

Legend					
Underlined text	New text to be added				
Strikethrough text	Text to be deleted				
Type of Amendment	ZBL Section	Current Provision	Proposed Amendment	Final text	Justification/Rationale
New Provision		N/A	<u>1.24</u> <b>INTERPRETATION OF BOUNDARIES</b> The following provisions shall apply to assist with the interpretation of zone boundaries: (a) A zone boundary which is indicated as following a road allowance, transmission line or watercourse shall be deemed to be the centre line of such road allowance, right-of-way, transmission line or watercourse; (b) A zone boundary which is indicated as following the lot lines of any lot shall be deemed to follow such lot lines; (c) A zone boundary which is indicated as following flood and/or fill lines shall be the flood and fill lines as denoted by the most current mapping available from the Conservation Authority having jurisdiction; (d) Where the provisions of Sections 1.24 (a), (b) and (c) are not applicable, the zone boundary shall be determined from the most up-to-date digital Schedules; and, (e) Within the Oak Ridges Moraine Area, a zone boundary shall be in conformity with the Oak Ridges Moraine Conservation Plan and the limits of the "Oak Ridges Moraine – Environmental Protection Zone (ORM EP)" shall reflect at a minimum the related minimum vegetation protection zones in conformity with Part III of the Oak Ridges Moraine Conservation Plan.	1.24 <b>INTERPRETATION OF BOUNDARIES</b> The following provisions shall apply to assist with the interpretation of zone boundaries: (a) A zone boundary which is indicated as following a road allowance, transmission line or watercourse shall be deemed to be the centre line of such road allowance, right-of-way, transmission line or watercourse; (b) A zone boundary which is indicated as following the lot lines of any lot shall be deemed to follow such lot lines; (c) A zone boundary which is indicated as following flood and/or fill lines shall be the flood and fill lines as denoted by the most current mapping available from the Conservation Authority having jurisdiction; (d) Where the provisions of Sections 1.24 (a), (b) and (c) are not applicable, the zone boundary shall be determined from the most up-to-date digital Schedules; and, (e) Within the Oak Ridges Moraine Area, a zone boundary shall be in conformity with the Oak Ridges Moraine Conservation Plan and the limits of the "Oak Ridges Moraine – Environmental Protection Zone (ORM EP)" shall reflect at a minimum the related minimum vegetation protection zones in conformity with Part III of the Oak Ridges Moraine Conservation Plan.	Provides clarity on zone boundaries; wording taken from previous zoning by-law
Edit Provision	1.24 - Penalty		1.24 <del>5</del> Penalty	1.25 - Penalty	Section number only
Edit Provision	2.1.3 Accessory Uses and Buildings	b) Unless stated otherwise, accessory buildings shall be a maximum height of 4.6 metres, except in the agricultural zones where they shall comply with the provisions of those zones.	Unless stated otherwise, accessory buildings shall comply with the height of building provisions of the zone in which such accessory use is located. Notwithstanding the above, accessory structures within a Residential or Hamlet Zone shall not exceed 4.6m in height, be a maximum height of 4.6 metres, except in the agricultural zones where they shall comply with the provisions of those zones.	Unless stated otherwise, accessory buildings shall comply with the height of building provisions of the zone in which such accessory use is located. Notwithstanding the above, accessory structures within a Residential or Hamlet Zone shall not exceed 4.6m in height.	Permits accessory buildings to be equivalent height of primary structure and creates more permissive framework for accessory buildings.
Edit Provision	2.1.1 Additional Residential Units	b) Additional Residential Units (Detached) - One additional residential unit (detached) may be permitted on the same lot as a single detached dwelling, semi-detached dwelling or streettownhouse dwelling with or without an additional residential unit (attached), in accordance with theregulations specified by the applicable zone category, in addition to the following: viii) The accessory building containing an additional residential unit (detached) shall: •Not be located in the required front yard or within the required exterior side yard setback; and, •Be located a minimum of 1.2 metres from a rear lot line and interior side lot line. Notwithstanding this requirement, where the accessory building abuts a rear laneway, it shall be set back from the right- of-way of the rear laneway a minimum of 0.6 metres.	b) Additional Residential Units (Detached) - One additional residential unit (detached) may be permitted on the same lot as a single detached dwelling, semi-detached dwelling or streettownhouse dwelling with or without an additional residential unit (attached), in accordance with theregulations specified by the applicable zone category, in addition to the following: viii) The accessory building containing an additional residential unit (detached) shall: •Not be located in the required front yard or within the required exterior side yard setback; and, •Be located a minimum of 1.2 metres from a rear lot line and interior side lot line. Notwithstanding this requirement, where the accessory building abuts a rear laneway, it shall be set back from the right- of-way of the rear laneway a minimum of 0.6 metres.	b) Additional Residential Units (Detached) - One additional residential unit (detached) may be permitted on the same lot as a single detached dwelling, semi-detached dwelling or streettownhouse dwelling with or without an additional residential unit (attached), in accordance with theregulations specified by the applicable zone category, in addition to the following: viii) The accessory building containing an additional residential unit (detached) shall: •Not be located in the required front yard or within the required exterior side yard setback; and, •Be located a minimum of 1.2 metres from a rear lot line and interior side lot line. Notwithstanding this requirement, where the accessory building abuts a rear laneway, it shall be set back from the right- of-way of the rear laneway a minimum of 0.6 metres.	Consistency with approach to accessory buildings and structures, and provides flexibility for location of additional residential units
Edit Provision	2.18 - Refuse containers	a) In addition to the applicable zone provisions, all refuse and refuse containers shall be: i) Screened from view from any street or urban residential, neighbourhood supporting, downtown or commercial zone by a landscaped buffer, including a solid fence or wall having a minimum height of 1.8 metres around three (3) sides and gates on the fourth side, or wholly enclosed within a building or accessory structure. Notwithstanding anything to the contrary, the landscaped buffer shall have a minimum width of 3.0 metres; ii) Notwithstanding the above, in-ground refuse containers, such as Molok containers or similar, are not required to be screened from view; iii) Refuse containers of any type, including those located in an accessory structure, shall not be located within the front yard, or within the required exterior side yard; and, iv) No parking spaces or loading spaces, as required by this By-law, shall be used for purposes of refuse containers.	a) In addition to the applicable zone provisions, all refuse and refuse containers for commercial uses shall be: i) Screened from view from any street or urban residential, neighbourhood supporting, downtown or commercial zone by a landscaped buffer, including a solid fence or wall having a minimum height of 1.8 metres around three (3) sides and gates on the fourth side, or wholly enclosed within a building or accessory structure. Notwithstanding anything to the contrary, the landscaped buffer shall have a minimum width of 3.0 metres; ii) Notwithstanding the above, in-ground refuse containers, such as Molok containers or similar, are not required to be screened from view; iii) Refuse containers of any type, including those located in an accessory structure, shall not be located within the front yard, or within the required exterior side yard; and, iv) No parking spaces or loading spaces, as required by this By-law, shall be used for purposes of refuse containers.	a) In addition to the applicable zone provisions, all refuse and refuse containers for commercial uses shall be: i) Screened from view from any street or urban residential, neighbourhood supporting, downtown or commercial zone by a landscaped buffer, including a solid fence or wall having a minimum height of 1.8 metres around three (3) sides and gates on the fourth side, or wholly enclosed within a building or accessory structure. Notwithstanding anything to the contrary, the landscaped buffer shall have a minimum width of 3.0 metres; ii) Notwithstanding the above, in-ground refuse containers, such as Molok containers or similar, are not required to be screened from view; iii) Refuse containers of any type, including those located in an accessory structure, shall not be located within the front yard, or within the required exterior side yard; and, iv) No parking spaces or loading spaces, as required by this By-law, shall be used for purposes of refuse containers.	Clarity on applicability of provisions to reduce conflict with residential zones
Edit Provision	2.19.4 Access	a) The following policies apply to all zones, except urban residential and communally serviced residential zones:	a) The following policies apply to all zones, except urban residential the Low-Rise Residential Zone and Communally serviced Residential zones:	a) The following policies apply to all zones, except the Low-Rise Residential Zone and Communally Serviced Residential Zones:	Clarity on intention of Zoning By-Law and implementation
Edit Provision	2.19.8 Additional Residential Parking Provisions	d) Notwithstanding anything to the contrary, within the urban residential and communally serviced residential zones the minimum width of a driveway shall be 3.0 metres. The maximum width of a driveway shall be 50 percent of the lot frontage to a maximum of 6.0 metres. For a lot containing ten or more parking spaces, the maximum width shall be 50 percent of the lot frontage to a maximum of 7.0 metres.	d) Notwithstanding anything to the contrary, within the Low-Rise Residential Zone and communally serviced residential zones, properties shall have a maximum of one (1) driveway with a the-minimum width of 3.0 metres. The maximum width of a driveway shall be 50 percent of the lot frontage to a maximum of 6.0 metres. For a lot containing ten or more parking spaces, the maximum width shall be 50 percent of the lot frontage to a maximum of 7.0 metres.	d) Notwithstanding anything to the contrary, within the urban residential and communally serviced residential zones, properties shall have a maximum of one (1) driveway with a minimum width of 3.0 metres. The maximum width of a driveway shall be 50 percent of the lot frontage to a maximum of 6.0 metres. For a lot containing ten or more parking spaces, the maximum width shall be 50 percent of the lot frontage to a maximum of 7.0 metres.	Clarity on intention of Zoning By-Law and implementation
Edit Provision	2.38 Environmental Protection - New Single Detached Dwelling	Environmental Protection - New Single Detached Dwelling a) In accordance with Section 3.7 of this By-law, where a new Single Detached Dwelling, is proposed within the lands subject to the Environmental Protection Zone as identified on the Schedules to this By-law, the Town shall review the application in consideration of the natural heritage features and functions, and shall only approve a new Single Detached Dwelling where it has been shown, to the satisfaction of the Town; i) The delineation of natural hazards has been appropriately determined, where necessary in consultation with the appropriate Conservation Authority; ii) There are no negative impacts on any identified significant natural heritage feature, or associated ecological function, where necessary in consultation with the appropriate Conservation Authority; and/or, iii) Any potential flood hazard has been appropriately considered and adequately mitigated, where necessary in consultation with the appropriate Conservation Authority.	Environmental Protection - New Single Detached Dwelling Zone a) Notwithstanding any other provision of this By-law, the establishment or expansion of uses, buildings, or structures, and development and site alteration, shall not be permitted within or 30.0m from the Environmental Protection (EP) Zone. b) Notwithstanding any other provision of this By-law, the establishment or expansion of uses, buildings, or structures, and development and site alteration, shall not be permitted within or 120.0m from the Environmental Protection (EP) Zone for properties located within the Lake Simcoe Protection watershed. c) Where there is a conflict between provisions of this By-law within the Environmental Protection Zone, the more restrictive provision shall prevail. d) In accordance with Section 3.7 of this By-law, where a new Single Detached Dwelling, is proposed within the lands subject to the Environmental Protection Zone as identified on the Schedules to this By-law, the Town shall review the application in consideration of the natural heritage features and functions, and shall only approve a new Single Detached Dwelling where it has been shown, to the satisfaction of the Town; i) The delineation of natural hazards has been appropriately determined, where necessary in consultation with the appropriate Conservation Authority; ii) There are no negative impacts on any identified significant natural heritage feature, or associated ecological function to the satisfaction of the Town where necessary in consultation with the appropriate Conservation Authority; and/or, iii) Any potential flood hazard has been appropriately considered and adequately mitigated, where necessary in consultation with the appropriate Conservation Authority. e) Expansion of an existing building, or structure, and further development and site alteration on such lands, shall comply to the provisions of this By-law and the Town's Site Alteration and Fill By-law.	Environmental Protection Zone a) Notwithstanding any other provision of this By-law, the establishment or expansion of uses, buildings, or structures, and development and site alteration, shall not be permitted within or 30.0m from the Environmental Protection (EP) Zone. b) Notwithstanding any other provision of this By-law, the establishment or expansion of uses, buildings, or structures, and development and site alteration, shall not be permitted within or 120.0m from the Environmental Protection (EP) Zone for properties located within the Lake Simcoe Protection watershed. c) Where there is a conflict between provisions of this By-law within the Environmental Protection Zone, the more restrictive provision shall prevail. d) In accordance with Section 3.7 of this By-law, where a new Single Detached Dwelling, is proposed within the lands subject to the Environmental Protection Zone as identified on the Schedules to this By-law, the Town shall review the application in consideration of the natural heritage features and functions, and shall only approve a new Single Detached Dwelling where it has been shown, to the satisfaction of the Town; i) The delineation of natural hazards has been appropriately determined, where necessary in consultation with the appropriate Conservation Authority; ii) There are no negative impacts on any identified significant natural heritage feature, or associated ecological function to the satisfaction of the Town; and/or, iii) Any potential flood hazard has been appropriately considered and adequately mitigated, where necessary in consultation with the appropriate Conservation Authority. e) Expansion of an existing building, or structure, and further development and site alteration on such lands, shall comply to the provisions of this By-law and the Town's Site Alteration and Fill By-law.	Clarity on implementation and conformity to Official Plan policies 4.5.3 b) and c) for adjacent lands. Incorporates changes through Bill 23 on Conservation Authorities Act and remit of Conservation Authorities.
New Provision		N/A	<u>2.39 - Heritage Conservation Districts</u> a) Properties located within the Beeton Heritage Conservation District shown on Schedule K will be required to have an approved Heritage Permit issued by the Town, if required.	2.39 - Heritage Conservation Districts a) Properties located within the Beeton Heritage Conservation District shown on Schedule K will be required to have an approved Heritage Permit issued by the Town, if required.	Clarity for implementation and enforcement
Remove Use	3.4 - Downtown Core Commercial Zone	Rooming Houses in existing buildings	<del>Rooming Houses in existing buildings</del>		Conformity with previous consolidation - rooming houses were removed as a permitted use and replaced with Boarding Houses
Remove Use	3.4 - Downtown Beeton Commercial Zone	Rooming Houses in existing buildings	<del>Rooming Houses in existing buildings</del>		Conformity with previous consolidation - rooming houses were removed as a permitted use and replaced with Boarding Houses
Remove Use	3.4 Downtown Core Transition Zone	Rooming Houses in existing buildings	<del>Rooming Houses in existing buildings</del>		Conformity with previous consolidation - rooming houses were removed as a permitted use and replaced with Boarding Houses
Add Use	3.7 Greenlands Zones	Permitted Uses: •Conservation Uses •Existing Agricultural Uses •Existing Residential Uses, including expansions and replacement, but not including new accessory buildings or structures •Single Detached Dwelling, provided that the use, erection and location would have been permitted by this By-law on November 15, 2001, in accordance with Section 2.38, but not including new accessory buildings or structures •Forestry Uses •Unmaintained Open Space •Watershed Management and Flood and Erosion Control Facilities •Wildlife and Fisheries Management Uses	Permitted Uses: •Conservation Uses •Existing Agricultural Uses •Existing Residential Uses, including expansions and replacement, but not including new accessory buildings or structures •Attached Additional Residential Units, providing no expansion to the existing dwelling is required •Single Detached Dwelling, provided that the use, erection and location would have been permitted by this By-law on November 15, 2001, prior to the adoption of the Official Plan (2019) in accordance with Section 2.38, but not including new accessory buildings or structures •Forestry Uses •Unmaintained Open Space •Watershed Management and Flood and Erosion Control Facilities •Wildlife and Fisheries Management Uses	Permitted Uses: •Conservation Uses •Existing Agricultural Uses •Existing Residential Uses •Attached Additional Residential Units •Single Detached Dwelling, provided that the use, erection and location would have been permitted prior to the adoption of the Official Plan (2019) in accordance with Section 2.38, but not including new accessory buildings or structures •Forestry Uses •Unmaintained Open Space •Watershed Management and Flood and Erosion Control Facilities •Wildlife and Fisheries Management Uses	Introduction of new provisions in Section 2.38 ensures Official Plan policies with regards to site alteration and development in the Environmental Protection Zone and adjacent lands can be implemented. Introduction of attached additional residential units where there is no expansion to the existing dwelling are now permitted as of right.
Add Use	3.8 Rural Zones		Rural Highway Commercial: Restaurants	Rural Highway Commercial: Restaurants	To facilitate restaurants in Rural Highway Commercial Zones
New or Edited Definition	Hotel	"Hotel" means a building or group of buildings used for the purpose of catering to the needs of the public by providing accommodation for transient lodgers, with or without meals, or accommodation with small dinettes for patrons staying an extended period, and includes a motel, but shall not include a Rooming or Boarding House, or Residential Dwelling.	Hotel means a building or group of buildings used for the purpose of catering to the needs of the public by providing accommodation for transient lodgers, with or without meals, or accommodation with small dinettes for patrons staying an extended period, and includes a motel, but shall not include a Rooming or Boarding House, or Residential Dwelling.		Conformity with previous consolidation - rooming houses were removed as a permitted use and replaced with Boarding Houses
Mapping	432401000239450	Low-Rise Residential	Mid-Rise Residential	Mid-Rise Residential	To rectify mapping error

