.		Subject Lot has access onto a:			Local Street	Collector Street or Arterial Road	County Road or Provincial Highway	Local	6.0 m	9.0 m	15.0 m	Collector Street or Arterial Road	9.0 m	9.0 m	15.0 m	County Road or Provincial Hwy	15.0 m	15.0 m	30.0 m	Requirement for local/local roads has been reduced to reflect new urban residential zone standards; and, to provide further clarification.	Revision/ Clarification
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21	Section 4.26.5 In the event that any use requires more than 25 off-street parking spaces, parking for physically challenged persons shall be provided in accordance with the following regulations:	Current By-law does not require barrier free parking space for	1. Delete Section 4.26.5 2. Add a new section 4.26.1 after Section 4.26, as follows: Barrier-free Accessible Parking Space	Provision has been replaced to reflect AODA requirements	Housekeeping/ Corrections																			

- .1 the number of spaces to be provided shall be determined in accordance with the following:
- | Total Parking Spaces Required | Required Special Parking Spaces |
|-------------------------------|---------------------------------|
| 25 to 50 | 1 space |
| 51 to 100 | 2 spaces |
| more than 100 | 1 space for every 50 |
- .2 each special parking stall shall have a minimum width of 4.0 m;
 .3 each special parking stall shall be clearly identified as being reserved for physically challenged persons.

developments with less than 25 parking spaces. This is not in compliance with AODA requirements.

- .1 A barrier-free accessible parking space shall be included in the calculation of the total parking space requirements of this By-law.
 .2 A barrier-free accessible parking space shall be accessible by a barrier-free access aisle, marked with high tonal contrast diagonal lines, free of any encroachment.
 .3 A barrier-free access aisle shall be permitted to be shared between two barrier-free accessible parking spaces.
 .4 A barrier-free accessible parking space shall be required for the following uses:
 .1 Where a visitor parking space is required for a residential use; and,
 .2 For all non-residential uses.
 .5 The minimum dimensions of a barrier-free accessible parking space shall be provided in accordance with the following:

Minimum Dimension	Type A Space (m)	Type B Space (m)
Minimum width (m)	3.4	2.4
Minimum length (m)	6.0	6.0
Minimum vertical clearance (m)	2.0	
Minimum barrier-free access aisle width (m)	1.5	
Minimum barrier-free access aisle length (m)	6.0	

- .6 The required minimum number of barrier-free accessible parking spaces shall be in accordance with the following:

Total Required Parking Spaces	Required Barrier-free Accessible Parking Spaces
12 or less	1 of total required parking spaces
13 to 100	4% of total required parking spaces
101 to 200	1, plus 3% of the total required parking spaces
201 to 1,000	2, plus 2% of the total required parking spaces
Over 1,000	11, plus 1% of the total required parking spaces

- .7 Where one barrier-free accessible parking space is required, it shall be a Type A barrier-free accessible parking space.
 .8 Where an even number of barrier-free accessible parking spaces are required, an equal number of Type A and Type B barrier-free parking spaces shall be provided.
 .9 Where an odd number of barrier-free accessible parking spaces are required, the number of barrier-free accessible parking spaces must be divided equally between a Type A and a Type B barrier-free accessible parking space, while the remainder may be provided as a Type B barrier-free accessible parking space
 .10 Where there is a potential conflict in calculation of Barrier-free Accessible Parking Spaces, the Accessibility for Ontarians with Disabilities Act (AODA) applies.

regarding Barrier Free parking spaces.

22 Parking & Driveway Provisions for Urban Residential Zones
(no current provision)

Current by-law does not contain parking and driveway provisions for Urban Residential zones.

Add a new Section 4.26.2 after Section 4.26.1, as follows:

Parking & Driveway Provisions for Urban Residential Zones

- .1 The minimum width of a driveway, free of projections shall be 3.0 metres, with a maximum width of 6.0 metres at the street line.
 .2 The maximum width for a single driveway and the combined maximum width where more than one driveway is permitted shall be:
 .1 3.0 metres for a lot having a lot frontage less than 6.0 metres
 .2 6.0 metres for a lot having a lot frontage between 6.0 metres and 18.0 metres
 .3 9.0 metres for a lot having a lot frontage greater than 18.0 metres

A new section is proposed for parking and driveway regulations to correspond with the proposed Urban Residential zones.

New Provision

23 Section 4.27, Table 1

A) TYPE OF USE / BUILDING	B) MINIMUM PARKING REQUIRED
2. Apartment or cluster townhouse dwelling, or any other multiple unit residential building	1.5 spaces per dwelling unit

Current By-law does not require visitor parking for buildings containing 5 or

Amend Table 1 to add the following parking requirements:

A) TYPE OF USE / BUILDING	B) MINIMUM PARKING REQUIRED
2. Apartment or cluster townhouse dwelling, or any other multiple unit residential building or portion of a	1.0 spaces per dwelling unit 0.5 spaces per dwelling unit for visitor parking

Table 1 has been revised to include visitor parking requirements for buildings containing

Revision/
Clarification

	or portion of a building containing 5 or more dwelling units		more dwelling units.	building containing 5 or more dwelling units			more than 5 dwelling units.																																									
24	Section 4.27.5 The parking area shall be setback a minimum of 1.5 m from the street line, and the area between the street line and the parking area shall be used for no purpose other than landscaping.		By-law does not require landscape buffers along side or rear lot lines.	Delete and replace Section 4.27.5, as follows: The <i>parking area</i> shall be <i>setback</i> a minimum of 1.5 m from all <i>lot lines</i> , and the area between the <i>street line</i> and the <i>parking area</i> shall be used for no purpose other than landscaping.			Provision has been revised to require landscape buffer along all lot lines.	Revision/ Clarification																																								
25	Parking Structures (no current provision)		Current By-law does not have provisions for parking structures.	Amend Section 4.27 by adding the following provisions: Section 4.27.1 Parking Structures .1 Above-grade Parking Structures .1 Any portion of a parking structure located above established grade shall be subject to the minimum <i>lot</i> and <i>building</i> requirements of the zone in which the <i>lot</i> is located. .2 Below-grade Parking Structures .1 A below-grade parking structure shall be permitted to encroach into any required <i>yard</i> . .2 The minimum setback of a below-grade parking structure shall be subject to the following requirements: .1 The minimum setback from a street line shall be 1.8 m; and, .2 The minimum setback from an interior side lot line or rear lot line shall be 0.0 m. .3 Notwithstanding any other requirements of this By-law, an <i>accessory building</i> or <i>structure</i> that is incidental to a below-grade parking <i>structure</i> , such as air ventilation or an access staircase, shall be permitted anywhere on the same <i>lot</i> as the parking <i>structure</i> is located subject to the following requirements: .1 The <i>accessory building</i> or <i>structure</i> shall not be located in a minimum required <i>front yard</i> or <i>exterior side yard</i> . .2 The <i>accessory building</i> or <i>structure</i> shall have a minimum setback of 3.0 m from any <i>lot line</i> .			A new section has been added to provide regulations on parking structures.	New Provision																																								
26	Section 4.33.1.2 On lands zoned or used for any commercial or industrial use where the interior side or rear lot line abuts lands zoned for residential or parks and open space uses;		No planting strip currently required for commercial or industrial use, abutting an institutional use.	Delete and replace Section 4.33.1.2, as follows: On <i>lands</i> zoned or used for any commercial and <i>industrial use</i> where the interior side or <i>rear lot line</i> abuts <i>lands</i> zoned for residential, institutional or <i>parks</i> and open space <i>uses</i> ;			Provision has been revised to require appropriate planting strips abutting institutional uses.	Revision/ Clarification																																								
27	Section 4.47 Yard Encroachments With the exception of those structures listed in the following table, every part of any yard required by this By-law shall be open and unobstructed by any building or structure. The following structures shall be permitted to project into the minimum yards indicated for the distances specified on Table 2, except as provided in 4.8 Daylight Triangle.		Current wording regarding maximum projection permitted is confusing; and, has to potential to conflict with required yards.	Delete and replace Section 4.47, as follows: Unless otherwise expressly required by this By-law, no portion of any required yard shall be permitted to be encroached or otherwise obstructed by any <i>building</i> , <i>structure</i> or feature or part thereof except where a portion of a <i>building</i> , <i>structure</i> or feature is permitted to encroach into a required <i>yard</i> , in accordance with Table 2, except as provided in Section 4.8 <i>Daylight Triangle</i> .			Wording has been revised to indicate maximum projection into the minimum required yard for clarity.	Revision/ Clarification																																								
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28	Model Homes (no current provision)			Provisions currently only contained within site specific agreements.	Amend Section 4 to add the following provisions: 4.49 Model Homes .1 A model home shall only be permitted on lands that have received draft plan of subdivision or draft plan of condominium approval under the provisions of the Planning Act or the Condominium Act, or site plan approval, as applicable. .2 A model home shall comply with the applicable requirements of this By-law for the type of <i>dwelling</i> the model home represents. .3 A model home shall only be permitted on a <i>lot</i> defined by a draft approved plan. .4 The total number of model homes for any draft approved plan of subdivision shall not exceed 6 <i>dwelling units</i> , or 10% of the total number of <i>lots</i> , whichever is less. Where the calculation of the total number of model homes permitted results in a fraction, the total number of model homes permitted shall be determined by rounding up to the nearest whole number. .5 Occupancy of a model home is prohibited prior to the date of registration of the draft plan of subdivision or draft plan of condominium.	New provisions are proposed to standardize the process of installing model homes and temporary sales offices.	New Provision
29	Temporary Sales Office (no current provision)			Provisions currently only contained within site specific agreements.	Amend Section 4 to add the following provisions: 4.50 Temporary Sales Office .1 A temporary sales office shall only be permitted in conjunction with lands that have received draft plan of subdivision or draft plan of condominium approval under the provisions of the Planning Act or the Condominium Act, or site plan approval, as applicable. .2 A temporary sales office shall only be permitted subject to the following requirements: .1 Where draft plan approval has been granted and the lot on which the temporary sales office is located is zoned to permit the use and the zoning is in full force and effect; or, .2 In a zone where office is a permitted use. .3 A temporary sales office shall only be permitted if it complies with the requirements of the zone in which the lot is located. .4 A temporary sales office shall be subject to Site Plan Approval.	New provisions are proposed to standardize the process of installing model homes and temporary sales offices.	New Provision

Section 6 – Requirements for Residential Zones

30	TABLE 5 - PERMITTED USES IN RESIDENTIAL ZONES				By-law does not contain provisions for residential uses on full municipal services.	Delete and replace Table 5 in Section 6 as follows: TABLE 5 – PERMITTED USES IN RESIDENTIAL ZONES	Table revised to add new Urban Residential Zones on full municipal services; and, permitted uses.	New Provision				
	PERMITTED USE ✓ indicates use is permitted in zone	ZONE R1 Residential One	ZONE R2 Residential Two	ZONE R3 Rural Residential	ZONE R4 Multiple Residential	PERMITTED USE ✓ indicates use is permitted in zone	ZONE R1 Residential One	ZONE R2 Residential Two	ZONE R3 Rural Residential	ZONE R4 Multiple Residential	Zone UR1 Urban Residential One	Zone UR2 Urban Residential Two
	detached dwelling	✓	✓	✓		detached dwelling	✓	✓	✓		✓	✓
	accessory dwelling unit	✓	✓	✓		uses accessory to a permitted use, including an accessory dwelling unit	✓	✓	✓		✓ (1)	✓ (1)
	semi-detached dwelling		✓			semi-detached dwelling		✓			✓	✓
	duplex dwelling		✓			duplex dwelling		✓			✓	✓
	triplex or fourplex dwelling				✓	triplex or fourplex dwelling				✓	✓	✓
	townhouse dwelling				✓	townhouse dwelling				✓	✓	✓
					✓	back-to-back townhouse				✓	✓	✓

<i>apartment dwelling</i>				✓
<i>home occupation in accordance with Section 4.18</i>	✓	✓	✓	
<i>B&B (Class 1) in accordance with Section 4.3</i>	✓	✓	✓	
<i>B&B (Class 2) in accordance with Section 4.3</i>			✓	
<i>existing institutional uses</i>	✓	✓	✓	
<i>Uses accessory to a permitted use</i>	✓	✓	✓	✓

<i>stacked townhouse</i>				✓	✓	✓
<i>street townhouse</i>				✓	✓	✓
<i>apartment dwelling</i>				✓	✓	✓
<i>nursing home or home for the aged (2)</i>				✓	✓	✓
<i>retirement residential facility (2)</i>				✓	✓	✓
<i>home occupation in accordance with Section 4.18</i>	✓	✓	✓		✓ (1)	✓ (1)
<i>B&B (Class 1) in accordance with Section 4.3</i>	✓	✓	✓		✓	✓
<i>B&B (Class 2) in accordance with Section 4.3</i>			✓		✓	✓
<i>existing institutional use</i>	✓	✓	✓		✓	✓
<i>live-work Unit within a street townhouse block</i>				✓	✓	✓

Notes:

- (1) Permitted for a *detached* or *semi-detached dwelling* only
- (2) Subject to a site-specific amendment to this By-law

31 Urban Residential Zones
(no current provision)

By-law does not contain provisions for residential uses on full municipal services.

Amend Section 6 to add the following new sections, and renumber reference to tables in the sections, as follows:

6.5 Urban Residential Zones

No person shall use land, or erect or use a building or structure in a UR1 and UR2 Zones except in accordance with the following regulations:

- .1 **Permitted Uses** – See TABLE 6
- .2 **Lot Requirements**– See TABLE 7, 8, 9 & 10

TABLE 7 – LOT REQUIREMENTS FOR SINGLE DETACHED DWELLINGS

Standard	UR1	UR2
Minimum Lot Area	280 sq. m.	350 sq. m.
Minimum Lot Frontage	10 m	12 m
Minimum Front Yard (1)	4.0 m	

Performance standards for new Urban Residential Zones have been added.

New Provision

Minimum <i>Rear Yard</i>	7.0 m
Minimum Interior <i>Side Yard</i>	
One Side	1.2 m
Other Side	0.6 m (1)
Minimum <i>Exterior Side Yard</i>	4.0 m (2)
Maximum <i>Building Height</i>	11.0 m
Minimum landscaped area of <i>front yard</i> or <i>exterior side yard</i>	33%
Notes:	
(1) The minimum required <i>interior side yard</i> on one side shall be 3.5 m if a detached <i>garage</i> is located in the <i>rear yard</i> and accessed by a <i>driveway</i> that crosses the <i>front lot line</i> .	
(2) The wall of an attached <i>garage</i> that contains a motor vehicle door shall be set back a minimum of 6.0 m from the lot line that the driveway crosses to access the <i>garage</i> .	

TABLE 8 – LOT REQUIREMENTS FOR SEMI-DETACHED & DUPLEX/TRIPLEX/FOURPLEX DWELLINGS within UR1 and UR2 Zones

Residential Lots	Semi-Detached (1)	Duplex/Triplex/ Fourplex
Minimum <i>Lot Area</i>	n/a	n/a
Minimum <i>Lot Frontage</i>	7.5 m per unit	15.0 m
Minimum <i>Front Yard</i> (1)	4.0 m	4.0 m
Minimum <i>Rear Yard</i>	7.5 m	7.5 m
Minimum Interior <i>Side Yard</i>		
One Side	1.2 m	3.0 m
Other Side	0.0 m (2)	0.6 m
Minimum <i>Exterior Side Yard</i>	4.0 m (1)	4.0 m (1)
Maximum <i>Building Height</i>	11.0 m	11.0 m
Minimum landscaped area of <i>front yard</i> or <i>exterior side yard</i>	33%	33%
Notes:		
(1) Semi-detached provisions are per dwelling unit.		
(2) The wall of an attached <i>garage</i> that contains a motor vehicle door shall be set back a minimum of 6.0 m from the <i>lot line</i> that the driveway crosses to access the <i>garage</i> .		
(3) Where <i>semi-detached dwellings</i> on abutting <i>lots</i> share a common wall, no <i>interior side yard</i> shall be required, but where <i>dwellings</i> do not share a common wall, a setback of 1.2 metres shall be required.		

TABLE 9 – LOT REQUIREMENTS FOR TOWNHOUSE DWELLINGS within UR1 and UR2 Zones

Requirements	Provisions
Minimum <i>Lot Area</i>	170 m ² per unit
Minimum <i>Lot Frontage</i>	6.0 m per unit on an <i>interior lot</i> and 7.0 m per end unit or <i>corner lot</i> (1)
Minimum <i>Front Yard</i>	3.0 m (2)
Minimum <i>Rear Yard</i> on a <i>lot</i> not accessed by a <i>private road</i>	7.0 m (3)
Minimum <i>Rear Yard</i> on a <i>lot</i> accessed by <i>private road</i>	4.5 m (3)(4)
Minimum <i>Interior Side Yard</i>	0.0 m for an interior unit and 1.2 m for an end unit
Minimum <i>Exterior Side Yard</i> (1)	3.0 m
Minimum separation distance between buildings	Side yard: 3.0 m Front-to-front of main wall: 12.5 m for <i>stacked townhouse</i> and 11.0 m for all other
Maximum <i>Building Height</i>	12.5 m for <i>stacked townhouse</i> and 11.0 metres for all other
Minimum Private Outdoor Amenity Area	10 sq. m. per unit
Minimum Common Outdoor Amenity Area	10 sq. m. per unit

Additional requirements to Table 9:

- .1 *Townhouse dwellings* are not required to abut a public street.
- .2 Where an attached garage faces a street or an exterior side lot line, the minimum setback to the attached garage shall be 6.0 m.
- .3 The minimum *rear yard* for a *back-to-back townhouse* shall be 0.0 m where the *dwelling units* share a common wall
- .4 The minimum *rear yard* shall be 0.6 m where the garage is accessed from a rear laneway.

.3 Additional Provisions for Townhouses

- a) Minimum depth of a *lot* for *back-to-back townhouse dwellings* shall be 13.0 metres
- b) The minimum distance for any two *block townhouse buildings* on the same *lot* shall be 2.4 metres between the *interior side yards*, 12.0 metres for rear yards; and, 13.5 metres for front yards.

.4 Provisions for Live-work Units

- a) Permitted non-residential uses may only be permitted as part of a *live-work unit*

TABLE 10 – LOT REQUIREMENTS FOR APARTMENT DWELLINGS

Requirements	Provisions
Minimum <i>Lot Area</i>	n/a
Minimum <i>setback</i> to a <i>lot line</i>	4.5 metres (1)

Maximum <i>setback</i> to a <i>street line</i>	6.0 metres
Minimum setback for below grade parking structures	minimum: 0.0 metres
Maximum <i>building height</i>	20 metres (6 Storeys)
Maximum <i>Lot Coverage</i>	25%
Minimum <i>Landscaped Area</i>	30%
Minimum landscape strip	3.0 metres abutting a <i>street line</i> , any <i>interior side lot line</i> or <i>rear lot line</i>
Continuous length of buildings along a street line (minimum)	60 percent of the street frontage of a <i>lot</i> must be occupied by a <i>building</i>
Minimum <i>Amenity Area</i>	
Common	A minimum of 4 square metres per unit, of which 50% must be indoor
Private	2 square metres per unit

Additional requirements to Table 10:

.1 Where an *apartment dwelling* abuts a single *detached dwelling*, the *side yard* shall be a minimum of 6.0 metres

.5 Additional Provisions for Apartments

- a) Rooftop mechanical equipment shall be screened or enclosed within a rooftop mechanical penthouse.
- b) A rooftop mechanical penthouse shall be excluded from the calculation of height.

Section 7 – Requirements for Commercial Zones

32	<p>7.1.4 Residential Units within Commercial Buildings <i>A building</i> used for a permitted commercial <i>use</i> may also contain one or more residential <i>dwelling</i> units in combination with a permitted <i>use</i> and in accordance with the following provisions:</p> <ul style="list-style-type: none"> .1 Each <i>dwelling</i> unit shall form part of the <i>main building</i> and shall be located on the second or higher floors; .2 Each <i>dwelling</i> unit shall be fully self-contained; .3 Each <i>dwelling</i> unit shall have a separate private entrance from the commercial use. .4 Stairways providing entrance to a dwelling unit above or below the main floor shall be enclosed from the elements. .5 All other requirements including parking and outdoor amenity area of this By-law shall be complied with. 	<p>Provision is currently located within Central Commercial Zone section.</p>	<ul style="list-style-type: none"> 1. Delete Section 7.1.4 2. Amend Section 7 to add the following provision: <p>7.1 Residential Units within Commercial Buildings <i>A building</i> used for a permitted commercial <i>use</i> may also contain one or more residential <i>dwelling</i> units in combination with a permitted <i>use</i> and in accordance with the following provisions:</p> <ul style="list-style-type: none"> .1 Each <i>dwelling</i> unit shall form part of the <i>main building</i> and shall be located on the second or higher floors; .2 Each <i>dwelling</i> unit shall be fully self-contained; .3 Each <i>dwelling</i> unit shall have a separate private entrance from the commercial use. .4 Stairways providing entrance to a dwelling unit above or below the main floor shall be enclosed from the elements. .5 All other requirements including parking and outdoor amenity area of this By-law shall be complied with. 	<p>Section has been moved to General Commercial Provisions to apply to all Commercial zones.</p>	<p>Housekeeping/ Corrections</p>
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Section 13 – Requirements for Development Zones

33	<p>Section 13.1.1 Permitted Uses</p> <ul style="list-style-type: none"> • agricultural uses • a single detached dwelling on an existing lot subject to the applicable provisions of the R1 zone and other regulations of this By-law • uses, buildings and structures existing on a lot zoned FD on the date of passing of this By-law. 	<p>Future Development Zone currently does not permit accessory dwelling units.</p>	<p>Amend Section 13.1.1, as follows:</p> <p><i>accessory dwelling unit</i> in accordance with Section 4.1</p>	<p>Provision has been revised to add accessory dwelling unit as permitted use.</p>	<p>Housekeeping/ Corrections</p>
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