

Issue	Background	Current By-Law Section	Proposed Update
Accessory Residential Units – Additional Residential Units (ARUs)	Revise zoning permissions for consistency with Planning Act provisions and new OP Policies, including regulations for permitted types of dwellings, entrance requirements, access requirements, parking requirements and include new regulations around ARUs in accessory buildings (height, setbacks, decks, parking, servicing (i.e. trailers / temporary buildings not hooked up to services not permitted to be used for long term habitation)	<p>5.29 <u>Second Dwelling Units</u></p> <p>Notwithstanding Sections 2 definitions, a second <i>dwelling unit</i> is permitted in a <i>single detached dwelling</i> or in each half of a <i>semi-detached dwelling</i> provided:</p> <p>(a) there is only one entrance in the front wall of the dwelling where the front wall of the dwelling includes any wall facing the front lot line;</p> <p>(b) at least three parking spaces are provided for the two <i>dwelling units</i>; and</p> <p>(c) For properties with <i>lot frontages</i> between 9.0 metres to 12.0 metres, the minimum width required for a parking space in a driveway is 2.6 metres.</p>	<p>Amend Definitions by adding the following:</p> <p>“Additional Residential Unit, Attached” means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit, which is contained within a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit.</p> <p>“Additional Residential Unit, Detached” means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit that is contained within an accessory building located on a lot containing a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit.</p> <p>Delete Section 5.29 and replace with the following</p> <p>5.29 Additional Residential Units</p> <ol style="list-style-type: none"> 1. Attached additional residential units are permitted in the following buildings: <ol style="list-style-type: none"> a) Detached dwelling b) Semi-detached dwelling c) Linked dwelling d) Townhouse dwelling 2. Detached additional residential units are permitted in an accessory building located on the same lot as: <ol style="list-style-type: none"> a) A detached dwelling b) A semi-detached dwelling c) A linked dwelling d) A townhouse dwelling. 3. The permitted number of detached or attached additional residential units on a lot is as follows: <ol style="list-style-type: none"> a) A maximum of two (2) attached additional residential units; or b) A maximum of one (1) attached additional residential unit and one (1) detached additional residential unit.

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			<div><div><div>4. A minimum 1.2m wide unobstructed pedestrian access shall be provided from the nearest street or lane to the entrance of the unit, where such pedestrian access may include a driveway or portion thereof.</div><div>5. Attached or detached additional residential units shall have a maximum of two (2) bedrooms.</div><div>6. A minimum of one (1) additional parking space shall be provided for each attached or detached additional residential unit, in addition to the minimum parking required for the dwelling located on the same lot.</div><div>7. The minimum width required for a parking space associated with an attached or detached additional residential unit is 2.6 metres.</div><div>8. Regulations for detached additional residential units</div></div><table><tr><td>a) Building height (maximum)</td><td><div><div>i) 6.1m for a detached additional residential unit located above a private garage.</div><div>ii) 4.3m for any other detached additional residential unit.</div><div>iii) Despite i) and ii), the building height of the detached additional residential unit shall not exceed the building height of the main dwelling located on the same lot.</div></div></td></tr><tr><td>b) Minimum Yards:</td><td><div><div>i) 1.2m to any side or rear lot line, for buildings less than 4.3m in height.</div><div>ii) 1.5m to any side or rear lot line, for buildings greater than 4.3m in height.</div><div>despite i) and ii) above, a 2-storey detached additional residential unit shall provide a minimum 3.0m yard where a second storey window is adjacent to a lot in a residential zone.</div></div></td></tr><tr><td>c) Lot coverage (maximum)</td><td>45% for all buildings on a lot containing a detached additional residential unit</td></tr><tr><td>d) Building separation (minimum)</td><td>A minimum distance of 4m shall be provided between the detached additional residential unit and the main dwelling located on the same lot</td></tr><tr><td>e) Side yard setback</td><td>The minimum interior and exterior side yard setback for any deck above 1.2 metres in height shall be the established side yard as determined by the distance between the exterior side wall of the dwelling and the side lot line.</td></tr></table></div>	a) Building height (maximum)	<div><div>i) 6.1m for a detached additional residential unit located above a private garage.</div><div>ii) 4.3m for any other detached additional residential unit.</div><div>iii) Despite i) and ii), the building height of the detached additional residential unit shall not exceed the building height of the main dwelling located on the same lot.</div></div>	b) Minimum Yards:	<div><div>i) 1.2m to any side or rear lot line, for buildings less than 4.3m in height.</div><div>ii) 1.5m to any side or rear lot line, for buildings greater than 4.3m in height.</div><div>despite i) and ii) above, a 2-storey detached additional residential unit shall provide a minimum 3.0m yard where a second storey window is adjacent to a lot in a residential zone.</div></div>	c) Lot coverage (maximum)	45% for all buildings on a lot containing a detached additional residential unit	d) Building separation (minimum)	A minimum distance of 4m shall be provided between the detached additional residential unit and the main dwelling located on the same lot	e) Side yard setback	The minimum interior and exterior side yard setback for any deck above 1.2 metres in height shall be the established side yard as determined by the distance between the exterior side wall of the dwelling and the side lot line.
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			<p>Revise Section 5.17</p> <p>(a) Parking Space Requirements <i>Additional Residential Unit</i> 1 parking space per unit</p> <p>1) Parking Area Requirements</p> <p>(c) Notwithstanding subsection (b) hereof, any parking space required for a <i>home occupation</i>, or for <i>additional residential units</i>, may be obstructed by another parking space.</p> <p>Amend Section 2.2 Amend the definition of an "Accessory Building" to remove "and which is not used for human habitation"</p>
Height Exceptions	Height requirements (or exemptions for Silos/Storage tanks) are unclear.	Section 5.13 includes “silo which forms part of a barn” among a series of permitted building/structure height exemptions.	<p>Revise Section 5.13 Height Exceptions to state the following: The height restrictions of this By-law shall not apply to any:</p> <ul style="list-style-type: none"> a) church spire or steeple b) chimney or smokestack c) clock tower, bell tower or belfry d) rooftop mechanical enclosure or elevator enclosure/penthouse e) municipal water storage facility f) windmill g) federally-regulated and authorized telecommunications tower, h) weathervane, lightning rod or other weather device i) light standard operated by a public authority j) bulk storage tank, including a silo.
Home Occupations	<p>Types of uses: More inquiries received about certain home occupation types that are not captured by current definition terminology and classifications for home occupations:</p> <ul style="list-style-type: none"> - Fitness training 	<p>2.66 "HOME OCCUPATION - CLASS "A"' means an occupation conducted for profit or gain entirely within a dwelling unit and shall include only:</p> <ul style="list-style-type: none"> - <i>business and professional offices</i> (other than that of a medical, dental or chiropractic practitioner or veterinarian); - an artist's studio for the production of arts, crafts, film arts or other similar works (but not including an audio recording studio); 	<p>2.66 "HOME OCCUPATION - CLASS "A"' means an occupation conducted for profit or gain entirely within a <i>dwelling unit or accessory building</i> and shall include only:</p> <ul style="list-style-type: none"> - <i>business and professional offices</i>, other than that of a medical, dental or chiropractic practitioner or veterinarian; - an artist's studio for the production of arts, crafts, film arts or other similar works, but not including an audio recording studio; - light assembly and associated retail/distribution, which are small in scale, non-noxious, non-intrusive, and generally do not generate high volumes of vehicular traffic, including but not limited to hobby or craft businesses; - a teacher, other than a music teacher, tutor, or fitness trainer; - a dressmaker, tailor or seamstress; and, - food preparation for public consumption, in compliance with Public Health regulations.

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	<ul style="list-style-type: none"> - Food preparation, baking, etc. - Light assembly /production and associated retail/distribution 	<ul style="list-style-type: none"> - a teacher or tutor other than a music teacher; and, - a dressmaker, tailor or seamstress. <p>By-laws 50-94; 97-96</p> <p>2.67 "HOME OCCUPATION - CLASS "B"'" means an occupation conducted for profit or gain entirely within a dwelling unit and shall include only:</p> <ul style="list-style-type: none"> - office of a medical, dental or chiropractic practitioner or veterinarian; - hairdresser, beautician, barber, massage therapist, reflexologist or dietician; - repair of small appliances and mechanical equipment; and, - a bed and breakfast establishment. <p>By-laws 50-94; 97-96; 102-96</p> <p>2.68 "HOME OCCUPATION - CLASS "C"'" means an occupation conducted for profit or gain entirely within a dwelling unit and shall include only:</p> <ul style="list-style-type: none"> - a music teacher; - private-home daycare not to exceed five (5) children; and, an audio recording studio. By-laws 50-94; 97-96 	<p>2.67 "HOME OCCUPATION - CLASS "B"'" means an occupation conducted for profit or gain entirely within a <i>dwelling unit</i> <u>or accessory building</u> and shall include only:</p> <ul style="list-style-type: none"> - office of a medical, dental or chiropractic practitioner or veterinarian; - hairdresser, beautician, barber, massage therapist, reflexologist or dietician; - repair of small appliances and mechanical equipment; and, - a bed and breakfast establishment. - <p>2.68 "HOME OCCUPATION - CLASS "C"'" means an occupation conducted for profit or gain entirely within a <i>dwelling unit</i> and shall include only:</p> <ul style="list-style-type: none"> - a music teacher; - private home daycare not to exceed (5) children; and, - an audio recording studio.
	<p>Location on a property: Currently, the ZBL requires a home occupation to be located entirely</p>	<p>5.14 <u>Home Occupations</u></p> <p><u>Permitted Uses</u></p> <p><u>Home Occupations</u> - Class "A"</p>	<p>5.14 <u>Home Occupations</u></p> <p><u>Permitted Uses</u></p> <p><u>Home Occupations</u> - Class "A"</p>

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	within the main dwelling only. Accessory structures may be suitable for certain home occupation types.	<p>Home Occupations - Class "A" as defined in Section 2 of this By-law shall be permitted in all dwelling types.</p> <p><u>Home Occupations - Class "B"</u></p> <p>Home Occupations - Class "B" as defined in Section 2 of this By-law shall be permitted only in <i>semi-detached</i> and <i>single detached dwellings</i>.</p> <p><u>Home Occupations - Class "C"</u></p> <p>Home Occupations - Class "C" defined in Section 2 of this By-law shall only be permitted in <i>single detached dwellings</i>.</p>	<p>Home Occupations - Class "A" as defined in Section 2 of this By-law shall be permitted in all dwelling types and in accessory buildings.</p> <p><u>Home Occupations - Class "B"</u></p> <p>Home Occupations - Class "B" as defined in Section 2 of this By-law shall be permitted only in <i>semi-detached</i> and <i>single detached dwellings</i> and in accessory buildings.</p> <p><u>Home Occupations - Class "C"</u></p> <p>Home Occupations - Class "C" as defined in Section 2 of this By-law shall only be permitted in <i>single detached dwellings</i>.</p>
	General Provisions: Revise for consistency.	<p><u>General Provisions</u></p> <p>a) The following provisions apply to all home occupations: The home occupation shall be secondary to the main residential use and shall not change the residential character of the dwelling.</p> <p>b) The home occupation shall be conducted entirely within the <i>dwelling unit</i> and no <i>accessory buildings</i> are to be used.</p> <p>c) There shall be no external storage or display of goods or materials.</p> <p>d) Not more than 25 percent of the <i>floor area</i> of dwelling or a maximum of 30 sq. metres, whichever is the lesser, may be used for the home occupation.</p>	<p><u>General Provisions</u></p> <p>The following provisions apply to all home occupations:</p> <p>a) The home occupation shall be secondary to the main residential use and shall not change the residential character of the dwelling.</p> <p>b) There shall be no external storage or display of goods or materials.</p> <p>c) Not more than 30 percent of the floor area or a maximum of 40 sq. metres, whichever is the lesser, may be used for the home occupation. By-law 97-96 Notwithstanding the foregoing, a bed and breakfast establishment may exceed the foregoing floor area limitations, but the number of guest bedrooms shall not exceed three. By-law 102-96</p> <p>d) There shall be no outside exposure of goods, wares or merchandise offered for rent or sale.</p> <p>e) No mechanical equipment which would cause a nuisance through noise, vibration or interference with television or radio reception may be used.</p> <p>f) A maximum of one employee who is not a resident of the dwelling may be permitted on the premises at any time.</p> <p>g) There shall be no external display or advertising except in accordance with all applicable laws.</p>

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		<p>Notwithstanding the foregoing, a <i>bed and breakfast establishment</i> may exceed the foregoing <i>floor area</i> limitations but the number of guest bedrooms shall not exceed three.</p> <p>a) There shall be no outside exposure of goods, wares or merchandise offered for rent or sale in the dwelling.</p> <p>b) No mechanical equipment which would cause a nuisance through noise, vibration or interference with television or radio reception may be used.</p> <p>c) A maximum of one employee who is not a resident of the dwelling may be permitted.</p> <p>d) There shall be no external display or advertising except in accordance with all applicable laws.</p> <p>e) All uses shall be subject to the requirements of the Ontario Building Code Act and the Fire Marshall's Act. By-law 50-94</p> <p>f) No more than one home occupation is permitted per <i>dwelling unit</i>. By-law 32-2011</p>	<p>h) All uses shall be subject to the requirements of the Ontario Building Code Act and the Fire Marshall's Act. By-law 50-94</p> <p>i) No more than one home occupation is permitted per dwelling unit. By-law 32-2011</p>
	<p>Parking: requirements may be too restrictive for certain home occupations as they are based on floor space and any external staff.</p>	<p><i>Home Occupation</i> (other than a <i>bed and breakfast establishment</i>) By-laws 97-96; 102-96</p> <p>1 parking space for each 20 square metres of <i>home occupation</i> area, or portion thereof, plus 1 parking space for a non-resident employee.</p>	<p>Revise Section 5.17 1) (a)</p> <p><i>Home Occupation</i> (other than a bed and breakfast establishment):</p> <p>1 parking space for any non-resident employee</p> <p>1 parking space for any home occupation involving personal services</p>

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Loading Spaces	Current requirements for loading spaces as a ratio to floor space area is proving to require excessive loading space dedication beyond realistic needs of businesses.	5.16 Loading Spaces When a <i>building</i> is constructed in a CBD, C1, C2, C3 or M1 Zone or when an existing <i>building</i> in these zones is enlarged by more than 30 percent of its present <i>ground floor area</i> or 300 square metres, whichever is less, o -street <i>loading space(s)</i> shall be provided in a <i>side</i> or <i>rear yard</i> on the same <i>lot</i> in accordance with the following: a) each <i>loading space</i> having minimum dimensions of 9 metres long by 3.5 metres wide; b) access and egress to and from the <i>loading space(s)</i> being provided by means of driveway(s) to a <i>street</i> or <i>lane</i> having a minimum width of 6 metres; c) the provision of 1 <i>loading space</i> for a total new or additional <i>floor area</i> of between 300 square metres to 2,300 square metres; d) the provision of 2 <i>loading spaces</i> for a total new or additional <i>floor area</i> of between 2,300 square metres to 7,500 square metres; and, e) the provision of 1 additional <i>loading space</i> for each new or additional <i>floor area</i> increment of 9,000 square metres or part thereof over 7,500 square metres.	Revised Section 5.16 Loading Spaces a) For any non-residential use in the CBD, C1, C2, C3 or M1 Zone, o -street loading space(s) shall be provided in a side or rear yard on the same lot in accordance with the following: <table><tr><th>Total Gross Floor Area</th><th>Required number of loading spaces</th></tr><tr><td>Less than 300 square metres</td><td>Nil</td></tr><tr><td>301 square metres to 2,500 square metres</td><td>1 space</td></tr><tr><td>2,501 to 7,500 square metres</td><td>2 spaces</td></tr><tr><td>7,501 square metres and above</td><td>1 additional space per 5,000 square metres</td></tr></table> b) each loading space shall have minimum dimensions of 9 metres long by 3.5 metres wide; c) access and egress to and from the loading space(s) shall be provided to a street or lane by means of driveway(s) having a minimum width of 6 metres.	Total Gross Floor Area	Required number of loading spaces	Less than 300 square metres	Nil	301 square metres to 2,500 square metres	1 space	2,501 to 7,500 square metres	2 spaces	7,501 square metres and above	1 additional space per 5,000 square metres
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Accessible Parking	<ul style="list-style-type: none"> Clarify Section 5.17 Parking Area Regulations <p>1) a) Parking Space Requirements</p> <p>Add information on visitor parking required, i.e. include in Table or move Section 7) f) accessible parking and g) visitor parking to this section.</p> <ul style="list-style-type: none"> Clarify how accessible parking is calculated: Required accessible parking is provided within required parking, not in addition-to required parking <p>Accessible parking calculated and provided for multi-unit developments – based on residential and visitor rates.</p>		<p>Amend Section 5.17 7) f) – move to 5.17 1) e):</p> <p>e) Accessible Parking</p> <p>i) Accessible parking spaces shall be provided for all non-residential uses.</p> <p>ii) Despite Section 5.17 1) e) i), accessible parking shall be provided for visitor parking for:</p> <p>a. multiple dwellings; and</p> <p>b. townhouses on a private street</p> <p>iii) Required accessible parking spaces shall be counted towards the minimum number of off-street parking spaces required under this section.</p> <p>iv) Accessible parking spaces shall be provided with unobstructed access to a street by a driveway, aisle or lane. Accessible spaces shall be provided within a maximum distance of 30 metres from the main entrance(s) of the building.</p> <p><i>(continue with remaining provisions under this section)</i></p>



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Electric Vehicle (EV) Parking	The Zoning By-law can prescribe standards for EV parking, such as an appropriate amount of EV charging (or charging-ready spaces).	N/A	<p>Add definition to Section 2 in proper numerical order:</p> <p>2. XX “PARKING SPACE, ELECTRIC VEHICLE” means a parking space equipped with, or constructed to be capable of being equipped with, an electric vehicle charging device.</p> <p>Add new Electric Vehicle General Provisions under Parking Area Regulations Section 5.17 1) f):</p> <p>f) <u>Electric Vehicle Parking Space Requirements</u></p> <p>Electric Vehicle Parking Spaces shall be provided for any new floor area and dwelling units approved after February 10, 2025 as follows:</p> <ul style="list-style-type: none"> i) EV parking spaces shall have rough-in conduits and associated power supply to provide Level 2 charging or greater. Up to four parking spaces may share an energized outlet. ii) A minimum of 40% of the total required parking spaces for multiple dwellings. iii) A minimum of 20% of the total parking spaces required for all other non-residential uses. iv) Required electric vehicle parking spaces shall be counted towards the minimum number of off-street parking spaces required under this section.
Underground Parking	No zone standards apply to underground parking structures. Without appropriate setbacks and other standards specific to underground parking structures as appropriate, they may cause disruption and impact to neighbouring lands.		<p>Amend Section 5.17 to add a new subsection for “Underground Parking with the following provision options:</p> <p>5.17</p> <p>8) <u>Underground Parking</u></p> <ul style="list-style-type: none"> a) 1.2m to any lot line, except where the main building setback is nil, the setback of the attached underground parking area is also nil. <p>Where an underground parking area is not located under a building, its underground roof surface shall be a minimum depth of 1.2m below the finished grade surface.</p>

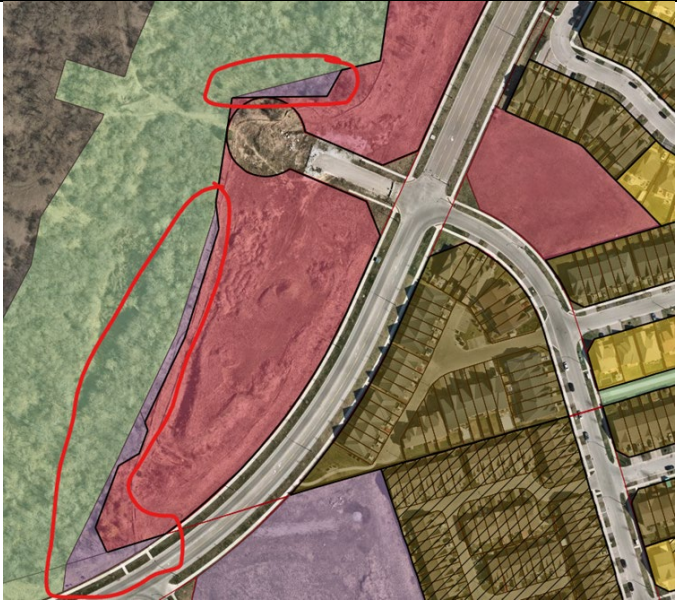

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Trailer/RV Habitation	Amend zoning regulations to clarify that human habitation is not permitted in any vehicle, including recreational vehicles and trailers. Reformat existing trailer and boat storage provisions for clarity.	<p>5.17 6) Use of Parking Spaces and Areas</p> <p>(a) In an ER, R, RM1, RM2, C5 and D Zone, no person shall park or store a <i>vehicle</i> on a lot, other than:</p> <ul style="list-style-type: none"> - an automobile; - a truck or bus having a maximum length of 7 metres and a maximum height of 3.6 metres; - a motorcycle; - a motorized snow <i>vehicle</i>; - recreational <i>vehicle</i> having a maximum height of 3.6 metres. Height does not include accessory items such as antenna, HVAC units, lights; - a boat with accessory <i>trailer</i>; or - a utility <i>trailer</i> having a maximum height of 3.6 metres. <p>5.17 7) Parking Area Location on a Lot</p> <p>(d) A recreational <i>vehicle</i> or utility <i>trailer</i>, inclusive of tongue and attachments, that is located in a front yard or an exterior side yard must be setback a minimum of 2.0 metres from the edge of the road.</p> <p>A recreational <i>vehicle</i> or utility <i>trailer</i>, inclusive of tongue and attachments, that is located adjacent to a lane must be setback a minimum of 0.5 metres from the edge of the lane.</p>	<p>Revise Section 5.17 6)</p> <p>(c) In all zones, human habitation is prohibited in any vehicle, including a recreational vehicle, trailer, boat or boat trailer.</p> <p>Revise Section 5.17 7) (d) & (e)</p> <p>(d) Trailer or Boat Storage</p> <ul style="list-style-type: none"> (i) A maximum of two (2) recreational <i>vehicles</i> or utility <i>trailers</i>, may be stored on a Lot; (ii) A recreational <i>vehicle</i> or utility <i>trailer</i>, inclusive of tongue and attachments, that is located in a front yard or an exterior side yard must be setback a minimum of 2.0 metres from the edge of the road; (iii) A single recreational <i>vehicle</i> or utility <i>trailer</i> may be parked elsewhere in the <i>rear yard</i> or <i>interior side yard</i>; (iv) A recreational <i>vehicle</i> or utility <i>trailer</i>, inclusive of tongue and attachments, that is located adjacent to a lane must be setback a minimum of 0.5 metres from the edge of the lane; and, (v) A recreational vehicle or utility <i>trailer</i> may have a maximum height of 3.6 metres. Height does not include accessory items such as antenna, HVAC units, lights. <p>(e) In an R1, R2, R3, R4, R5 and R6 zone, no vehicles may be parked in the <i>side yard</i> or the <i>rear yard</i> except in a garage, carport, or on one driveway with a maximum width of six metres. Notwithstanding the foregoing,</p> <p>i) within six metres of the face of a garage or carport, the maximum driveway width may be increased as required to match the width of the garage opening(s) or <i>carport</i> opening(s).</p>

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		<p>(e) In an R1, R2, R3, R4, R5 and R6 zone, no <i>vehicles</i> may be parked in the <i>side yard</i> or the <i>rear yard</i> except in a garage, carport, or on one driveway with a maximum width of six metres. Notwithstanding the foregoing,</p> <p>i) within six metres of the face of a garage or carport, the maximum driveway width may be increased as required to match the width of the garage opening(s) or <i>carport</i> opening(s), and</p> <p>ii) a single recreational <i>vehicle</i> may be parked elsewhere in the <i>rear yard</i> or <i>interior side yard</i>.</p>													
Yard Encroachments	Related to ARUs – greater encroachments should be allowed for basement stairs where there are no privacy, overlook issues. Also, there is a need to reformat and clarify existing encroachment provisions.	<p>5.22 Yard Encroachments</p> <p>1) <u>Ornamental Structure</u> Notwithstanding the provisions of this By-law, <i>porches</i>, bay windows, sills, chimneys, stairs, landings or other ornamental <i>structures</i> may encroach up to 0.6 metres into any <i>yard</i> requirement provided a setback of at least 0.6 metres is maintained. Notwithstanding the provisions of this By-law, <i>porches</i>, stairs, and landings may encroach up to 2.5 metres into the <i>front</i> and <i>exterior side yard</i> requirement provided a setback of at least 1.2 metres is maintained.</p> <p>2) Notwithstanding the provisions of this By-law, eaves, cornices and</p>	<p>Revise Section 5.22 - Yard Encroachments</p> <p>5.22 Permitted Encroachments and Projections</p> <p>Unless otherwise permitted by this By-law, all minimum yards shall be unobstructed, except for the allowable encroachments and projections in the following table:</p> <table><tr><th>Structure or Feature</th><th>Yard(s) where structure/feature is permitted</th><th>Maximum Encroachment into minimum yard</th></tr><tr><td>Bay window, Chimney, fireplace projection</td><td>Any</td><td>0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.</td></tr><tr><td>Uncovered, unexcavated stairs and/or landings not associated with a porch or deck</td><td>Any</td><td>1.0 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.</td></tr><tr><td>Air conditioners, heat pumps, swimming pool pumps / filters / heaters</td><td><ul style="list-style-type: none">- Rear- Interior Side (1)</td><td>Up to 0.6 metres from the applicable lot line.</td></tr></table>	Structure or Feature	Yard(s) where structure/feature is permitted	Maximum Encroachment into minimum yard	Bay window, Chimney, fireplace projection	Any	0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.	Uncovered, unexcavated stairs and/or landings not associated with a porch or deck	Any	1.0 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.	Air conditioners, heat pumps, swimming pool pumps / filters / heaters	<ul style="list-style-type: none">- Rear- Interior Side (1)	Up to 0.6 metres from the applicable lot line.
Structure or Feature	Yard(s) where structure/feature is permitted	Maximum Encroachment into minimum yard													
Bay window, Chimney, fireplace projection	Any	0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.													
Uncovered, unexcavated stairs and/or landings not associated with a porch or deck	Any	1.0 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.													
Air conditioners, heat pumps, swimming pool pumps / filters / heaters	<ul style="list-style-type: none">- Rear- Interior Side (1)	Up to 0.6 metres from the applicable lot line.													

Issue	Background	Current By-Law Section	Proposed Update		
		<p>parapets may encroach up to 0.6 metres into any yard requirement provided that a minimum setback of 0.1 metres is maintained.</p> <p>3) <u>Fire Escape</u> Notwithstanding the provisions of this By-law, an unenclosed fire escape and the structural members necessary for its support may encroach on any <i>yard</i> requirement to a maximum distance of 1.2 metres.</p> <p>Section 5.2 2C) Notwithstanding the provisions of this by-law, drop awnings, <i>canopies</i>, flag poles, garden trellises, fences, retaining walls, signs, air conditioners, heat pumps, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar <i>accessory uses</i> lawfully erected, shall be permitted in all <i>yards</i>.</p> <p>An <i>awning</i>, at full extension, or <i>canopy</i> shall be a minimum of 2.4 metres in <i>height</i>, and a minimum of 1.2 metres from the face of the <i>building</i>.</p>	and associated appurtenances thereto	Exterior Side (1)	1.0 metres
			Generators including any appurtenances thereto	<ul style="list-style-type: none"> - Rear - Interior Side only where abutting a non-residential zone 	1.0 metres
			Porches with or without associated stairs and/or landings	<ul style="list-style-type: none"> - Front - Exterior Side 	2.0 metres, provided that a setback of at least 1.2 metres is maintained to the lot line
			Uncovered access stairs below grade	Rear	1.5 metres
				<ul style="list-style-type: none"> - Exterior Side 	1.5 metre maximum projection beyond the main building wall, provided that a setback of 1.2 metres is maintained.
				<ul style="list-style-type: none"> - Interior Side 	1.5 metre maximum projection beyond the main building wall, provided that a setback of 0.3 metres is maintained.
			Balconies	<ul style="list-style-type: none"> - Front - Rear 	1.5 metre maximum projection beyond the main building wall.
			Awnings, Canopies, or other weather shielding structure	<ul style="list-style-type: none"> - Front - Exterior Side 	1.8 metres, provided that a setback of at least 1.2 metres is maintained to the lot line.
				Interior Side	0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.
				Rear	1.8 metres, provided that a setback of at least 1.2 metres is maintained to the lot line.
	Increase permitted encroachments for decks above 1.2m in height into rear yards because many houses are built at	Ground Oriented Amenity Area definition (section 2.61) meaning “an unroofed, unexcavated deck that, excluding railings or fencing, has a maximum height of 1.2m above....”			

Issue	Background	Current By-Law Section	Proposed Update		
	<p>the required rear yard setback.</p> <p>If a deck exceeds 1.2m in height above-grade, it is not a ground-oriented amenity area, not an accessory structure because it is “part of the main building” and therefore must meet the minimum yard setback requirement of the By-law.</p>	<p>Accessory Buildings and Accessory Structures: General Provision 5.2:</p> <p>Any accessory building or other structure, other than a ground-oriented amenity area, which is not part of the main building shall be erected to the rear of the front line of the main building and shall not occupy more than 10 percent of the lot, exceed 4.3 metres in height, nor be closer than 1.2 metres to a side or rear lot line.</p>	Eaves, cornices, parapets, gutters, sills or other similar ornamental features	Any	0.6 metres, provided that a minimum setback of at least 0.1 metres is maintained to the lot line.
			Barrier-free access ramps	<ul style="list-style-type: none"> - Front - Exterior Side 	Up to 0.0 metres from the applicable lot line.
				<ul style="list-style-type: none"> - Interior Side - Rear 	Up to 0.0 metres from the applicable lot line, except where the end of the access ramp is perpendicular to a lot line, a minimum setback of 1.0 metres shall be maintained to said lot line.
			Unenclosed fire escapes and associated structural supports	<ul style="list-style-type: none"> - Rear - Interior Side 	1.5 metres provided at least 0.6 metres is maintained to the applicable lot line.
			Decks, other than ground-oriented amenity areas	Rear	1.8 metres, inclusive of any associated stairs and landings.
				Interior Side	No encroachment beyond the main building wall.
				Interior Side – units separated by a party wall or where exterior side wall of dwelling is within 1.2m from the side lot line	No encroachment beyond the main building wall. A 1.5 metre high privacy screen is required along the entire side of the deck that is located less than 1.2 metres from the side lot line.
				Exterior Side	No encroachment beyond the main building wall.
			(1) provided that where such equipment is installed at or above-grade, the maximum height shall be 1.8 m measured from grade to the top of said equipment.		

Issue	Background	Current By-Law Section	Proposed Update
			<p>Replace Section 5.2 2C) with the following:</p> <p>2C) Notwithstanding the provisions of this by-law, drop awnings, <i>canopies</i>, flag poles, garden trellises, fences, retaining walls, signs, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar <i>accessory uses</i> lawfully erected, shall be permitted in all <i>yards</i>.</p> <p>An <i>awning</i>, at full extension, or <i>canopy</i> shall be a minimum of 2.4 metres in <i>height</i>, and a minimum of 1.2 metres from the face of the <i>building</i>.</p>
Site-specific map corrections	<p>Revise OS2 zone boundaries for consistency with OMB-approved By-law (See case no. PL130517)</p> <p>CAD File (dwg) provided by Jones Consulting</p>	<p>Avalon Lands: 355A Broadway</p> <p>Parcel ID Number: 221402003102100</p>	
	<p>Zone boundary does not align with Alder Street – revise to match.</p>	<p>275 Alder Street</p> <p>Parcel ID Number: 221403002348800</p>	

Issue	Background	Current By-Law Section	Proposed Update	
	<p>Town-owned lands between open space corridor Neighbourhood Commercial (C2) lands are zoned M1 and should be zoned OS2 to match adjacent lands.</p>	<p>Blocks 95, 96, 97, Plan 7M-70 and Block 60, Plan 7M-47- adjacent to Blocks 94 & 98, Plan 7M-70</p> <p>Parcel ID Number:</p> <p>221402003108044 (Block 60)</p> <p>221402003101225 (Block 95)</p> <p>221402003101226 (Block 96)</p> <p>221402003101227 (Block 97)</p>		
	<p>Town-owned SWM facility should be rezoned from M1 to OS2.</p>	<p>Block 99, Plan 7M-70</p> <p>Parcel ID Number:</p> <p>221402003101229</p>		

Issue	Background	Current By-Law Section	Proposed Update	
	<p>Zoned Institutional, should be rezoned R2 to match existing adjacent residential lands.</p>	<p>Town-owned parcel at the northwest corner of College Avenue and Amelia Street</p> <p>PLAN 113 BLK A N/S COLLEGE;AVE</p> <p>Parcel ID Number: 221402000516798</p>	