

ATTACHMENT 3: General Amendments Proposed to By-law 001-2021

By-law 001-2021 Section #	Item	Description of Issue/Concern	Proposed Amendments
Schedule A,14 and 15.1	MZO	Schedule A does not include reference to the MZO Ontario Regulation number which is beneficial for clarification purposes.	<p>Amend Schedule A of the CZBL to include the MZO Ontario Regulation Number for lands subject to an MZO.</p> <p>Amend section14 to clarify that the CZBL requirements do not apply to lands subject to an MZO.</p> <p>Amend section 15.1 to exclude from the repeal of Zoning By-law 1-88, as amended, lands subject to an MZO, a Minister’s Order, or lands subject to stayed appeals by the Minister of Urban Affairs and Housing.</p>
Schedule A and 7.3.1, 7.3.2. 7.3.3	Mapping and Regulations for the RT and RM Zones	“RT” zones on Schedule A do not distinguish if they are RT1 or RT2 as required per table 7-6.	Properties shown as “RT” in “schedule A” will be updated to differentiate between “RT1” and “RT2” permitted uses and lot and building requirements.
1.11	Interpretation	Clarification regarding ‘and’ and ‘or’ in the interpretation section to clarify provisions.	Amend subsection 1.11 as follows: Unless the context indicates otherwise:

			(A) "and" indicates that all connected items or regulations apply; and (B) "or" indicates that the connected items or regulations may apply singularly, alternatively or in combination.
3.0, 4.3.2 4	Definition "Amenity Area"	Where an amenity area is required in accordance with this section, a minimum of 90% shall be provided as a common space. Amenity Area: Means an indoor or outdoor communal space designed and maintained for active recreational uses or passive recreational uses for residents of a dwelling or building with residential uses.	Amend the definition of "amenity area" to clarify that an amenity area shall be common and communal, "unless otherwise provided by this by-law"
3.0, 9.2, Table 9-2	Definition "Clinic" NC zone	Definition of Clinic was intended to permit a standalone Pharmacy and Office of a Regulated Professional	Amend section 3.0 definition of "Clinic" to include regulated health professionals and a standalone pharmacy as permitted uses. Add "Clinic" as a permitted use in the "NC" Neighbourhood Commercial zone in Table 9-2
3.0, 4.15	Emergency Services and Telecommunication	Clarification that a fire station and telecommunication tower	Amend section 3.0 definition of "Public Use" to include "fire

	Towers (Public Uses permitted in all zones)	are permitted as a public use in all zones. As well adding public use to all permitted use tables as required.	station” and “telecommunication tower” and delete the word “Emergency Service” throughout the by-law (replaced by “Public Use”).
3.0	Definition “Public Hall”	“Public Hall” is referenced in certain definitions (i.e. Hotel, Golf Course) as a defined term however no definition is provided.	Amend section 3.0 to remove the underline for undefined terms, including “Public Hall”.
3.0 6.3.5	Definition “Industrial Mall”	“Industrial Mall” definition is not listed in permitted use tables for EM1 or EM2 zone. This definition intends to provide a blended parking rate for all permitted uses in these zones, provided the lands are designed, developed, and managed as a unit by a single owner or tenant, or by a group of owners or tenants. This intends to avoid varying parking requirements as tenants change over time in a multi-unit employment building.	Amend by-law to permit “Industrial Mall” within the EM1 and EM2 zones and to clarify that this definition is intended for determining minimum required parking only.
3.0	Definition “Lot Coverage”	Definition of “Lot Coverage”: Means the percentage of the lot area covered by all buildings and covered structures located above grade, as measured to the exterior limits of a building, or covered structure. This inadvertently requires the measurement of “Lot	Amend section 3.0 definition of “Lot Coverage” to omit eaves and gutters from the calculation.

		Coverage” to consider the eaves.	
3.0 & 4.19.2	Definition’s “Landscape” & “Soft Landscape”	Definition of ”Landscape”: “Landscape”: Means an area of land used exclusively for soft landscape.	Amend section 3.0 and subsection 4.19.2 to differentiate landscape and soft landscape definitions and requirements.
3.0	Definition “Office”	Definition of “Office” should permit a brokerage office.	Amend section Part. 3.0 definition of “Office” to include brokerages within the definition.
4.13	Permitted encroachments	Additional clarity required respecting permitted encroachments for the interior side yard for an uncovered platform more than 1.2 m height.	Amend subsection 4.13 to permit encroachments for an uncovered platform more than 1.2 m in height.
4.13	Permitted Encroachments	Hard landscape is inadvertently required to be setback a minimum of 0.6m from any lot line.	Amend subsection 4.13 to delete reference to the setback requirement of 0.6m from any lot line.
4.15.2	Temporary Sales Office	4.15.2 - permitted in all zones, however not specifically listed as a “specified accessory use” in some zones. I.e. Agricultural zone.	Amend subsection 4.15.2 and permitted use tables to clarify that Temporary Sales Offices are permitted in all zones.
4.19	Residential landscaping requirements	The requirements for soft landscaping in the front or exterior yard are only required when there is a driveway in a Residential Zone. Clarity required if there is no driveway in a yard.	Amend subsection 4.19 requiring that soft landscape requirements apply with or without a driveway in the front and/or exterior yard.

5.13.3	Reference to Fence By-law	5.13.3 Screening height Outside Storage refers to Fence By-law.	Amend subsection 5.13.3 to delete reference to “Fence By-law”.
6.3, 3.0	Parking space definition 6.1.3 Exclusivity 6.3.3 Obstruction of a Parking space	Parking Space is defined as an “obstructed” area. Section 6.1.3 states that all parking space types, driveways and aisles shall be “unobstructed”. Section 6.3.3 allows for certain obstructions within a parking space to allow for a compact motor vehicle.	Amend subsection 6.1.3 to provide additional clarity respecting permitted obstructions in accordance with 6.3.3. Amend section 3.0, definition of “Parking Space” and replace “obstructed” with “unobstructed” (unless otherwise provided).
6.3.1	Temporary Sales Office	Parking requirement for “other uses” listed twice – one with a maximum, one without.	Amend subsection 6.3.1 to delete reference to maximum parking for Temporary Sales Office
6.5.1 Sentence 5	Bicycle Parking	The requirements of this sentence are also in sections 6.5.4 and 6.5.5. Suggest deletion of this sentence.	Amend by-law, to delete subsection 6.5.1.
7.2.1, 7.3.1, 8.2.1	Schools in a residential zone	Schools were inadvertently not permitted in all residential and mixed-use zones.	Amend subsections 7.2.1, 7.3.1 and 8.2.1 by adding “School” to the list of permitted uses.
7.2.4	Table 7-5, Note 1	Clarification respecting interior side yard setback requirements.	Replacing the text “The minimum interior side yard

			<p>shall be 0.6 m where the abutting interior side lot line is 1.2 m or greater.</p> <p>“The minimum interior side yard shall be 0.6 m where the interior side yard of the abutting lot is 1.2 m or greater.”</p>
7.3.3, Table 7-8	Lot and Building Requirements for the RM Zones Landscaping Requirements	<p>Minimum landscape (%)</p> <p>Clarity respecting minimum % being calculated based on lot area.</p>	Amend subsection 7.3.3 and Table 7-8 to refer to minimum landscape being calculated based on the area of the lot.
9.2.1, Table 9-2	Commercial Uses	Restaurant (3) has a spelling error. It is currently spelled as Retaurant (3).	Amend by-law to replace “Retaurant” with the word “Restaurant”
15.1	Enactment	Remove reference to “those lands described in Section 1.2 of this By-law as shown on Schedule A.	Amend subsection 15.1 to amend enactment language not to include reference to “Schedule A”.
Table 6-2	Parking Space Rates	Unclear parking requirements for a semi-detached dwelling.	Amend table 6-2 to require two (2) parking spaces for a semi-detached dwelling.
Table 12-2	Undefined terms	“Decommissioning Activities former landfill” inadvertently underlined in Table 12-2.	Amend Table 12-2 to remove underline for an undefined term “Decommissioning Activities former landfill”.