

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

By-law 001-2021 Section #	Item	Description of Issue/Concern	Proposed Amendments
1.6.2.6	Transition – <i>Planning Act</i> Approvals	<p>Subsection 1.6.2.6 currently reads as:</p> <p>“The requirements of this By-law do not apply to a lot where an amendment to Zoning By-law 1-88 was finally approved and in effect on or after January 1, 2010, and such amendment has not been included in Section 14 herein.”</p> <p>Clarifying the intent of the transition provision 1.6.2.6 to ensure that any amendment to Zoning By-law 1-88 that was finally approved and came into effect after Jan. 1, 2010, and such amendment has not been included in Section 14, is captured under subsection 1.6.2.6.</p>	<p>Amend Subsection 1.6.2.6 to read as follows:</p> <p>“The requirements of this By-law do not apply to a lot where an amendment to Zoning By-law 1-88 was finally approved and <u>came into</u> effect after January 1, 2010, and such amendment has not been included in Section 14 herein.”</p>
3.0	Definitions: Swimming Pool	<p>Definition of “swimming pool” refers to it as a structure, whereas the definition of “structure” excludes in-ground swimming pools.</p>	<p>Amend the definition of a “swimming pool” to read as follows:</p> <p>“Means a basin, or vessel containing or capable of containing a body of water exceeding 0.76 m in</p>

		The definition of “swimming pool” should be amended to remove references to “structure” to avoid conflicting definitions.	depth used or intended to be used for swimming, bathing, or related activities.”
3.0	Definitions: Setback	<p>Subsection 4.21 has numerous references to setbacks of a swimming pool, however the definition of “setback” allows setbacks to apply to a building or structure only. An in-ground “swimming pool” is not included within the definitions of “building” and “structure”, unless the swimming pool is constructed above ground in which case it is a structure and setbacks apply.</p> <p>Change is necessary to ensure references to setbacks can be applied to two specific reference points as opposed to a lot line.</p>	<p>Amend the definition of “setback” to read as follows:</p> <p>“Means the shortest distance measured between two specified points.”</p>
3.0	Definitions: Structure	The definition of “structure” should be amended to remove references to an in-ground “swimming pool”, to align with the proposed changes to the “swimming pool” definition.	<p>Amend the definition of “structure” to read as follows:</p> <p>“Means anything constructed or erected and is fixed to or supported by the ground or attached to another structure that is fixed to or supported by the ground.”</p>

3.0	Definitions: Dwelling Unit	The definition of “dwelling unit” does not mention use as a single housekeeping unit and the definition does not limit the number of roomers and boarders.	Amend the definition of “dwelling unit” to read as follows: “Means a place of residence with one or more habitable rooms containing cooking and sanitary facilities and a separate entrance for use as a single housekeeping unit and may include roomers and/or boarders; but in no case shall the number of roomers and boarders exceed 2 in total.”
Table 6-2	Parking Requirement for All Zones	Parking rates in Table 6-2 are based on gross floor area. The definition of gross floor area excludes a basement.	Amend Table 6-2 to add a note clarifying that a basement associated with a commercial or industrial use shall be considered gross floor area to determine parking requirements.