

Section from Zoning By-law #2004-90	Current Regulation in Zoning By-law	Proposed Changes / New Regulations	Reasons for Proposed Changes
Section 1 - Title and Administration			
Section 1.7.1 - Measurement	The Metric system of measurement shall be the only standard to be applied in this By-law.	Add the following to the existing wording: "parking calculations resulting in a decimal will be rounded up to the nearest whole number."	Contributes to the readability of the document and determination of required parking and/or loading spaces.
Section 1.10	Currently no regulation	Add the following regulation: "any bold term in this Zoning By-law is a defined term as per Section 2 of this Zoning By-law".	Contributes to the readability of the document and understanding of defined terms.
Section 2 - Definitions			
Accessory Dwelling Unit	Shall mean a self-contained dwelling unit accessory to the main use of the property and contained within or attached to a main use building.	Remove and replace with: "Shall mean a dwelling unit which is incidental and subordinate to a permitted use and is located in the same building or structure as the permitted use"	Clearer and concise wording that complies with new provincial legislation introduced through <i>Bill 23: More Homes Built Faster</i>
Duplex Dwelling	Shall mean a building that is divided horizontally into two dwelling units.	Remove and replace with: "Shall mean a building that is used for the purpose of two principal dwelling units that are divided horizontally, located fully above grade, each with an independent access or through a common vestibule."	Proposed definition clarifies built form characteristics for a duplex dwelling.
Triplex Dwelling	Shall mean a dwelling divided vertically and/or horizontally into three dwelling units, each of which has a separate entrance into a common vestibule.	Remove and replace with: "means a residential building that is used for the purpose of three dwelling units, divided horizontally or vertically, access from an independent entrance, each with an independent access or through a common vestibule.	Proposed definition clarifies built form characteristics for a triplex dwelling and alleviates constraints regarding access and orientation of the triplex.

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Additional Residential Unit	Not permitted in any zone. No definition provided.	Add the following definition: “Additional Residential Unit shall mean a self-contained residential dwelling unit that includes separate kitchen and bathroom facilities that is located within, attached to, or detached from the existing dwelling unit on the lot.”	To comply with new provincial legislation introduced through <i>Bill 23: More Homes Built Faster</i>
Home Occupation	Shall mean any occupation or business that is carried on as a use accessory to the residential use of a dwelling unit and is conducted in accordance with the provisions of this By-law. A Home Occupation may include Home Child Care.	Remove and replace with the following: “Shall means a business conducted within a dwelling unit and/or within an accessory building on the same lot and functions as an accessory use to the dwelling unit.”	More concise and explicit definition of a home occupation which includes examples of the types of business that can operate as a home occupation.
Floor Area, interior	Shall mean the area of a dwelling unit, measured from the inside walls of the unit, including all of the space occupied by the interior walls of the dwelling unit, but not including mechanical/furnace rooms; storage rooms external to the unit; hallways, stairways, landings and/or laundry rooms to which the occupants of more than one unit have access; private garages; attics; cold cellars; and porches, balconies, verandas, breezeways or similar appurtenant structures.	Remove from Zoning By-law as the term is not contained within the Zoning By-law.	Definition is not used throughout by-law, making it of no purpose to have in the definitions.

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Pharmacist - Replace term with Pharmacy	Shall mean a health professional who practices the science of pharmacy including but not limited to taking requests for medicines from a prescribing health care provider in the form of a medical prescription, evaluating the appropriateness of the prescription, dispensing the medication to the patient and counseling them on the proper use and adverse effects of that medication.	Remove the term “pharmacist” and replace with “pharmacy” and include the following definition: “Shall mean a retail establishment where prescription and non-prescription drugs are dispensed and sold and may include additional and ancillary sales.”	Clearer and concise wording.
Automobile Rental Agency	Term not defined.	Add the following term: “Shall mean a business where vehicles, such as cars and trucks, are rented out to customers which is not associated with a commercial storage facility. May include ancillary retail sales.”	While the term does not have a definition, it is used/referenced in the Zoning By-law.
Floor Area, Total	Term not defined.	Add the following term: “Shall mean the sum of the floor area of each storey of a building, measured from the exterior faces of the exterior walls or from the centerline of a common wall separating two buildings”.	While the term does not have a definition, it is used/referenced in the Zoning By-law.
Section 3 - General Provisions			
Section 3.2.5 (new)	This is a new subsection and new regulation language	Add a new subsection titled “3.2.5 Permitted and Accessory Uses” and the following regulations” “(a) Any use that is identified as a permitted use in any zone is considered a primary use unless otherwise specified.	This language identifies that listed permitted uses are considered to be primary while all related uses which are ancillary to a permitted use are considered accessory and are permitted.

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		<p>(b) A lot may be used for one or more permitted use unless otherwise specified in this by-law.</p> <p>(c) All permitted uses may have accessory uses. Accessory uses shall be subordinate and incidental to a permitted use.</p> <p>(d) Accessory uses are only permitted in conjunction with a permitted use and shall not be permitted if a primary use is not yet established.”</p>	
Section 3.8 Heading	Accessory Uses	Remove Term "Accessory Uses" and replace with "Accessory Buildings and Structures".	Provides clarity and improves usability - The revised heading more accurately describes the content of the regulations in this section.
Section 3.8.1	Section 3.8.1 - Any lawful use accessory to a lawful use is a permitted use.	Remove 3.8.1 and renumerate Section 3.8.	Language is overly complex and will be replaced with clearer language.
Section 3.8.3 - Accessory Use	No accessory building shall be located in a minimum Front, Interior Side or Exterior Side Yard. Where an accessory building is erected in the Rear Yard on a corner lot, it shall not be located closer to a street than the minimum setback for the main building from that street. Where an accessory building is erected in a Rear Yard it shall be set back from the rear property line a minimum of 1.22 m. Swimming pools are not considered to be accessory structures.	<p>Revise the existing wording and include the following:</p> <p>“No accessory building shall be located in a required Front, Interior Side or Exterior Side Yard. Where an accessory building is erected in the Rear Yard on a corner lot, the accessory building shall not exceed the exterior yard setback of the main building on the lot. Where an accessory building is erected in a Rear Yard it shall be set back a minimum of 1.22 metres from rear lot</p>	Clearer and concise wording.

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		line. Swimming pools are not considered to be accessory structures.”	
Section 3.8.6 - Accessory Uses	Lot Coverage for an Accessory building shall not exceed 8%, unless otherwise specifically permitted in this By-law. Lot Coverage for accessory buildings in all Residential Zones shall not exceed 12%, but in no case shall the total lot coverage of the dwelling and all accessory structures exceed the Maximum Lot Coverage of the respective Residential Zone	Revise the exiting wording to include the following: “Lot Coverage for all accessory buildings on a lot shall not exceed 8%, unless otherwise specifically permitted in this By-law. Lot Coverage for accessory buildings in all Residential Zones shall not exceed 12%, but in no case shall the total lot coverage of the dwelling and all accessory structures exceed the Maximum Lot Coverage of the respective Residential Zone.”	Clearer and concise wording.
Section 3.10 - Home Occupations	currently no regulation restricting size of a home occupation within the dwelling or in a detached building.	Add the following regulation to Section 3.10: A home occupation shall be a maximum of 25% of the gross floor area of the dwelling unit. A home occupation operating within a detached accessory building shall be a maximum of 20 m2 of the floor area of the detached accessory building, or to a maximum of 50% of the gross floor area, whichever is greater.	To ensure home occupations remain secondary to the residential use of the property.
Section 3.10 - Home Occupations	currently no regulation restricting size of a home occupation within the dwelling or in a detached building.	Add the following regulation to Section 3.10: “The home occupation shall be conducted only by members of the household residing on the premises but not more than two (2) employees who do not reside on the	To ensure a home occupation is conducted by individuals residing with the dwelling while permitting a limited number of employees who do not reside at the property.

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		property may be engaged in, and working for, the Home Occupation business on site;"	
Section 3.13.1 - Permitted Yard Encroachments	Currently no regulation permitted encroach for accessible related infrastructure as per the Accessibility for Ontarians with Disabilities Act	Add the following regulation: "Accessibility ramps are permitted in any yard and are not subject to the setback requirements of the zone in which they are located. The barrier free access shall not encroach onto municipal lands as per provincial and federal regulations."	To conform to the Accessibility for Ontarians with Disabilities Act.
Section 3.14.2 - Decks	Decks may project into the Interior Side Yard setback no more than a distance of 0.61 m where there is a common wall between Semi-detached Dwelling Units	Revise current regulation to include the following: "Decks on a Semi-detached Dwelling Unit shall maintain a minimum Interior Side Yard setback of 0.61 m from the common wall <u>to maintain a minimum distance between decks of 1.22 m between properties/decks.</u> "	Strengthen the wording for interpretation purposes.
Section 3.14.8 - Decks	An unenclosed barrier free access ramp structure shall be permitted in all zones and may encroach into the required Front Yard providing it does not extend more than 3.2 m beyond the face of the main building. The unenclosed structure shall be permitted to encroach no more than 1.5 m into the minimum Exterior Side Yard. On corner lots, a 1.5 m radius will also be permitted around the corner of the building where the Front Yard and Exterior Side yards meet. The barrier free access shall not encroach onto municipal lands and shall conform to all other yard requirements.	Revise current regulation to include the following: "Accessibility ramps are permitted in any yard and are not subject to the setback requirements of the zone in which they are located. The barrier free access shall not encroach onto municipal lands and shall conform to all other yard requirements as per provincial and federal regulations - AODA."	To conform to the Accessibility for Ontarians with Disabilities Act.

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Section 3.38 - Second Units			
3.38	Second Units (Section header)	Replace Section 3.38 header with: “Additional Residential Unit”	To align and be consistent with Bill 23: More Homes Built Faster Legislation
3.38.1	Second Unit shall only be permitted within a Detached Dwelling, Semi-Detached Dwelling, Street Townhouse Dwelling, Townhouse Dwelling or in an Accessory Building located on a Corner Lot, Through Lot, or a lot abutting a public Lane and located on the same lot as a Detached, Semi-Detached, Street Townhouse, or Townhouse Dwelling and where permitted by this By-law.	Remove and replace with the following: “A maximum of two (2) additional dwelling units are permitted on any lot in the residential zone, as defined in this By-law, that is serviced by the Town’s municipal water and wastewater systems. Only one (1) additional dwelling unit is permitted on a lot where the Town’s water, wastewater, or neither are available.”	To align and be consistent with Bill 23: More Homes Built Faster Legislation
3.38.2	A maximum of one (1) Second Unit shall be permitted per lot. In the case of a condominium, only one (1) Second Unit shall be permitted per condominium unit.	Remove and replace with the following: “ARUs are permitted on a lot with an existing dwelling unit, detached, dwelling, semi-detached, dwelling, duplex, or dwelling, townhouse/dwelling, street townhouse. In the event that an ARU is established in a detached building the following regulations apply: (a)No detached ARU is permitted within the minimum required front, interior and exterior setbacks of the respective Zone; (b)Where a detached ARU is located within the rear yard, said building is required to be setback a minimum of 3.0 metres from the rear lot line.	To align and be consistent with Bill 23: More Homes Built Faster Legislation

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		<p>(c)The maximum height of a detached ARU shall not exceed 4.6 metres.</p> <p>(d)A detached ARU is permitted an additional 8% of lot coverage but in no case shall the total lot coverage of the dwelling and all detached buildings and structures exceed the maximum lot coverage of the respective Zone.</p> <p>(e)Any existing detached building which is to be converted to an ARU is required to comply with the above noted regulations.”</p>	
3.38.3	A Second Unit must be connected to municipal services where such services are available. However, where municipal services are not available, a Second Unit may be connected to private services subject to Ontario Building Code approval.	<p>Remove and replace with the following:</p> <p>“(a) ARUs on a lot that is serviced by the Town’s water and wastewater services shall connect to same via the existing dwelling unit. Direct connections to the Town’s water and wastewater infrastructure for the purpose of servicing an ARU is not permitted.</p> <p>(b) Where the Town’s water and wastewater services are not available, the additional dwelling unit may be serviced by private individual water and wastewater services.”</p>	To align and be consistent with Bill 23: More Homes Built Faster Legislation
3.38.4	No additional parking is required for a Second Unit. However, the creation of a Second Unit must not eliminate a required parking space for the principal dwelling unit. Where parking is provided, parking must be in conformity with the	<p>Revise current regulation to include the following:</p> <p>“No additional parking is required for any ARU. Any parking that is voluntarily</p>	To align and be consistent with Bill 23: More Homes Built Faster Legislation

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	parking provisions of this By-law. Tandem parking is permitted.	provided shall comply with any applicable parking provisions in this By-law.”	
3.38.5	The maximum Floor Area of a Second Unit shall not exceed 40% of the total Floor Area of the Dwelling, to a maximum of 80 square metres in Floor Area, whichever is less, or if the second unit is located in the basement of the dwelling unit it may include the entire basement.	Remove the regulation: Regulation 3.38.5 is proposed to be entirely. The size of ARUs are not proposed to be regulated.	To align and be consistent with Bill 23: More Homes Built Faster Legislation
3.38.6	The external appearance of the front façade of the principal dwelling unit or any other façade facing a street on which the lot has frontage shall be preserved and entrances for a Second Unit in a dwelling unit shall not be permitted on the front main wall of the main building facing a public street.	Revise current regulation to include the following: “A maximum of one entrance to the principal or existing building shall be permitted along a street. A walkway with a minimum unobstructed width of 0.6 meters shall be provided between the street and any ARU with an external access. Walkways shall not be obstructed by chimneys, gas meters, air conditioning units, heat pump, garbage receptacle, or any other permanent or non-permanent structures.”	To align and be consistent with Bill 23: More Homes Built Faster Legislation
Section 4.0 - Parking			
Section 4.1.6	Where in this By-law parking facilities are required for other than single detached, semi-detached, duplex and triplex uses the following regulations shall apply:	Revise current regulation wording to include the following:	Current wording in Zoning By-law would imply no parking regulations apply to detached, semi-

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		"Where in this By-law parking is required in support of a use on a lot within the Town, the following regulations shall apply:"	detached, duplex and triplex uses.
Section 5 - Residential Zones			
Sections 5.1, 5.2, 5.3, 5.4, 5.5 and 5.6	Remove "Second Unit" from list of permitted uses.	Replace Second Unit term with: "Additional Residential Units" in list of permitted uses.	To align and be consistent with Bill 23.: More Homes Built Faster Legislation
Section 5.5.3.6	Notwithstanding any other provisions of this By-law, a Dwelling Unit with an Attached Garage or a Detached Garage may be erected in an Interior Side Yard or Rear Yard provided that it shall be no closer than 1.0 m to the Interior Side or Rear Lot Line.	Revise current regulation to include the following: "Notwithstanding any other provisions of this By-law, a detached or attached garage associated with a dwelling unit may be erected in an interior side yard or rear yard provided that the garage is no closer than 1.0 metres from the interior and rear lot lines. A 3.0 metre setback is required from the interior and rear lot lines where habitable space be provided overtop of an attached or detached garage."	Clearer and concise wording.
Section 5.9.3.10	Signs shall be restricted to one Lawn Sign with the maximum height of 1.06 m and a Sign Face Area of 0.46 m ² per side. One sign shall be permitted on the building with a Sign Face Area of 0.37m ² .	Remove the current regulation.	Regulations already included in Sign By-law. No required to be included in the Zoning By-law
Section 6 - Commercial Zones			
Section 6.1.2.1	For those lands zoned DC and which do not front on King Street, the following additional uses are permitted; "Apartment Building", "Home Occupation", "Dwelling, Duplex", "Dwelling, Triplex", "Dwelling, Townhouse".	Revise the wording to include the following: "An Apartment Building, Home Occupation, Dwelling, Duplex, Dwelling, Triplex, Dwelling, Fourplex, Dwelling, Townhouse, are permitted on any lot in the DC zone	To provide greater consistency throughout the by-law regarding fourplexes.

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		that does not have frontage on King Street.”	
Section 6.1.3.6	Residential use shall be located above the main floor of a commercial use, and may permit multiple Dwelling Units provided that the Gross Floor Area of the multiple Dwelling Units does not exceed the Gross Floor Area per floor of the principal main floor commercial use.	<p>Delete 6.1.3.6 and replace with new section, being 6.1.2.2.</p> <p>Add the following language under section 6.1.2.2:</p> <p>Accessory dwelling units are permitted in the Downtown Core (DC) zone and shall:</p> <p>(a) only be located within an existing building or structure on a lot with frontage onto King Street, (b) not be located at grade, (c) have dedicated access that is separate from other uses and, (d) not exceed, per floor, the floor area of the principle use at grade.</p>	Clearer and concise wording to ensure that accessory dwelling units are maintained as accessory in scenarios with mixed use building with commercial at grade.
Section 6.1.4.4 - DC-4 Zone	Notwithstanding Section 6.1.3, an Emergency Housing Shelter use shall be restricted to the lower floor of the building and having a floor area of 335 square metres. Office and related administrative uses for the Emergency Housing Shelter may be located anywhere within the building	<p>Revise current regulation to include the following:</p> <p>“Notwithstanding Section 6.1.3, the temporary housing portion of the Emergency Housing Shelter use shall be restricted to the third or top floor of the building and having a floor area of 335 square metres. Office and related administrative uses for the Emergency Housing Shelter may be located elsewhere within the building in accordance with the provisions and regulations of this section.”</p>	As required by the Ontario Municipal Board Decision dated November 26, 2014.