

Appendix C: Proposed Zoning Modifications – Technical Amendment

Item	Current Provision	Issue	Proposed Modification	Staff Comment	Amendment Type
Section 2 – Definitions					
1	Driveway means an area used for the parking of motor vehicles and for accessing single detached, semi-detached, duplex, triplex, fourplex and street townhouse dwellings. An area accessing block townhouses, apartment buildings, office buildings and grouped commercial uses are considered to be driveways leading to a parking area.	The current definition of Driveway does not consider private roads or laneways.	Delete and replace the definition of Driveway, as follows: <i>Driveway shall mean a defined area providing access to motor vehicles from a street, private road or lane to a parking area, parking space, parking lot, loading space, private garage, carport, building or structure.</i>	Revise definition to include all forms of development.	Revision/ Clarification
2	Lane Shall mean a public or private thoroughfare or way, which affords only a secondary means of access to abutting property, and includes a laneway, but does not include a street.	The current definition of lane includes private lanes. A private lane is referred to as a Private Street.	Delete and replace the definition of Lane, as follows: <i>Lane shall mean a public thoroughfare or way, which affords only a secondary means of access to abutting property, and includes a laneway, but does not include a street.</i>	Revise definition to eliminate reference to private lanes.	Revision/ Clarification
3	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
4	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
5	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
6	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 or Townhouse Dwelling 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 four 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	Accessible Parking Space (no current definition)	The current By-law does not define this term.	Add the definition for Accessible Parking Space, as follows: <i>Accessible 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 to correspond with accessible parking space provisions.	New Provision
9	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 an accessible parking space to provide unobstructed pedestrian access to and from an accessible parking space.</i>	New definition is proposed to be consistency with the AODA.	New Provision
12	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
13	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
14	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
15	Temporary Sales Office (no current definition)	Provisions for Temporary Sales Office not contained in current By-law.	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 consistent with	New Provision

				related agreements																				
Section 4 – General Provisions																								
16	<p>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:</p> <ol style="list-style-type: none"> .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 m² (1000 ft²). .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.	<p>Delete and replace Section 4.1.1, as follows:</p> <p><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, <i>second 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>.</p> <p>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:</p> <ol style="list-style-type: none"> .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 m² (1000 ft²). .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																			
17	<p>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</p>	Planning Act allows ADUs as of right within single, semi-detached; and, townhouse units, without zoning amendment requirement.	<p>Delete and replace Section 4.2.1.2, as follows:</p> <p>An <i>accessory dwelling unit</i> is not permitted in an <i>accessory structure</i> except where permitted by Section 4.1.</p>	Revise the provision to remove reference to "Special Zoning Provisions".	Housekeeping/ Corrections																			
18	<p>Section 4.8 Daylight Triangle</p> <ol style="list-style-type: none"> .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.	<p>Delete and replace Section 4.8, as follows:</p> <ol style="list-style-type: none"> .1 On every <i>corner lot</i>, a <i>daylight triangle</i> shall be observed. .2 The <i>daylight triangle</i> is determined by using the following measurements in each direction from the intersection of the front and exterior <i>lot lines</i> and connecting these points to form a triangle, in accordance with Table 1: Table 1 – Daylight Triangle Requirements <table border="1" data-bbox="1311 1312 2585 1507"> <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</th> <th>Arterial Road</th> </tr> </thead> <tbody> <tr> <td>Local</td> <td>6.0 m</td> <td>6.0 m</td> <td>9.0 m</td> </tr> <tr> <td>Collector Street or Arterial Road</td> <td>6.0 m</td> <td>9.0 m</td> <td>9.0 m</td> </tr> <tr> <td>Arterial Road</td> <td>9.0 m</td> <td>9.0 m</td> <td>9.0 m</td> </tr> </tbody> </table> <ol style="list-style-type: none"> .3 No obstruction to sight 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	Arterial Road	Local	6.0 m	6.0 m	9.0 m	Collector Street or Arterial Road	6.0 m	9.0 m	9.0 m	Arterial Road	9.0 m	9.0 m	9.0 m	Requirement for local/local roads and local/collector roads has been reduced to reflect new urban residential zone standards; and, to provide further clarification.	Revision/ Clarification
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19	<p>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:</p> <ol style="list-style-type: none"> .1 the number of spaces to be provided shall be determined in accordance with the following: 	Current By-law does not require barrier free parking space for developments with less than	<ol style="list-style-type: none"> 1. Delete Section 4.26.5 2. Add a new section 4.26.1 after Section 4.26, as follows: <p>Accessible Parking Space</p> <ol style="list-style-type: none"> .1 An accessible parking space shall be included in the calculation of the total parking space requirements of this By-law. 	Provision has been replaced to reflect AODA requirements regarding Barrier Free	Housekeeping/ Corrections																			

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.

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

- .2 An 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 accessible parking spaces.
- .4 An 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 an 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	

* As per the Accessibility for Ontarians with Disabilities Act (AODA)

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

Number of Parking Spaces Provided	Required Accessible Parking Spaces
0 to 12	1
Requirement for 13 to 100 parking spaces – 4% of total	
13 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
Requirement for 101 to 200 parking spaces is 1 plus 3% of total	
101 to 140	5
141 to 170	6
171 to 200	7
Requirement for 201 to 300 parking spaces is 2 plus 2% of total	
201 to 250	7
251 to 300	8
301 to 350	9
351 to 400	10
401 to 450	11
451 to 500	12
501 to 550	13
551 to 600	14
601 to 650	15
651 to 700	16
701 to 750	17
751 to 800	18
801 to 850	19
851 to 900	20
901 to 950	21
951 to 1,000	22
Requirements for more than 1,000 parking spaces provided is 11 plus 1% of total	
1,001 to 1,100	22
1,101 to 1,200	23
1,201 to 1,300	24
<i>For each 100 parking spaces provided, add 1 additional parking space to the running total.</i>	

*Rounding up to the nearest whole number

- .7 Where one accessible parking space is required, it shall be a Type A accessible parking space.
- .8 Where an even number of accessible parking spaces are required, an equal number of Type A and Type B barrier-free parking spaces shall be provided.

parking spaces.

			<p>.9 Where an odd number of accessible parking spaces are required, the number of accessible parking spaces must be divided equally between a Type A and a Type B accessible parking space, while the remainder may be provided as a Type B accessible parking space</p> <p>.10 Where there is a potential conflict in calculation of Accessible Parking Spaces, the Accessibility for Ontarians with Disabilities Act (AODA) applies.</p>										
20	<p>Section 4.26.3 All parking within a Residential or Mixed Use Zone shall be to the rear of the front wall of the main building, except that a driveway leading directly from the street to the required off-street parking spaces may be used for temporary parking of motor vehicles.</p>	Current by-law does not allow parking to be on the driveway of a residential house.	<p>Delete and replace 4.26.3 as follows:</p> <p>.3 All parking within any Zone, other than Residential, shall be to the rear of the front wall of the <i>main building</i>, excluding any <i>Accessible Parking Space</i>.</p>	Provision has been revised to allow parking on the driveway in front of the main wall of the house.	Revision/ Clarification								
21	<p>Parking & Driveway Provisions for Urban Residential Zones (no current provision)</p>	Current by-law does not contain parking and driveway provisions for Urban Residential zones.	<p>Add a new Section 4.26.2 after Section 4.26.1, as follows:</p> <p>Parking & Driveway Provisions for Urban Residential Zones</p> <p>.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.</p> <p>.2 The maximum width for a single driveway and the combined maximum width where more than one driveway is permitted shall be:</p> <p>.1 3.0 metres for a lot having a lot frontage less than 6.0 metres</p> <p>.2 6.0 metres for a lot having a lot frontage between 6.0 metres and 18.0 metres</p> <p>.3 9.0 metres for a lot having a lot frontage greater than 18.0 metres</p> <p>.3 Each parking space within a private garage shall have a minimum width of 3.0 metres and a minimum depth of 6.0 metres however, the minimum required width may include one interior step, and the minimum required depth may include one interior step.</p>	A new section is proposed for parking and driveway regulations to correspond with the proposed Urban Residential zones.	New Provision								
22	<p>Section 4.27, Table 1</p> <table border="1"> <thead> <tr> <th>A) TYPE OF USE / BUILDING</th> <th>B) MINIMUM PARKING REQUIRED</th> </tr> </thead> <tbody> <tr> <td>2. Apartment or cluster townhouse dwelling, or any other multiple unit residential building or portion of a building containing 5 or more dwelling units</td> <td>1.5 spaces per dwelling unit</td> </tr> </tbody> </table>	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 building containing 5 or more dwelling units	1.5 spaces per dwelling unit	Current By-law does not require visitor parking for buildings containing 5 or more dwelling units.	<p>Amend Table 1 to add the following parking requirements:</p> <table border="1"> <thead> <tr> <th>A) TYPE OF USE / BUILDING</th> <th>B) MINIMUM PARKING REQUIRED</th> </tr> </thead> <tbody> <tr> <td>2. Apartment or cluster townhouse dwelling, or any other multiple unit residential building or portion of a building containing 5 or more dwelling units</td> <td>1.0 spaces per dwelling unit, plus 0.5 visitor parking space per dwelling unit</td> </tr> </tbody> </table>	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 building containing 5 or more dwelling units	1.0 spaces per dwelling unit, plus 0.5 visitor parking space per dwelling unit	Table 1 has been revised to include visitor parking requirements for buildings containing more than 5 dwelling units.	Revision/ Clarification
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23	<p>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.</p>	By-law does not require landscape buffers along side or rear lot lines.	<p>Delete and replace Section 4.27.5, as follows:</p> <p>The <i>parking area</i> shall be <i>setback</i> a minimum of 3.0 m from the <i>street line</i> and a minimum of 3.0 m from all other <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.</p>	Provision has been revised to require landscape buffer along all lot lines.	Revision/ Clarification								
24	<p>Parking Structures (no current provision)</p>	Current By-law does not have provisions for parking structures.	<p>Amend Section 4.27 by adding the following provisions:</p> <p>Section 4.27.1 Parking Structures</p> <p>.1 Above-grade Parking Structures</p> <p>.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.</p> <p>.2 Below-grade Parking Structures</p> <p>.1 A below-grade parking structure shall be permitted to encroach into any required <i>yard</i>.</p> <p>.2 The minimum setback of a below-grade parking structure shall be subject to the following requirements:</p> <p>.1 The minimum setback from a street line shall be 1.8 m; and,</p> <p>.2 The minimum setback from an interior side lot line or rear lot line shall be 0.0 m.</p> <p>.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:</p> <p>.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>.</p>	A new section has been added to provide regulations on parking structures.	New Provision								

			.2 The accessory building or structure shall have a minimum setback of 3.0 m from any lot line.																																																								
25	<p>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;</p>	No planting strip currently required for commercial or industrial use, abutting an institutional use.	<p>Delete and replace Section 4.33.1.2, as follows:</p> <p>On lands zoned or used for any commercial and industrial use where the interior side or rear lot line abuts lands zoned for residential, institutional or parks and open space uses;</p>	Provision has been revised to require appropriate planting strips abutting institutional uses.	Revision/ Clarification																																																						
26	<p>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.</p> <table border="1"> <thead> <tr> <th colspan="3">Table 2 - Permitted Yard Encroachments</th> </tr> <tr> <th>Structure</th> <th>Yards In Which Projection is Permitted</th> <th>Maximum Projection from Main Wall Permitted</th> </tr> </thead> <tbody> <tr> <td>Sills, Belt Courses, Cornices, Eaves, Gutters, Chimneys, Pilasters</td> <td>any yard</td> <td>0.45 m</td> </tr> <tr> <td>Window Bays</td> <td>any yard</td> <td>1.0 m</td> </tr> <tr> <td>Fire Escapes Exterior Staircases</td> <td>rear yard</td> <td>1.5 m</td> </tr> <tr> <td>Air Conditioners</td> <td>any yard</td> <td>1.5 m</td> </tr> <tr> <td>Balconies</td> <td>any yard</td> <td>1.8 m</td> </tr> <tr> <td>Uncovered Steps, Porch or Deck</td> <td>front, rear, exterior side</td> <td>2.5 m</td> </tr> </tbody> </table>	Table 2 - Permitted Yard Encroachments			Structure	Yards In Which Projection is Permitted	Maximum Projection from Main Wall Permitted	Sills, Belt Courses, Cornices, Eaves, Gutters, Chimneys, Pilasters	any yard	0.45 m	Window Bays	any yard	1.0 m	Fire Escapes Exterior Staircases	rear yard	1.5 m	Air Conditioners	any yard	1.5 m	Balconies	any yard	1.8 m	Uncovered Steps, Porch or Deck	front, rear, exterior side	2.5 m	<p>Delete and replace Section 4.47, as follows:</p> <p>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 building, structure or feature or part thereof except where a portion of a building, structure or feature is permitted to encroach into a required yard, in accordance with Table 2, except as provided in Section 4.8 Daylight Triangle.</p> <table border="1"> <thead> <tr> <th colspan="3">Table 2 - Permitted Yard Encroachments</th> </tr> <tr> <th>Structure or Feature</th> <th>Yards In Which Projection is Permitted</th> <th>Maximum Projection into the Minimum Required Yard</th> </tr> </thead> <tbody> <tr> <td>Awnings and canopies</td> <td>Any yard</td> <td>0.6 m</td> </tr> <tr> <td>Sills, Belt Courses, Cornices, Eaves, Gutters, Chimneys, Pilasters</td> <td>any yard</td> <td>0.45 m</td> </tr> <tr> <td>Window Bays</td> <td>any yard</td> <td>1.0 m</td> </tr> <tr> <td>Fire Escapes Exterior Staircases</td> <td>rear yard</td> <td>1.5 m</td> </tr> <tr> <td>Air Conditioners</td> <td>Rear, interior side yard</td> <td>1.5 m</td> </tr> <tr> <td>Balconies</td> <td>Front, rear, exterior side yard</td> <td>1.8 m</td> </tr> <tr> <td>Uncovered Steps, Porch or Deck</td> <td>front, rear, exterior side</td> <td>2.5 m</td> </tr> <tr> <td>Ornamental building feature</td> <td>Any yard</td> <td>0.6 m</td> </tr> </tbody> </table> <p>Current wording regarding maximum projection permitted is confusing; and, has to potential to conflict with required yards.</p>	Table 2 - Permitted Yard Encroachments			Structure or Feature	Yards In Which Projection is Permitted	Maximum Projection into the Minimum Required Yard	Awnings and canopies	Any yard	0.6 m	Sills, Belt Courses, Cornices, Eaves, Gutters, Chimneys, Pilasters	any yard	0.45 m	Window Bays	any yard	1.0 m	Fire Escapes Exterior Staircases	rear yard	1.5 m	Air Conditioners	Rear, interior side yard	1.5 m	Balconies	Front, rear, exterior side yard	1.8 m	Uncovered Steps, Porch or Deck	front, rear, exterior side	2.5 m	Ornamental building feature	Any yard	0.6 m	<p>Delete and replace Section 4.47, as follows:</p> <p>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 building, structure or feature or part thereof except where a portion of a building, structure or feature is permitted to encroach into a required yard, in accordance with Table 2, except as provided in Section 4.8 Daylight Triangle.</p>	Wording has been revised to indicate maximum projection into the minimum required yard for clarity, and include exemptions for ornamental building features.	Revision/ Clarification
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27	<p>Model Homes (no current provision)</p>	Provisions currently only contained within site specific agreements.	<p>Amend Section 4 to add the following provisions:</p> <p>4.49 Model Homes</p> <p>.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.</p> <p>.2 A model home shall comply with the applicable requirements of this By-law for the type of dwelling the model home represents.</p> <p>.3 A model home shall only be permitted on a lot defined by a draft approved plan.</p> <p>.4 The total number of model homes for any draft approved plan of subdivision shall not exceed 6 dwelling units, or 10% of the total number of lots, 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.</p> <p>.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.</p>	New provisions are proposed to standardize the process of installing model homes and temporary sales offices.	New Provision																																																						
28	<p>Temporary Sales Office (no current provision)</p>	Provisions currently only contained within site specific agreements.	<p>Amend Section 4 to add the following provisions:</p> <p>4.50 Temporary Sales Office</p> <p>.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.</p> <p>.2 A temporary sales office shall only be permitted subject to the following requirements:</p>	New provisions are proposed to standardize the process of installing model homes	New Provision																																																						

- .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.

and temporary sales offices.

Section 6 – Requirements for Residential Zones

29 TABLE 5 - PERMITTED USES IN RESIDENTIAL ZONES

PERMITTED USE ✓ indicates use is permitted in zone	ZONE R1 Residential One	ZONE R2 Residential Two	ZONE R3 Rural Residential	ZONE R4 Multiple Residential
detached dwelling	✓	✓	✓	
accessory dwelling unit	✓	✓	✓	
semi-detached dwelling		✓		
duplex dwelling		✓		
triplex or fourplex dwelling				✓
townhouse dwelling				✓
apartment dwelling				✓
home occupation in accordance with Section 4.18	✓	✓	✓	
B&B (Class 1) in accordance with Section 4.3	✓	✓	✓	
B&B (Class 2) in accordance with Section 4.3			✓	
existing institutional uses	✓	✓	✓	

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

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	✓	✓	✓		✓	✓
uses accessory to a permitted use, including an accessory dwelling unit	✓	✓	✓		✓ (1)	✓ (1)
semi-detached dwelling		✓			✓	✓
duplex dwelling		✓			✓	✓
triplex or fourplex dwelling				✓	✓	✓
townhouse dwelling				✓	✓	✓
back-to-back townhouse				✓	✓	✓
stacked townhouse				✓	✓	✓
street townhouse				✓	✓	✓
apartment dwelling				✓	✓	✓
nursing home or home for the aged (2)				✓	✓	✓
retirement residential facility (2)				✓	✓	✓
home occupation in accordance with Section 4.18	✓	✓	✓		✓ (1)	✓ (1)

Table revised to add new Urban Residential Zones on full municipal services; and, permitted uses.

New Provision

Uses accessory to a permitted use	✓	✓	✓	✓

B&B (Class 1) in accordance with Section 4.3	✓	✓	✓		✓	✓
B&B (Class 2) in accordance with Section 4.3			✓		✓	✓
existing institutional use	✓	✓	✓		✓	✓

Notes:

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

30 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 **The UR1 and UR2 provisions apply only to lots that shall be fully serviced by municipal water and municipal wastewater.**
- .3 **Lot Requirements**– See TABLE 7, 8, 9 & 10

TABLE 7 – LOT REQUIREMENTS FOR SINGLE DETACHED DWELLINGS

Standard	UR1	UR2
Minimum <i>Lot Area</i>	280 sq. m.	350 sq. m.
Minimum <i>Lot Frontage</i>	10 m	12 m
Minimum <i>Front Yard</i> (1)	4.0 m	
Minimum <i>Rear Yard</i>	7.0 m	
Minimum <i>Interior 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 *interior side yard* on one side shall be 3.5 m if a detached *garage* is located in the *rear yard* and accessed by a *driveway* that crosses the *front lot line*.
- (2) The wall of an attached *garage* 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 *garage*.

Performance standards for new Urban Residential Zones have been added.

New Provision

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 <i>Interior 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 *garage* 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 *garage*.
- (3) Where *semi-detached dwellings* on abutting *lots* share a common wall, no *interior side yard* shall be required, but where *dwellings* 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	Front-to-front, front-to-rear & rear-to-rear of main wall: 12.5 m for stacked townhouse; 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.

.4 Additional Provisions for Townhouses

- a) Minimum depth of a *lot* for *back-to-back townhouse dwellings* shall be 13.0 metres

TABLE 10 – LOT REQUIREMENTS FOR APARTMENT DWELLINGS

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

			<p>.6 Additional Provisions for Apartments</p> <p>a) Rooftop mechanical equipment shall be screened or enclosed within a rooftop mechanical penthouse.</p> <p>b) A rooftop mechanical penthouse shall be excluded from the calculation of height.</p>		
Section 7 – Requirements for Commercial Zones					
31	<p>7.1.4 Residential Units within Commercial Buildings</p> <p>A <i>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> <p>.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;</p> <p>.2 Each <i>dwelling</i> unit shall be fully self-contained;</p> <p>.3 Each <i>dwelling</i> unit shall have a separate private entrance from the commercial use.</p> <p>.4 Stairways providing entrance to a dwelling unit above or below the main floor shall be enclosed from the elements.</p> <p>.5 All other requirements including parking and outdoor amenity area of this By-law shall be complied with.</p>	<p>Provision is currently located within Central Commercial Zone section.</p>	<p>1. Delete Section 7.1.4</p> <p>2. Amend Section 7 to add the following provision:</p> <p>7.1 Residential Units within Commercial Buildings</p> <p>A <i>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> <p>.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;</p> <p>.2 Each <i>dwelling</i> unit shall be fully self-contained;</p> <p>.3 Each <i>dwelling</i> unit shall have a separate private entrance from the commercial use.</p> <p>.4 Stairways providing entrance to a dwelling unit above or below the main floor shall be enclosed from the elements.</p> <p>.5 All other requirements including parking and outdoor amenity area of this By-law shall be complied with.</p>	<p>Section has been moved to General Commercial Provisions to apply to all Commercial zones.</p>	<p>Housekeeping/Corrections</p>
Section 13 – Requirements for Development Zones					
32	<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>