

Attachment 1: List of Proposed Amendments

Point to Address	Cause of concern	Proposed amendments		Explanation		
(1) Exception 119	The by-law presented two different figures (25% and 20%) for the same requirement in different parts of the text.	<p>Amend Exception 119 * where it reads:</p> <p>*Notwithstanding Section 4.1.2v), lots with dwellings 1.5 or 2 storeys are permitted to have the lesser of 10% of the total lot area or 75% of the ground floor area of the main building, for roofed accessory buildings or structures in addition to the 20% lot coverage for main dwellings.</p> <p>To instead read:</p> <p>*Notwithstanding Section 4.1.2v), lots with dwellings 1.5 or 2 storeys in height are permitted to have the lesser of</p> <ul style="list-style-type: none">• 10% of the total lot area or• 75% of the ground floor area of the main building, <p>for roofed accessory buildings or structures in addition to the 25% lot coverage for main dwellings.</p>		Clarifies the maximum lot coverage for accessory buildings, where the by-law cited two different figures.		
(2) Parking requirement for car dealerships	Different uses take place on the lot (sales, office, repair) and it has proven difficult to	<p>Amend Section 5.3.2 to add:</p> <table><tr><td>Motor Vehicle Sales Establishment</td><td>1 <i>parking space</i> per 25m² of gross floor area dedicated to showing, repairing,</td></tr></table>		Motor Vehicle Sales Establishment	1 <i>parking space</i> per 25m ² of gross floor area dedicated to showing, repairing,	Establishes a straightforward parking requirement for new car
Motor Vehicle Sales Establishment	1 <i>parking space</i> per 25m ² of gross floor area dedicated to showing, repairing,					

	calculate a single parking requirement for the lot.		displaying, and retailing vehicles plus 1 <i>parking space</i> per 45m ² of gross floor area to be reserved for visitor/customer parking to a maximum requirement of 10 spaces		dealerships.
(3) Recreational vehicles	<p>A recent amendment related to recreational vehicle parking did not limit parking in all ways that were intended.</p> <p>The by-law requires greater clarity to indicate that human habitation in vehicles is not permitted.</p>	<p>Amend Section 5.8.2 ii to read:</p> <p>No recreational vehicle or utility trailer is permitted to park in the front yard, or between the principal structure and the front lot line, unless it is on a driveway, subject to the provisions listed below.</p> <p>Add to Section 4.19:</p> <p>x. Human Habitation Not Within Main Buildings No truck, bus, coach, street car body, railway car, mobile home, trailer or other vehicle shall be used for human habitation whether or not the same is mounted on wheels or other forms of mounting or foundations.</p>			Clarifies what constitutes a 'yard' for the purposes of this restriction, while maintaining existing rules on recreational vehicle parking.
(4) Open Outdoor Storage	Some lots with permission to have outdoor accessory storage have stored goods	<p>Amend Section 6.5.1 (*1) for Accessory Outdoor Storage:</p> <p>(*1) Subject to 4.19.X Accessory Outdoor Storage</p>			Sets design requirements for outdoor storage without on what properties it is

	up to the lot line, while any structure would require a setback.	<p>Add to section 4.19: Specific Use Provisions</p> <p>4.19.X Accessory Outdoor Storage</p> <p>Where permitted, Accessory Outdoor Storage shall:</p> <ul style="list-style-type: none"> • not exceed 30% of the lot area; • not be visible from a street; • be screened by an opaque fence; • only be located in a side and/or rear yard; • be located no nearer to a lot line than 1.5 metres or to a street line than 4.5 metres; • not be located in any landscaped area or required parking area; and • not exceed 4.5m in height. 	allowed.
(5) Micro-breweries and similar emerging uses	Currently difficult to establish a micro-brewery based on how restaurant and manufacturing uses are laid out in the by-law.	<p>Amend the definitions to include:</p> <p>Micro-Industrial use</p> <p>means the small-scale production, processing, packaging and storage of food or beverages, and/or other goods produced in limited quantities, where such an establishment includes an ancillary restaurant, retail food store or retail store use through which such goods are sold or served to the public on-site, and which goods may be sold or distributed wholesale to off-site users or resellers.</p> <p>Amend the permitted uses listed in 6.3, 6.4, and 6.5 to include Micro-Industrial use as a permitted use in the following zones:</p> <ul style="list-style-type: none"> • CS • CR-1 • CR-2 • UC-D1 • UC-D2 	Simplifies rules for uses that both produce (manufacture) and retail goods on-site.

		<ul style="list-style-type: none">• EM• EG• EH <p>Add to section 4.19: Specific Use Provisions</p> <p>Add section 4.19.X: Micro-Industrial uses</p> <p>Where a <i>Micro-Industrial</i> use is permitted, the following requirements shall apply:</p> <ul style="list-style-type: none">i) A <i>Micro-Industrial</i> use is only permitted when accompanied by a <i>retail</i> and/or <i>restaurant use</i> retailing products produced on-site.ii) All production, retailing, and distribution associated with a <i>Micro-Industrial use</i> must take place within a <i>building</i> and no outdoor storage is permitted. Outdoor areas for consumption are permitted subject to all requirements of this by-law.iii) Where permitted in an EG <i>zone</i>, <i>retail</i> associated with a <i>Micro-Industrial use</i> shall not exceed 40% of the GFA of the <i>premises</i> in which it is located. Where permitted in an EH <i>zone</i>, <i>retail</i> associated with a <i>Micro-Industrial use</i> shall not exceed 20% of the GFA of the <i>premises</i> in which it is located.											
(6) Exception 4	Error in compiling 2010-40 led to certain site-specific zoning rights not being properly carried forward.	<p>Delete the existing CO-1-4 zone on 482 Queen Street and replace it with the following.</p> <table><tr><th>Exception</th><th>Zoning</th><th>Map</th><th>By-Law Reference</th><th>File Reference</th></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	Exception	Zoning	Map	By-Law Reference	File Reference						Re-establishes site-specific rules that were in place since the 1980's but not maintained under the 2010
Exception	Zoning	Map	By-Law Reference	File Reference									

		<table><tr><td>XX</td><td>CO-XX</td><td>XX</td><td>1983-71 1988-138 2017-XX</td><td></td></tr></table> <div><div><div>i) Location: 482 Queen Street</div><div>ii) Development standards:<div>a. The permitted commercial floor area shall not be less than forty-five square metres.</div></div><div>iii) Permitted uses:<div>a. Only the following uses are permitted: <i>Medical Office</i> or <i>Office</i> in conjunction with a <i>dwelling unit</i>.</div></div></div></div> <div>Delete the CO-1 zone where it applies to for 64-66 Prospect Street and replace it with the following.</div> <table><tr><td>Exception</td><td>Zoning</td><td>Map</td><td>By-Law Reference 1983-70 2017-XX</td><td>File Reference</td></tr><tr><td>XX</td><td>CO1-4</td><td>XX</td><td></td><td></td></tr></table> <div><div><div>i) Location: 64-66 Prospect Street</div><div>ii) Development standards:<div>a. Where a residential use is combined with a commercial use, the minimum floor area of any residential dwelling unit shall be 77m².</div></div><div>iii) Permitted uses:<div>a. Only the following uses are permitted: <i>Medical Office</i> or <i>Office</i>; and</div><div>b. Not more than two <i>dwelling units</i>.</div></div></div></div>	XX	CO-XX	XX	1983-71 1988-138 2017-XX		Exception	Zoning	Map	By-Law Reference 1983-70 2017-XX	File Reference	XX	CO1-4	XX			by-law.
XX	CO-XX	XX	1983-71 1988-138 2017-XX															
Exception	Zoning	Map	By-Law Reference 1983-70 2017-XX	File Reference														
XX	CO1-4	XX																
(7) Consistent terminology	Access points from parking areas to the street are inconsistently	<div>Amend the following sections to replace the word ramp with driveway or the word ramps with driveways:</div> <div><div><div>• 5.5</div><div>• Exception 57</div></div></div>	Makes more consistent the term for where a parking area															

	referred to as “ramps”, “accesses”, “entrances”, or “driveways”.	<ul style="list-style-type: none"> • Exception 62 • Exception 65 • Exception 92 • Exception 108 • Exception 111 • Exception 116 <p>Amend the following sections to replace the word ramp with underground parking driveway ramp:</p> <ul style="list-style-type: none"> • Exception 51 • Exception 119 	connects to the street.
(8) Food Trucks	Food trucks and mobile restaurants on private property are not addressed by the zoning by-law.	<p>Add definition:</p> <p>Food Vehicle</p> <p>Food Vehicle means the <i>accessory use</i> that is an outdoor vehicle not permanently affixed to the ground and capable of being moved on a daily basis, from which food and/or refreshments are provided for sale or sold, and includes a motorized, self-propelled vehicle (i.e. food truck), a vehicle that is not self-propelled, but can be towed (i.e. food trailer) and a vehicle moved by human exertion (i.e. food cart).</p> <p>Add to section 4.19: Specific Use Provisions</p> <p>Add Section 4.19.X: Food Vehicles</p> <ul style="list-style-type: none"> i) Notwithstanding Section 4.1.1, a <i>Food Vehicle</i> as an <i>accessory use</i> is not permitted in a Residential <i>zone</i>, save and except the R5 <i>zone</i>. ii) Notwithstanding Section 5, no parking is required 	Clarifies that food trucks are generally permitted in all zones save for low-density residential.

		for a <i>Food Vehicle</i> .	
(9) Motor Vehicle Uses	There are a number of similar motor-vehicle-related uses, with little clarity between the types of activities that are allowed at each of them.	<p>Amend section 5.3.2, 4.15, 6.3, 6.4, 6.5 to:</p> <ul style="list-style-type: none"> • delete Motor Vehicle Repair Facility <p>Amend the definitions to:</p> <ul style="list-style-type: none"> • delete the definition of Motor Vehicle Repair Facility <p>Amend the definitions of Motor Vehicle Service Shop to read:</p> <p>Means a <i>premises</i> used to conduct repairs of <i>motor vehicles</i> of a mechanical or structural nature and may include an associated towing service, and <i>motor vehicle</i> rentals but does not include a <i>motor vehicle body shop</i> or impound yard. May also include a <i>premises</i> used to conduct diagnostic services, minor repairs, equipping of <i>motor vehicles</i> or in which the replacement of incidental parts and services to <i>motor vehicles</i> are completed while the customer waits.</p> <p>Amend the Section 5.3.2 for the row Motor Vehicle Service Shop and Motor Vehicle Body Shop to:</p> <ul style="list-style-type: none"> • delete the word “including” and replace it with the word “excluding” <p>Amend Section 6.5.1 to add Motor Vehicle Service Shop as a permitted use in the following zones:</p>	Simplifies rules of motor-vehicle repair uses.

		<ul style="list-style-type: none"> • EG • E 	
<p>(10) Places of Entertainment</p> <p>Commercial Athletic Centre</p>	<p>Very similar recreational uses with little clarity why there should be a distinction.</p>	<p>Amend section 5.3.2 to:</p> <ul style="list-style-type: none"> • delete the row for Place of Entertainment <p>Amend the definitions to:</p> <ul style="list-style-type: none"> • delete the definition of <i>Place of Entertainment</i> <p>Amend the definitions of <i>Commercial Athletic Centre</i> to read:</p> <p><i>Commercial Recreation Centre</i></p> <p>Means a commercial establishment in which facilities are provided for recreational athletic activities and may include associated facilities such as a sauna, <i>office</i> space, yoga studio, retail shop and related lounge facilities but shall not include a <i>private club</i>. May also include a <i>premises</i> where leisure activities are offered for gain or profit such as a cinema, arts theatre, billiard or pool rooms, bowling alley, or similar activity for the enjoyment of the public but shall not include an <i>adult entertainment parlour</i> or a <i>nightclub</i>.</p> <p>Amend the by-law to:</p> <ul style="list-style-type: none"> • delete all reference to <i>Place of Entertainment</i> • replace all references to Commercial Athletic Centre with Commercial Recreation Centre • add Commercial Recreation Centre as a permitted use in UC-D1 and UC-D2 zones • implement a parking requirement of 1 <i>parking space</i> per 20m² of gross floor area for use by the public. 	<p>Simplifies the by-law by combining two similar categories of use related to entertainment into one.</p>

		Amend Exception 102 to: <ul style="list-style-type: none"> replace Place of Entertainment with Commercial Recreation Centre 	
(11) Exception 61	The lands designated as Open Space in by-law 2004-212 had specific language in the amending by-law that was not carried through in full in 2010.	Amend Exception 61 to read: iii) Uses: Only permitted use is as a landscaped buffer and no buildings or structures shall be permitted.	Clarifies the longstanding requirement for a landscape buffer along the south edge of properties on the south side of Nellie Little Crescent.
(12) 6.2.3 (*3) and (*4)	Unclear wording has led to confusion.	Amend Section 6.2.3 (*3) and (*4) to read: (*3) 6 metres between blocks of row or townhouses or 3 metres from <i>lot line</i> . (*4) 3.6 metres between pairs of link dwellings or 1.8 metres from <i>lot line</i> .	Clarifies the side-yard setback for townhouses and link homes.

(13) Decks	Common design questions related to decks are not clearly addressed by the by-law.	Add to Section 4.2: Where an encroachment is permitted, it is subject to the following conditions: i) Decks or patios that are permitted to encroach may have a deck, balcony, gazebo, pergola, or awning above them provided that: a. Any deck is constructed of a slatted and not a solid floor b. Any awning is retractable, is not a permanently extended fixture, and does not extend farther from the structure than the deck or patio c. Any pergola or gazebo complies with the requirements of a Residential Accessory Structure concerning required setbacks and maximum height from grade, regardless of whether they are attached to the deck or main structure or they are detached from same. ii) Where the existing side-yard setback of the principal structure is less than the required side-yard setback for a deck, a deck that is attached to the main structure may be located as close to the side lot line as the principal structure.	Updates rules for decks to clarify that a two-level deck is permitted, but a roof over a deck in a required yard is not.		
(14) Long term care facility parking rate	Difficult to apply rate for this type of facility as the number of beds and patients can vary from the number of “dwelling units”.	Amend Section 5.3.2 as follows: <table><tr><td><i>Long Term Care Facility</i></td><td>0.33 <i>parking space</i> per licensed patient bed plus 1 space per 100m² of <i>gross floor area</i> used for all other purposes</td></tr></table>	<i>Long Term Care Facility</i>	0.33 <i>parking space</i> per licensed patient bed plus 1 space per 100m ² of <i>gross floor area</i> used for all other purposes	More clearly reflects that patient load is tied to beds and not to rooms.
<i>Long Term Care Facility</i>	0.33 <i>parking space</i> per licensed patient bed plus 1 space per 100m ² of <i>gross floor area</i> used for all other purposes				

(15) Parking area design	Lack of clarity in various sections related to parking space size and parking area design.	Amend Section 5.2.2 to read:	Updates parking space sizes of barrier-free spaces.													
		5.2.2 Parking Space Design														
		i) The minimum required size of a <i>parking space</i> shall be as follows:														
		<table><tr><th>Number of required spaces</th><th>Parking space configuration</th><th>Minimum size</th></tr><tr><td rowspan="2">Fewer than 5</td><td>Parallel</td><td>2.6m by 6.7m</td></tr><tr><td>Perpendicular</td><td>2.6m by 5.0m</td></tr><tr><td rowspan="2">5 or More</td><td>Parallel</td><td>2.6m by 6.7m</td></tr><tr><td>Perpendicular</td><td>2.7m by 5.5m</td></tr></table>		Number of required spaces	Parking space configuration	Minimum size	Fewer than 5	Parallel	2.6m by 6.7m	Perpendicular	2.6m by 5.0m	5 or More	Parallel	2.6m by 6.7m	Perpendicular	2.7m by 5.5m
		Number of required spaces		Parking space configuration	Minimum size											
		Fewer than 5		Parallel	2.6m by 6.7m											
				Perpendicular	2.6m by 5.0m											
		5 or More		Parallel	2.6m by 6.7m											
				Perpendicular	2.7m by 5.5m											
		ii) The width of the drive aisle adjacent to a parking space shall be in accordance with the following standards:														
<table><tr><th>Angle of Parking Space</th><th>Minimum Aisle Width</th><th>Direction</th></tr><tr><td>45 degrees</td><td>4.5 metres</td><td>One Way</td></tr><tr><td>90 degrees</td><td>6.0 metres</td><td>Two Way</td></tr></table>	Angle of Parking Space	Minimum Aisle Width	Direction	45 degrees	4.5 metres	One Way	90 degrees	6.0 metres	Two Way							
Angle of Parking Space	Minimum Aisle Width	Direction														
45 degrees	4.5 metres	One Way														
90 degrees	6.0 metres	Two Way														
iii) Barrier-free parking spaces will be provided in two types, and in the quantities stated in Section 5.3.6:																
i) Type A (“Van”): Minimum size of 3.4m by 5.5 m																
ii) Type B: Minimum size of 2.6m by 5.5m																
Every accessible parking space must have an access aisle adjacent to the space. An access aisle may be shared by																

		two adjacent accessible parking spaces. The minimum width of an access aisle is 1.5m. i) Access aisles must be demarcated with high tonal contrast diagonal lines to discourage vehicles from parking in them.													
(16) Pedestrian access	Site design standards require vehicular access but have no specific standards to require pedestrian connections.	Amend Section 5.5 under Required Parking Spaces: 5 or more to add: xi) A continuous, uninterrupted pedestrian connection of a minimum of 1.5m in width and a material type visually and physically distinct from the <i>parking lot</i> surface shall be provided from a <i>sidewalk</i> to the principal entrance of each <i>building</i> . If no sidewalk abuts the property, the connection will be provided from the abutting <i>street</i> . Where parking spaces are configured such that the front or rear of parked vehicles will be adjacent to a pedestrian connection, the pedestrian connection shall be 1.8m in width.	Improves pedestrian accessibility by requiring clear pedestrian access routes in parking lots.												
(17) Urban Centres	Downtown area should no longer be titled an “Urban Centre”, as this term is used for Secondary Plan area.	Amend the following sections to replace the terms as follows: <table><tr><th>Section</th><th>To remove</th><th>To replace with</th></tr><tr><td>4.1.2, 4.2,</td><td>Urban Centre</td><td>Downtown</td></tr><tr><td>4.14.1</td><td>Urban Centre</td><td>- Delete section</td></tr><tr><td>4.21</td><td>Urban Centre</td><td>Downtown Zone</td></tr></table>	Section	To remove	To replace with	4.1.2, 4.2,	Urban Centre	Downtown	4.14.1	Urban Centre	- Delete section	4.21	Urban Centre	Downtown Zone	Removes term “Urban Centre” from downtown area to avoid confusion with Secondary Plan area.
Section	To remove	To replace with													
4.1.2, 4.2,	Urban Centre	Downtown													
4.14.1	Urban Centre	- Delete section													
4.21	Urban Centre	Downtown Zone													

				or Urban Centres Secondary Plan zone		
		5.3.3	Urban Centre	Delete section outside of UCSP		
		5.3.4	Historic Downtown Urban Centre Zone	Downtown Zones		
		5.4.1	Urban Centre and Commercial Zones	Downtown and Commercial Zones		
		5.4.1	Urban Centre Zones	- Delete section		
		5.4.3	Urban Centre Zone	Downtown		
		5.6.1	Urban Centre Zones	Downtown Zones		
		5.6.3, 5.6.4	Urban Centre	Downtown		
		5.7.5	Urban Centre Zones	Downtown Zones		
		6.1	Urban Centre Zones	Downtown Zones		
		6.4	Urban Centre	Downtown		

			Zones	Zones		
		6.4.1	Historic Downtown Urban Centre Zone (UC-D1)	Historic Downtown Zone (UC-D1)		
		6.4.1, 6.4.2	Downtown Urban Centre Zone (UC-D2)	Downtown Zone (UC-D2)		
(18) Commercial motor vehicle	Not present in the zoning by-law	Amend section 5.81 to read: i) On any <i>lot</i> within a Residential <i>Zone</i> , the parking or storage of any <i>commercial motor vehicle</i> is not permitted unless wholly located within an enclosed garage. Only one such <i>vehicle</i> may be stored or parked within a garage on a lot in a Residential <i>Zone</i> . Add definition: <i>Commercial motor vehicle</i> A motor vehicle, equipment, or trailer designed to be used for commercial purposes that includes but is not limited to: catering or canteen trucks, a <i>food vehicle</i> , buses, cube vans, tow trucks, tilt and load trucks or trailers, dump trucks, tractor trailers, semitrailers, or construction equipment that is self-propelled or designed to be towed. For greater clarity, this definition does not include vehicles that are used for commercial purposes but are otherwise of a physical form that does not meet this definition.				Clarifies definition of a commercial motor vehicle without changing permissions of where they can be parked.
(19)	Rooftop	Amend definition of Patio, Commercial Rooftop:				Clarifies that

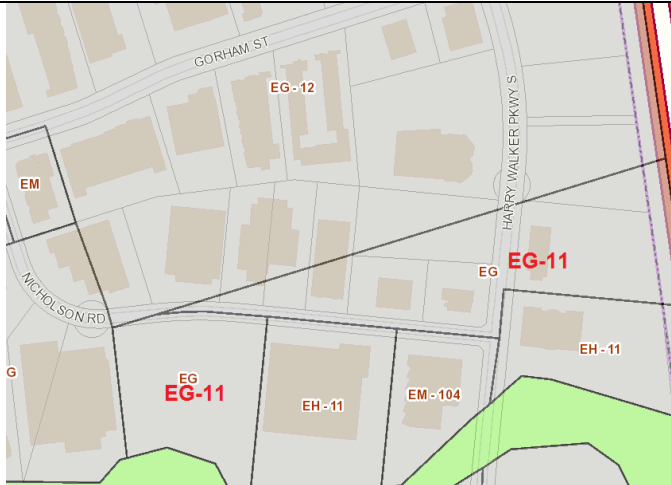
Commercial Rooftop Patios	Commercial Patios are defined in the By-law but not specifically permitted or prohibited.	<p>Patio, Commercial Rooftop Means any portion of a rooftop dedicated as an outdoor serving area that is an <i>accessory use</i> to a <i>restaurant</i> or to a commercial use.</p> <p>Add to section 4.19: Specific Use Provisions</p> <p>Add section 4.19.X: Commercial Rooftop Patios</p> <p>Restaurants, banquet halls, and other commercial uses shall be permitted to include a <i>commercial rooftop patio</i> as an accessory use, provided that the commercial rooftop patio complies with the following regulations:</p> <ul style="list-style-type: none">i) A <i>commercial rooftop patio</i> is prohibited in association with an <i>adult entertainment parlour</i>;ii) The maximum size of a <i>commercial rooftop patio</i> is 50 % of the <i>gross floor area</i> used for the principal use;iii) The design shall be established in accordance with an approved site plan;iv) A <i>commercial rooftop patio</i> must comply with any applicable requirements of the Town’s licensing and noise by-laws.	rooftop patios are permitted and implements design requirements.						
(20) Porticoes	Not defined in the by-law, and the intent of allowing for certain roofed encroachments is generally captured by other sections (e.g. porches).	<p>Delete permitted encroachment for Canopies/Porticoes.</p> <p>Amend permitted encroachment for Porches to include Porticoes, reading:</p> <table><tr><td>Permitted Structure or Feature</td><td>Applicable Required Yard(s)</td><td>Required Setback or Permitted Encroachment</td></tr><tr><td><i>Porches,</i></td><td><i>Front and exterior</i></td><td>May encroach 2.4</td></tr></table>	Permitted Structure or Feature	Applicable Required Yard(s)	Required Setback or Permitted Encroachment	<i>Porches,</i>	<i>Front and exterior</i>	May encroach 2.4	Continues to permit covered porches and gives porticoes the same permission.
Permitted Structure or Feature	Applicable Required Yard(s)	Required Setback or Permitted Encroachment							
<i>Porches,</i>	<i>Front and exterior</i>	May encroach 2.4							

		<i>Porticoes</i> Open, Uncovered or Covered with a platform no higher than the first <i>storey</i> of the <i>building</i> above <i>established grade</i> .	<i>side yards</i>	metres into the required yard including eaves, cornices and steps but no closer than 1.5 metres to the lot line.	
(21) Exception 119 and Building Heights	The current definition does not specify that average front grade is to be used, which is the existing practice.	Amend Exception 119 Section ii) a) to read: Maximum Height: 10.0 metres For the purposes of this exception, height shall be measured from the average front grade of the dwelling to the highest portion of the roof.			Clarifies how to measure height of buildings in the older areas of town.
(22) Legal Non-conforming Structures	The text related to legal nonconforming structures and structures requiring restoration to a safe condition is unclear. The intent is to retain acquired rights and not grant any additional permissions.	Amend Section 4.8 to read: 4.8 LEGAL NON-CONFORMING USES This By-Law shall not prevent the <i>use</i> of any land, <i>building</i> or <i>structure</i> for any purpose prohibited by this By-Law if such land, <i>building</i> or <i>structure</i> was lawfully used for such purpose on the day of passing of this By-Law, and provided that such land, <i>building</i> or <i>structure</i> continues to be used for that purpose. 4.8.1 Restoration to a Safe Condition Nothing in the By-Law shall prevent the strengthening to a safe condition or the reconstruction of any <i>building</i> or <i>structure</i> or part of any such <i>building</i> or <i>structure</i> that is used for a legally <i>non-conforming use</i> as provided for in Section 4.8, provided such alteration or repair does not			Clarifies that illegal structures may not be reconstructed.

		increase the <i>height</i> , size or volume or change the <i>use</i> of such <i>building</i> or <i>structure</i> .	
(23) GFA definition	Unclear definition.	<p>Amend the following definitions to read:</p> <p><i>Floor Area, Gross</i></p> <p>Means the aggregate of all floor areas of a <i>building</i> or <i>structure</i>, which floor areas are measured between the exterior faces of the exterior walls of the <i>building</i> at each floor level but excluding any <i>porch</i>, veranda, <i>cellar</i>, mechanical room or penthouse, or areas dedicated to parking within the <i>building</i>. For the purposes of this definition, the walls of an inner court shall be deemed to be exterior walls. For the purposes of calculating required parking spaces, all common areas within buildings including hallways, stairways, elevator shafts, service/mechanical rooms, washrooms, garbage/recycling rooms, staff locker and lunch rooms, loading areas, amenity space and any space with a floor to ceiling height of less than 1.8 metres shall be excluded.</p> <p><i>Floor Area, Net</i></p> <p>Means the aggregate of the floor areas of a <i>building</i>, but excluding common hallways, stairways, elevator shafts, service/mechanical rooms, washrooms, garbage/recycling rooms, staff locker and lunch rooms, loading areas, areas dedicated to parking within the <i>building</i>, and any space with a floor to ceiling height of less than 1.8 metres.</p>	Clarifies which floor areas are included in GFA and NFA calculations
(24) Porches	The encroachment provisions for porches are unclear in how	<p>Amend the section of the encroachment table in Section 4.2 related to Porches to read:</p> <p>Porches - Open, Uncovered or Covered with a platform no</p>	Clarifies the limits on porch height.

	they intend to limit porch height.	higher than the floor of the first storey of the building above established grade	
(25) Pools	<p>Uncertainty as to whether they are permitted in the floodplain.</p> <p>Lack of clarity related to pool patios and decks has led to installation of them up to property lines.</p>	<p>Add section 4.4 vii:</p> <p>In the Floodplain and Other Natural Hazards (FP-NH) zone as delineated by the Lake Simcoe Region Conservation Authority, swimming pools are permitted subject to the requirements of the LSRCA.</p> <p>Amend Section 4.4 iii):</p> <p>Any <i>patio, deck, residential structure, accessory</i>, or other structure associated with a <i>pool</i> shall be constructed in accordance with the provisions contained in this Zoning By-law including Section 4.2.</p>	Emphasizes that pools in the floodplain require a permit from the LSRCA.
(26) Repeal of Former By-laws	Mis-cited by-law number for Oak Ridges Moraine	<p>Amend Section 1.9 a) i)</p> <p>Subject to 2003-121 (Oak Ridges Moraine)</p>	Corrects a mis-citation of a by-law number.
(27) Single detached dwellings	Providing greater clarity that a typical single detached dwelling lot permits one home.	<p>Add to section 4.19: Specific Use Provisions</p> <p>Add section 4.19.X: Single Detached Dwellings</p> <p>For greater clarity, unless otherwise specified in this by-law, where a <i>dwelling, detached</i> is permitted as a use only one <i>dwelling, detached</i> is permitted on the <i>lot</i>.</p>	Adds clarity to specifically note the maximum number of dwellings, maintaining existing

			permissions.
(28) Nightclubs	The Town does not license nightclubs, but the zoning by-law sets out that they are subject to municipal licensing requirements.	Delete Section 6.5.1 (*6).	Corrects a reference to licensing nightclubs, which the Town does not do.
(29) Floodplain and the PPS	The incorrect section of the Provincial Policy Statement is cited with regard to uses prohibited.	Amend Section 7.1.1 to read: Prohibited Uses The following <i>uses</i> are not permitted within the Floodplain and Other Natural Hazards (FP-NH) Zone as determined by the Lake Simcoe Region Conservation Authority: <input type="checkbox"/> <i>Group Home</i> ; <input type="checkbox"/> <i>Special Needs Facility</i> ; <input type="checkbox"/> <i>Accessory Dwelling Unit</i> ; and, <input type="checkbox"/> All other <i>uses</i> in accordance with Section 3.1.5 of the Provincial Policy Statement, or its successor thereto.	References the correct section of the Policy statement.
(30) Exceptions 11 and 12	Incorrect addresses were used to carry forward this site-specific building height permission.	Amend the zoning by-law maps to show:	Corrects an error in which certain properties were excluded from this exception.

			
(31) 852 Gorham	Is incorrectly zoned as an R1-B property, notwithstanding its long use as a veterinary clinic.	Amend the zoning for the property to add an exception to permit: <i>a Veterinary Clinic</i> <i>a Veterinary Hospital</i>	Permits the existing veterinary use by right.
(32) 820 Gorham	Has R1-B zoning despite being a church, is a holdover from past by-law allowing churches in R zones.	Amend the zoning for the property to I-B.	Permits the existing place of worship by right.
(33) Long-term care facility	The zoning by-law is unclear on the definitions and standards	Add definition of Retirement Residence: <i>Retirement Residence</i> means a building or part of a building licensed in accordance with applicable provincial legislation	Simplifies zoning rules related to retirement

definition	applicable to retirement residences.	<p>that is designed and used to provide accommodation primarily to retired persons or couples where each private bedroom or suite of rooms comprising a living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms and medical care facilities may also be provided.</p> <p>Amend Section 6 to permit a Retirement Residence in the following zones:</p> <p>UC-R, UC-D1, UC-D2, I-A, I-B</p> <p>Amend Section 5 to add the following parking requirement:</p> <p>Retirement Residence:</p> <p><i>0.5 parking space per unit plus 0.25 parking spaces per unit for visitors</i></p>	residences.						
(34) Eaves	The encroachment provision is unclear as to exactly what portions of a roof edge are included. The permitted encroachments do not reflect common building	<p>Amend Section 4.2 provision for Eaves to read:</p> <table><tr><td>Permitted Structure or Feature</td><td>Applicable Required Yard(s)</td><td>Required Setback or Permitted Encroachment</td></tr><tr><td>Eaves, eavestroughs, gutters, or similar</td><td>Any Yard</td><td>May encroach into a required yard a maximum</td></tr></table>	Permitted Structure or Feature	Applicable Required Yard(s)	Required Setback or Permitted Encroachment	Eaves, eavestroughs, gutters, or similar	Any Yard	May encroach into a required yard a maximum	Clarify where eaves are able to extend further than the building.
Permitted Structure or Feature	Applicable Required Yard(s)	Required Setback or Permitted Encroachment							
Eaves, eavestroughs, gutters, or similar	Any Yard	May encroach into a required yard a maximum							

	practice.	features		of 0.7 metres, and may be no closer to a lot line than 0.3 metres.	
(35) Outdoor parking	The by-law requires all parking to be outdoor. This would exclude any underground or structured parking.	<p>Amend the introduction to Section 5.3.1 to read:</p> <p>The minimum, off-street parking requirements for <i>residential uses</i> shall be as follows:</p> <p>Add (*x) to the requirement in Section 5.3.1 for Dwelling, Detached; Dwelling, Link; Dwelling, Semi-Detached; Dwelling, Duplex; and Dwelling, Townhouse.</p> <p>(*x) Required <i>parking spaces</i> shall be provided exterior of any <i>garage</i> unless otherwise permitted by this by-law.</p>			Clarifies that underground and above-ground parking is permitted.
(36) Garbage enclosures	No zoning standards for locations of garbage enclosures.	<p>Add Section 4.X : Garbage and Waste Management</p> <p>Garbage containment shall be located within either a <i>building</i>, or a garbage enclosure surrounded by an opaque fence no less than 1.8m in height, in the following <i>zones</i> or where the following <i>uses</i> are being undertaken:</p> <ul style="list-style-type: none"> • Any Commercial <i>zone</i>; • Any Employment <i>zone</i>; • Any Institutional <i>zone</i>; • Any Open Space <i>zone</i>; or • Any lot containing an <i>Apartment Building</i>. <p>A <i>structure</i> primarily used for garbage containment or a garbage enclosure shall not be located:</p>			Establishes standards for where garbage can be stored for pickup.

		<ul style="list-style-type: none"> • In a front yard; • In an exterior side yard; • In any minimum yard abutting a Residential, Institutional, Urban Centre, or Open Space Zone; or • Within any required landscaped areas. <p>A <i>building</i> used for garbage containment or a garbage enclosure shall be located in accordance with an approved site plan.</p>	
(37) Private home daycares	Private home daycares are permitted in some types of residential units and not others. Provincial regulations related to daycares have changed.	<p>Amend Section 6.2.1 to:</p> <p>Include Private Home Daycare as a permitted use in R1, R2, R3, R4, and R5 zones.</p> <p>Amend Section 6.2.1 to:</p> <p>Amend (5) to read:</p> <p>(*) A Private Home Daycare must adhere to the requirements of the Child Care and Early Years Act or its successor legislation. For greater clarity, this act limits the number of children who may be supervised at any one time in a private home daycare.</p> <p>Amend the definition of Private Home Daycare to read:</p> <p>Private Home Daycare</p> <p>Means the <i>use</i> of a <i>dwelling unit</i> for temporary care of six or fewer children in exchange for compensation for a</p>	Updates zoning related to private home daycares under new Provincial legislation.

		continuous period not exceeding 24 hours.	
(38) R-X (G, K, L, M, N) zones	Several types of lots were left without exterior side yard setbacks.	Amend Section 6.2.2 to: Add an Exterior Side Lot Line setback of 3.0m for G, K, and N lots and 2.4m for L & M lots.	Provides setback requirements for some types of lots.
(39) R-X (P & R) zones	Several types of lots were left without maximum lot coverages.	Amend Section 6.2.2 to: Include 50% as maximum lot coverage for P & R lots.	Provides a coverage limit for some types of lots.
(40) Domestic animal care facilities	Lack of clarity that domestic animal care facilities are meant to be 'doggy day-cares' and not kennels.	Amend definition of Domestic Animal Care Facility to read: Domestic Animal Care Facility Means a service commercial establishment in which domestic animals are cared for on a short term daily basis in an open setting and may include accessory grooming and training facilities but excludes a <i>kennel</i> . Add definition Kennel: Means premises used for boarding, training, or breeding of dogs, cats, or other domestic animals. For greater clarity, does not include a <i>Domestic Animal Care Facility</i> .	Clarifies that domestic animal care facilities are doggie daycares and not breeding kennels.
(41) Antennas and Satellite Dishes	Zoning regulates the number of satellite dishes but does not address	Amend section 4.1.5 to read: 4.1.5 Satellite Dishes and Antennas Satellite dishes with a maximum width of 1.0 metre each	Updates rules related to antennae and satellite dishes

	antennas.	<p>are permitted in any <i>zone</i> provided they are mounted on an exterior wall, roof or chimney of a <i>building</i> of the <i>lot</i> on which it is located.</p> <p>Antennae with a maximum height of 1.5 metres greater than the permitted maximum height for the building to which they are affixed are permitted in any <i>zone</i> provided they are mounted on an exterior wall, roof or chimney of a <i>building</i> of the <i>lot</i> on which it is located.</p> <p>In a Residential <i>Zone</i>, not more than 2 cumulative satellite dishes and antennae shall be permitted per <i>dwelling unit</i> on the <i>lot</i>.</p> <p>Amend Section 4.2 to add:</p> <p>Accessory Structures:</p> <table><tr><td>Antennae or satellite dishes (Wall mounted in accordance with Section 4.1.5 of this By-law)</td><td>Permitted in any <i>yard</i>.</td><td>Not closer than 0.2m from any <i>lot line</i>.</td></tr></table>	Antennae or satellite dishes (Wall mounted in accordance with Section 4.1.5 of this By-law)	Permitted in any <i>yard</i> .	Not closer than 0.2m from any <i>lot line</i> .	to treat them similarly.
Antennae or satellite dishes (Wall mounted in accordance with Section 4.1.5 of this By-law)	Permitted in any <i>yard</i> .	Not closer than 0.2m from any <i>lot line</i> .				
(42) Definition of attached	The by-law lacks clarity for when a structure should be treated as being “attached”.	<p>Add definition for Structure, Attached:</p> <p>Any structure that is attached to another structure by a common wall or by a common roof structure.</p>	Clarifies what constitutes a connected structure.			
(43) Cross-references	Lack of cross-reference can make determining all applicable	<p>Amend 5.3.3 to include:</p> <p>iv) Shall be located in accordance with Section 5.4.1.</p>	Adds references to other relevant sections of the by-law for ease			

	sections difficult for applicants.		of reading.
(44) Carpool spaces	Carpool spaces are required, but they are not defined in their use, location, or enforcement.	<p>Add definition:</p> <p><i>Carpool space or High Occupancy Vehicle Space</i></p> <p>A designated parking space for vehicles to be used only by vehicles carrying more than one occupant.</p> <p>Amend section 5.3.7 to read:</p> <p><i>Carpool parking spaces</i> shall be provided in conjunction with developments involving <i>financial institution, hospital, library, medical clinic, medical office, medical laboratory, office, elementary school, secondary school, or postsecondary school</i> uses and shall be included as part of the overall parking requirement as the lesser of:</p> <ul style="list-style-type: none"> i) 5% of the total required parking supply for any of these non-residential uses, or ii) 2.0 parking spaces <p>For each required <i>carpool parking space</i> provided the total parking requirement may be reduced by 2 spaces. <i>Carpool parking spaces</i> shall be located in immediate proximity to the principal entrance of the building, second only to parking spaces reserved as barrier-free <i>parking spaces</i>.</p> <p>iii) Carpool spaces are to be reserved for the exclusive use of vehicles carrying more than one occupant. Carpool spaces are to be indicated with Town-approved signage.</p>	Updates rules related to carpool parking spaces.

<p>(45) Bicycle parking</p>	<p>Lack of standards leads to bike parking being provided in less than optimal locations.</p> <p>Distinction between “internal” and “external” bicycle parking spaces does not adequately capture the range of bicycle parking options that would fit within the policies of the Official Plan.</p>	<p>Add the definitions:</p> <p>Bicycle Parking Space, Long-term</p> <p>Long-term bicycle parking are spaces that are located in a building, enclosed in a lockable locker, or enclosed in a secured area with controlled access.</p> <p>Bicycle Parking Space, Short-term</p> <p>Short-term bicycle parking are spaces that are located outdoors, on a bicycle rack, or in an easily accessible location.</p> <p>Amend Section 5.3.8 to read:</p> <p>i) <i>Bicycle parking spaces</i> shall be provided as follows:</p> <table><tr><th>Use</th><th>Required Bicycle</th></tr><tr><td>Retail, Service Commercial, Office, Institutional</td><td>2 Long-Term Bicycle Parking Spaces and 5 Short-Term Bicycle Parking Spaces space for every 1000m² of gross floor area</td></tr></table>	Use	Required Bicycle	Retail, Service Commercial, Office, Institutional	2 Long-Term Bicycle Parking Spaces and 5 Short-Term Bicycle Parking Spaces space for every 1000m ² of gross floor area	<p>Updates rules related to requirements for bike parking.</p>
Use	Required Bicycle						
Retail, Service Commercial, Office, Institutional	2 Long-Term Bicycle Parking Spaces and 5 Short-Term Bicycle Parking Spaces space for every 1000m ² of gross floor area						

			<table><tr><td><i>Manufacturing/Industrial</i></td><td>2 Long-Term Bicycle Parking Spaces and 2 Short-Term Bicycle Parking Spaces space for every 1000m² of <i>gross floor area</i></td></tr><tr><td><i>School</i></td><td>0.06 Long-Term Bicycle Parking Spaces and 0.06 Short-Term Bicycle Parking Spaces for each 100 square metres of <i>gross floor area</i></td></tr><tr><td><i>Apartment Building</i></td><td>0.5 Long-Term Bicycle Parking Spaces per dwelling unit and 0.1 short-term spaces per dwelling unit</td></tr></table>	<i>Manufacturing/Industrial</i>	2 Long-Term Bicycle Parking Spaces and 2 Short-Term Bicycle Parking Spaces space for every 1000m ² of <i>gross floor area</i>	<i>School</i>	0.06 Long-Term Bicycle Parking Spaces and 0.06 Short-Term Bicycle Parking Spaces for each 100 square metres of <i>gross floor area</i>	<i>Apartment Building</i>	0.5 Long-Term Bicycle Parking Spaces per dwelling unit and 0.1 short-term spaces per dwelling unit	
<i>Manufacturing/Industrial</i>	2 Long-Term Bicycle Parking Spaces and 2 Short-Term Bicycle Parking Spaces space for every 1000m ² of <i>gross floor area</i>									
<i>School</i>	0.06 Long-Term Bicycle Parking Spaces and 0.06 Short-Term Bicycle Parking Spaces for each 100 square metres of <i>gross floor area</i>									
<i>Apartment Building</i>	0.5 Long-Term Bicycle Parking Spaces per dwelling unit and 0.1 short-term spaces per dwelling unit									
<p>Where <i>bicycle parking spaces</i> are located internal to a <i>building</i>, they shall be located:</p> <ul style="list-style-type: none">a. on the ground floor; orb. on the second floor or the first level below the ground floor if the bicycle parking spaces are accessible via an elevator or an entrance at grade. <p><i>Bicycle parking spaces</i> as required by this by-law shall not be located:</p> <ul style="list-style-type: none">a. in a dwelling unit; orb. on a balcony.										

		<div><div>ii)</div><div>The minimum dimension of a bicycle parking space is:<div><div>a.</div><div>minimum length of 1.8 metres;</div></div><div><div>b.</div><div>minimum width of 0.6 metres; and</div></div><div><div>c.</div><div>minimum vertical clearance from the ground of 1.9 metres; and</div></div></div></div> <div><div>iii)</div><div>the minimum dimension of a bicycle parking space if placed in a vertical position on a wall, structure or mechanical device is:<div><div>a.</div><div>minimum length or vertical clearance of 1.9 metres;</div></div><div><div>b.</div><div>minimum width of 0.6 metres; and</div></div><div><div>c.</div><div>minimum horizontal clearance from the wall of 1.2 metres; and</div></div></div></div> <div><div>iv)</div><div>A bicycle parking space must be on the same <i>lot</i> as the <i>use</i> for which it is required.</div></div>					
<div>(46) Landscape buffers</div>	<div>This section conflicts with other sections that allow visitor parking closer to property lines. It would be clearer and more predictable to have a standard buffer with no parking permitted</div>	<div>Amend Section 4.14.2 to read:<div>In addition to the requirements of Section 4.14.1, in all Employment Zones, <i>landscape buffers</i> shall be provided adjacent to <i>street lines</i> except for land used to accommodate pedestrian and vehicular access to the <i>lot</i>. Such buffers shall be established as follows:</div><table><tr><td>Location of Landscape Buffer</td><td>Minimum Width of Landscape Buffer</td></tr><tr><td>Front Yard</td><td>6.0 metres</td></tr></table></div>	Location of Landscape Buffer	Minimum Width of Landscape Buffer	Front Yard	6.0 metres	<div>Simplifies rules related to front-yard landscaping in the industrial areas.</div>
Location of Landscape Buffer	Minimum Width of Landscape Buffer						
Front Yard	6.0 metres						

	in it.	<table><tr><td>Exterior Side and <i>Rear Yard</i></td><td>3.0 metres</td></tr></table> Amend Section 4.14.3 (iv) to re-number it to: <ul style="list-style-type: none">• 4.14.X.	Exterior Side and <i>Rear Yard</i>	3.0 metres	
Exterior Side and <i>Rear Yard</i>	3.0 metres				
(47) Landscape Buffer Plantings	Wrong type of size measure for each type of plant.	Amend section 4.14.1 (iii) to read: Any required planting in a buffer strip shall have a minimum height of 1500mm for coniferous vegetation, a minimum diameter measured at a height of 1.4m from grade of 60mm for deciduous vegetation, and a minimum height or spread of 450mm for shrubs, but shall not be permitted to exceed a height of 1.0 metres within a <i>daylighting triangle</i> .	Establishes a minimum size for coniferous trees, deciduous trees, and shrubs.		
(48) Accessibility lifts	Accessibility ramps enjoy a generous encroachment provision that is not extended to lifts.	Add definitions: Accessibility Ramp An inclined plane installed in addition to or instead of stairs that permits users to access a ground <i>floor</i> from <i>grade</i> . Accessibility Lift A vertical platform lift that is not enclosed or covered, designed to raise a user to access a ground <i>floor</i> from <i>grade</i> . Amend Section 4.2:	Updates rules for accessibility ramps in yards.		

		<table><tr><td>Permitted Structure or Feature</td><td>Applicable Required Yard(s)</td><td>Required Setback or Permitted Encroachment</td></tr><tr><td>Accessibility Ramps or Wheelchair Lifts (*2)</td><td>Permitted in any <i>yard</i></td><td>No required setback</td></tr></table>	Permitted Structure or Feature	Applicable Required Yard(s)	Required Setback or Permitted Encroachment	Accessibility Ramps or Wheelchair Lifts (*2)	Permitted in any <i>yard</i>	No required setback	
Permitted Structure or Feature	Applicable Required Yard(s)	Required Setback or Permitted Encroachment							
Accessibility Ramps or Wheelchair Lifts (*2)	Permitted in any <i>yard</i>	No required setback							
		<p>Add (*2)</p> <p>An <i>Accessibility Ramp</i> shall have a maximum gradient of 1 to 12. A <i>Wheelchair Lift</i> is permitted to elevate no higher than the first <i>storey</i> of the <i>building</i>, and have a maximum area no greater than 3.0 square metres.</p> <p>Amend all references to wheelchair ramps :</p> <p>To refer to them as accessibility ramps.</p>							
(49) Shipping containers	By-law does not specifically address shipping containers for storage or as a structure.	<p>Add definition:</p> <p>Shipping Container</p> <p>Means a container or structure designed for storage of goods and materials while under transport by boat, truck or rail, notwithstanding that it may not ever be used for such a purpose.</p> <p>Amend Section 4.1.2 to add:</p> <p>When an accessory building is made up in whole or in part of <i>shipping container(s)</i>, the accessory building shall be</p>	Adds design requirements for the use of shipping containers.						

		clad with exterior design materials similar to those used for the main building located on the lot.	
(50) Below-grade driveways	Reverse-slope driveways are not addressed, and can lead to basement flooding.	<p>Amend Section 6.2.3 to add:</p> <p>(*#) for a Dwelling Unit, the elevation of the lowest point of an opening to an area that may be used for parking or storage of a vehicle located inside or abutting the dwelling shall be:</p> <p>(A) higher than the elevation of the street the lot abuts measured at its centerline directly across from the driveway leading to the parking space; or</p> <p>(B) higher than the elevation of a public lane that the lot abuts measured at its centerline directly across from the driveway leading to the parking space;</p> <p>except as provided for in an approved site plan agreement.</p> <p>Delete Section 5.5 iii).</p>	<p>Prohibits reverse-slope driveways except as provided for in site plan agreements.</p> <p>Removes multiple driveway access point provisions for low-density residential lots.</p>
(51) Residential Accessory Structures	Confusion over setback provisions related to accessory structures, detached garages, residential accessory structures, and corner lots.	<p>Amend definition of Residential Structure, Accessory to read:</p> <p>Residential Structure, Accessory</p> <p>Means <i>accessory structures</i> that are not used for human habitation, but the <i>use</i> of which is naturally and normally incidental to, subordinate to, or exclusively devoted to, the principal <i>residential use</i> or dwelling and located on the same <i>lot</i> therewith. Residential accessory structures may include, but are not limited to: a change house/cabana; <i>private play structure</i>; gazebo; dog house or dog run; private greenhouse; shed; <i>patio</i> shelter; portable tent structures; standalone antennae or satellite dishes; and, standalone <i>solar panels</i>; but shall not include a detached</p>	Clarifies and slightly changes permissions related to accessory residential structures.

garage or any mechanical equipment as defined under *air conditioner* or privacy screens erected on the ground.

Amend Section 4.2 encroachment provision to read:

Permitted Structure or Feature	Applicable Required Yard(s)	Required Setback or Permitted Encroachment
Drop awnings, clothes poles, flag poles, ornamental light poles, basketball nets, retaining walls, fences or other similar <i>accessory structures</i>	Permitted in any <i>yard</i>	No required setback

Amend definition of Carport to read:

Carport

Means a *building* or *structure* attached to the principal or *main building*, which is not more than 60% enclosed by area of its walls, and may be used for the parking or storage of one or more *motor vehicles*.

Amend Section 4.1.2 to read:

4.1.2 Accessory Buildings and Structures

Accessory buildings, structures and uses are permitted in all *zones* subject to the following provisions:

- i. The principle *use, building or structure* must already be established on the same *lot*.
- ii. No detached *accessory building or structure* may be used for human habitation or an occupation for gain, unless specifically permitted by this By-Law.
- iii. Unless otherwise specified, *accessory buildings and structures* shall comply with the following requirements.
- iv. *Accessory buildings and structures* are not permitted additional encroachments under Section 4.2 for structural or ornamental features.

Permitted feature or structure	Measure	Requirement
Detached garage in a residential zone	Location	Comply with all applicable yard requirements of the zone in which they are located
	Height	Lesser of 4.6m or the height of the main building on the lot

		Residential accessory structures (RAS)	Location and height	In accordance with Section 4.2	
		Accessory buildings or structures	Total lot coverage	Residential zones: Lesser of 15% of the total lot area or 75% of the ground floor area of the main building on the lot	
				All other zones: 15% of the lot area	
			Height	Residential, UC, and C zones: Lesser of 4.6m or the height of the main building on the lot	
				All other zones: The maximum permitted height of the zone in which the accessory structure is located	

	Corner lot location	Commercial or Employment Zone abutting any Residential Zone: Distance equal to the minimum required front yard of the abutting residential zone
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iv) Notwithstanding Section 4.1.2 (iii) above, *accessory structures* in a residential zone shall be setback from the *lot line* in accordance with the requirements of Section 4.2 of this By-Law.

v) The total *lot coverage* of all *Accessory Buildings and Structures* on a *lot* shall be as follows:

Zone	Maximum Total Lot Coverage
Residential Zones	the lesser of 15% of the total <i>lot area</i> or 75% of the ground floor area of the <i>main</i>
All Other Zones	15% of the <i>lot area</i>

vi) The maximum *height* of an *accessory building or structure* shall be as follows:

Zone	Maximum Height of Accessory Structures
Residential, Urban Centre and Commercial Zones	the lesser of 4.6 metres or the <i>height</i> of the <i>main building</i> on the <i>lot</i>
All Other Zones	the maximum permitted <i>height</i> of the <i>zone</i> in which the <i>accessory structure</i> is

(53) Fuel tanks	No existing regulations related to propane and fuel storage in the zoning by-law, or any outside of Wellhead Protection Areas.	Add the definition of Residential Structure, Accessory to add the following words to the list of examples included: fuel tank with a capacity of less than 1500L Add to section 4.19: Specific Use Provisions 4.19.x Fuel Tanks Where fuel tanks are permitted, the following standards shall apply to their location: <div><div>i)</div><div>In a residential zone, be located in accordance with the provisions of Residential Structure, Accessory.</div></div> <div><div>ii)</div><div>In any other zone, be located in accordance with an approved site plan.</div></div> <div><div>iii)</div><div>In any zone, be located in accordance with the requirements of the Technical Standards and Safety Authority and the Fire Code, as applicable.</div></div>	Permits a fuel tank on residential lots in a manner similar to other accessory residential features.			
(54) Fireplaces	No specific standards for where an outdoor fireplace can be located.	Amend Section 4.2 to add: <table><tr><td>Permitted Structure</td><td>Applicable Required</td><td>Required Setback or Permitted Encroachment</td></tr></table>	Permitted Structure	Applicable Required	Required Setback or Permitted Encroachment	Applies the existing requirements of the outdoor fire by-law through the zoning by-law.
Permitted Structure	Applicable Required	Required Setback or Permitted Encroachment				

		Barbeque, chiminea, fireplace, fire pit, or similar structure	Permitted in any <i>yard</i> of a residential <i>zone</i>	No closer than 4 metres from the edge of the area capable of holding a flame to any lot line, building, structure, deck, hedge, tree, fence, right-of-way, or overhead wire, subject to the Town's By-law to Regulate Outdoor Burning 2009-64 or its successor by-law, as applicable.	
(55) AODA standards and barrier-free parking	Accessibility for Ontarians with Disabilities Act requires different standards for parking than 2010-40, and the AODA supersedes.	Amend Section 5.3.6 to read: 5.3.6 Barrier Free Parking Spaces Off-street barrier free <i>parking spaces</i> shall be provided in accordance with the following. Provided barrier-free parking spaces are included within, and not additional to, required non-barrier-free parking spaces. i) The minimum barrier free parking requirement shall be as follows:			Applies the requirement of the AODA to the number and design of barrier-free parking spaces.
		Total number of parking spaces provided	Required Type A Spaces (Van)	Required Type B Spaces	

		1 to 12	1	0	
		13 to 25	0	1	
		26 to 50	1	1	
		51 to 75	1	2	
		76 to 100	2	2	
		101 to 133	2	3	
		134 to 166	3	3	
		167 to 250	3	4	
		251 to 300	4	4	
		301 to 350	4	5	
		351 to 400	5	5	
		401 to 450	5	6	
		451 to 500	6	6	

		501 to 550	6	7	
		551 to 600	7	7	
		601 to 650	7	8	
		651 to 700	8	8	
		701 to 750	8	9	
		751 to 800	9	9	
		801 to 850	9	10	
		851 to 900	10	10	
		901 to 950	10	11	
		951 to 1000	11	11	
		1001 and over	11 spaces plus 1% of the total number of spaces (rounded up to the next whole number), to be divided equally between Types A and B. If an odd number of spaces is required, the extra space may be Type B.		

		<p>Note: Where an uneven number of accessible parking spaces are required, the extra Type B space may be changed to a Type A space.</p> <p>Notwithstanding subsection i) above, the minimum barrier free parking requirement for <i>medical offices</i>, clinics and facilities providing outpatient services shall be the greater of the requirement of subsection i) above or 10% of the total minimum parking requirement for the <i>use</i>, providing at least 40% of the required barrier free spaces of each type of Type A and Type B.</p>	
(56) Coverage	Definition of Lot Coverage is unclear. It is intended to encompass all areas of a lot covered by a roofed structure.	<p>Amend definition of Lot Coverage to read:</p> <p>Means the percentage of the <i>lot</i> area covered by all <i>buildings, structures</i> or parts thereof, at or above <i>average grade</i> or <i>established grade</i>, exclusive of uncovered <i>decks</i>, uncovered <i>porches</i>, pergolas, ornamental structures such as mailboxes or birdhouses, and outdoor swimming <i>pools</i>.</p>	Clarifies that all roofed structures contribute to lot coverage.
(57) Shared parking	Many multi-tenant/multi-business properties have uses whose parking demands do not typically peak at the same time, but they are	<p>Amend Section 5.3.5 i) to read, and delete sections a, b, c, and d of the same section:</p> <p>A shared parking formula may be used for the calculation of required parking for a mixed <i>use</i> development. A mixed <i>use</i> development means any combination of uses provided for in the tables in this section. Where a use is not provided for in the tables, its requirement at each time period is one hundred percent of its requirement.</p>	Increases flexibility of ability to share parking between uses on the same property, and simplifies requirements for

not able to benefit from the current shared parking provisions

Amend the tables in Section 5.3.5 i) to include:

Type of Use	Percentage of Peak Period (Weekday)		
	Morn	Aft	Even
Industrial or office	100%	100%	10%
Recreational	25%	80%	100%
Hotel	80%	80%	100%
Assembly	10%	25%	100%

Type of Use	Percentage of Peak Period (Weekend)		
	Morn	Aft	Even
Industrial or office	10%	10%	10%
Recreational	90%	100%	100%
Hotel	80%	80%	100%
Assembly	90%	90%	100%

For the purposes of this section: a Recreational use includes Commercial Athletic Centres, Places of Entertainment, Studios, and similar uses; an Industrial or Office use includes Medical Offices, Manufacturing, and

multi-unit plazas.

		<p>similar uses; and Assembly uses include Places of Worship, Banquet Facilities, and similar uses.</p> <p>Amend Section 5.3.5 i) c) to read:</p> <p>a building or group of <i>buildings</i> on the same <i>lot</i> containing a mix of <i>office or medical office, commercial uses and dwelling units</i>; or,</p> <p>Amend Section 5.3.2 to add:</p> <table><tr><th>Type or Nature of Use</th><th>Minimum Off-Street Parking Requirements</th></tr><tr><td>Multiple-Unit Buildings within Employment Zones</td><td>The aggregate of:<ul style="list-style-type: none">• 1 <i>parking space</i> per 45 m² of <i>gross floor area</i> up to 1860 m² GFA;• 1 <i>parking space</i> per 90 m² of <i>gross floor area</i> from 1861 m² to 3720 m² GFA;• 1 <i>parking space</i> per 185 m² of <i>gross floor area</i> greater than 3720 m² GFA</td></tr></table>	Type or Nature of Use	Minimum Off-Street Parking Requirements	Multiple-Unit Buildings within Employment Zones	The aggregate of: <ul style="list-style-type: none">• 1 <i>parking space</i> per 45 m² of <i>gross floor area</i> up to 1860 m² GFA;• 1 <i>parking space</i> per 90 m² of <i>gross floor area</i> from 1861 m² to 3720 m² GFA;• 1 <i>parking space</i> per 185 m² of <i>gross floor area</i> greater than 3720 m² GFA	
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<p>(58) Driveways that straddle property lines</p>	<p>Driveways that are across the property line for two properties are common in town, but the by-law is silent on them. A</p>	<p>Add within Section 5.5:</p> <p>Notwithstanding any other provision of this By-law, a driveway or an access shared across two lots shall be permitted. Compliance with any regulations of this By-law for a driveway or an access permitted by this section shall be based upon the entire width of the applicable access.</p>	<p>Recognizes and permits driveways that straddle property lines.</p>				

	shared driveway permits a more efficient design.		
(59) Offices	Permitted uses in the EM, EG, and EH zones related to offices suggest that offices are only allowed on major roads, and accessory offices are only allowed in EH zones. This would prohibit accessory offices in many of the areas of the employment lands.	<p>Amend Section 6.5.1 to:</p> <p>Delete <i>Accessory Office</i> as a listed use</p> <p>Amend Section 6.5.1 (*8) to read:</p> <p>Permitted as a principal use in the EM and EG zones. Within the EH zone, is permitted only as an accessory use and shall not exceed 25% of the GFA of the premises.</p>	Increases permission for offices in industrial areas.
(60) Day Nurseries	The governing provincial legislation related to day nurseries has changed and the zoning by-law references out-of-date legislation.	<p>Amend the definition of Day Nursery to read:</p> <p>Day Nursery Means a <i>premises</i> where more than 5 children are provided with temporary care and/or guidance for a continuous period not exceeding 24 hours and is licensed in accordance with the Child Care and Early Years Act or its successor legislation.</p>	Updates legislation reference.