

Housekeeping Zoning By-law Amendment June 2023

Type of Amendment	ZBL Section	Current Provision	Proposed Amendment	Justification/Rationale
New Provision	N/A	N/A	<p>Section 2.19.XX Additional Agricultural Provisions:</p> <p>a) In an Agricultural Zone, a lot, building, or structure may be used for the parking of:</p> <p>i) Agricultural equipment directly related to a permitted Agricultural Use;</p> <p>ii) Commercial Motor Vehicle accessory to and required for any permitted use;</p> <p>iii) One (1) commercial motor vehicle not accessory to or required for an agricultural use provided that the parking area for such commercial motor vehicle shall not be located within any required front yard, exterior side yard or interior side yard and be fully screened with a landscaped buffer when adjacent to any lot line or lot line, and provided that said commercial motor vehicle is not a vehicle used for the transport and storage of any dangerous goods defined by the Transportation of Dangerous Goods Act, 1992, as amended from time to time.</p>	Additional parking regulations for the Agricultural area were not carried forward into the new Zoning By-law. We have encountered By-law complaints regarding the parking of commercial motor vehicles within the Ag area (i.e. dump truck on landscaping truck). The previous Zoning By-law provision required large setbacks from the lot lines for the parking of non-related commercial motor vehicles which proved very difficult for property owners. Flexibility has been added to the regulation, while the regulation adds control over the parking location and permission of one non-related commercial motor vehicle in the Ag area.
Add Use	Urban Residential Low-Rise Residential Permitted Uses	Permitted Uses: • Additional Residential Units • Bed and Breakfast Facilities • Block Townhouse Dwellings • Boarding Houses • Existing Residential Uses • Fourplex Dwellings • Live-Work Units • Rooming Houses • Semi-Detached Dwellings • Single Detached Dwellings • Special Needs Housing, in a built form otherwise permitted in this zone • Stacked Townhouse Dwellings • Street Townhouse Dwellings • Triplex Dwellings	Permitted Uses: • Additional Residential Units • Bed and Breakfast Facilities • Block Townhouse Dwellings • Boarding Houses • Duplex Dwelling • Existing Residential Uses • Fourplex Dwellings • Live-Work Units • Rooming Houses • Semi-Detached Dwellings • Single Detached Dwellings • Special Needs Housing, in a built form otherwise permitted in this zone • Stacked Townhouse Dwellings • Street Townhouse Dwellings • Triplex Dwellings Add duplex to the single detached dwelling provisions.	Helps address housing issues.
Edit Provision	Urban Residential Low-Rise Residential - Zone Provisions	N/A		
Edit Provision	Section 2.19.10 Minimum Parking Space Requirements	N/A	Duplex Dwelling - 1 parking space per dwelling unit	
New or Edited Definition	Section 4.0 Definitions	N/A	"Duplex Dwelling" means a Building that is contained on a single lot, that has two dwelling units, with one dwelling unit entirely or partially above the other. A single detached house that has an Accessory Residential Unit (Attached), is not a duplex.	
Edit Provision	Employment Area 2 Zone Provisions: Building Height	Maximum 37.5 m However, buildings taller than 12.5 m shall be subject to the application of an angular plane, and no building shall exceed the height as defined by the angular plane.	Maximum 37.5 m However, buildings taller than 12.5 m shall be subject to the application of an angular plane, and no building shall exceed the height as defined by the angular plane.	The general application of the angular plane is restrictive on development within the EA2 Zone.
Edit Provision	Employment Area 2 Zone Provisions: Angular Plane	An angular plane is 45 degrees, measured 7.5 m above any rear lot line or any interior side lot line that abuts a LR or MR zone.	An angular plane is 45 degrees, measured 7.5 m above any rear lot line or any interior side lot line that abuts a sensitive land use or LR, MR, NC, or I zone.	The addition of the zones/uses will ensure minimal impacts of building height on sensitive uses.
Edit Provision	Section 3.9 Agricultural Zones Oak Ridges Moraine Countryside-Rural	Permitted Uses: • Agricultural Uses • Bed and Breakfast Facilities • Conservation Uses • Single Detached Dwelling, provided the use, erection and location would have been permitted by this By-law on November 15, 2001	Permitted Uses: • Accessory Residential Unit (Attached) • Agricultural Uses • Bed and Breakfast Facilities • Conservation Uses • Single Detached Dwelling, provided the use, erection and location would have been permitted by this By-law on November 15, 2001	The addition of the accessory residential unit (Attached) provides greater housing flexibility while in keeping with the Town's Official Plan and the Oak Ridges Moraine Conservation Plan.
Edit Provision	Section 3.9 Agricultural Zones Oak Ridges Moraine Countryside- Agricultural	Permitted Uses: • Agricultural Uses • Bed and Breakfast Facilities • Conservation Uses • Single Detached Dwelling, provided the use, erection and location would have been permitted by this By-law on November 15, 2001	Permitted Uses: • Accessory Residential Unit (Attached) • Agricultural Uses • Bed and Breakfast Facilities • Conservation Uses • Single Detached Dwelling, provided the use, erection and location would have been permitted by this By-law on November 15, 2001	The addition of the accessory residential unit (Attached) provides greater housing flexibility while in keeping with the Town's Official Plan and the Oak Ridges Moraine Conservation Plan.
New or Edited Definition	Section 4.0 Definitions	N/A	"Impervious" means hard surfaces, impenetrable, impermeable, paved surfaces that allow little or no stormwater infiltration into the ground. Other than exposed natural rock croppings, impervious surfaces are completely human-created and are an unnatural part of most ecosystems. Swimming Pools are not considered impervious.	The word impervious in section 2.7. iii) required a definition. The definition comes from the Alliance for the Chesapeake Bay, which directly relates to stormwater management and is appropriate for this context. It allows greater control for the Town to manage stormwater management. https://stormwater.allianceforthebay.org/glossary-of-terms/impervious#:~:text=5ynonyms%3A%20Hard%20urfaces%2C%20impenetrable%2C,unnatural%20part%20of%20most%20ecosystems.
Edit Provision	Section 2.7. iii)	Notwithstanding anything to the contrary, walkways, patios and other amenities comprised of impervious paving materials may cover a maximum of 50 percent of the rear yard; a	Notwithstanding anything to the contrary, walkways, patios and other amenities comprised of impervious paving materials may cover a maximum of 50 percent of the rear yard; a	
New or Edited Definition	Section 4.0 Definitions	Service Industries	"Service Industries" shall mean a lot and a building, or structure, or portion thereof, other than an auto-oriented use and a contractor facility, associated with the provision of a service or trade, including a plumber's shop, roofing company, a painter's shop, a courier service, a carpenter's shop, an electrician's shop, a machine shop, telecommunications services, or other similar or like uses.	The use in our EA1 required a definition for greater clarification. Definition comes from the City of Brantford.

Edit Provision	Section 3.6 Employment Zones - EA1	Permitted Uses: <ul style="list-style-type: none"> • Computer, Electronics and Data Processing Facilities • Hotels, including Convention/Conference Facilities • Industrial Uses (Prestige) • Manufacturing Facilities • Medical Marihuana Production Facility • Offices • Printing and Associated Service Establishments • Research and Development Facilities • Service Industries • Storage Facilities 	Permitted Uses: <ul style="list-style-type: none"> • Computer, Electronics and Data Processing Facilities • Hotels, including Convention/Conference Facilities • Industrial Uses (Prestige) • Manufacturing Facilities • Medical Marihuana Production Facility • Offices • Printing and Associated Service Establishments • Research and Development Facilities • Service Industries • Storage Facilities 	
New or Edited Definition	Section 4.0 Definitions	N/A	"Basement" shall mean the portion of a building that is partly or completely below established grade and is not used as functional space directly relating to a permitted commercial use, except for incidental storage.	Removes ambiguity when it comes to required parking for functional space for a commercial use that is located below ground.
New or Edited Definition	Section 4.0 Definitions	"Gross Floor Area (GFA)" means the total sum of the horizontal areas of a building or structure measured from the exterior faces of the exterior wall or from the centreline of any common or partition wall, but shall not include any basement, enclosed parking area, enclosed loading space, or any area used for heating equipment, or any unenclosed porch, veranda, balcony or similar structure.	"Gross Floor Area (GFA)" means the total sum of the horizontal areas of a building or structure measured from the exterior faces of the exterior wall or from the centreline of any common or partition wall, but shall not include any basement , enclosed parking area, enclosed loading space, or any area used for heating equipment, or any unenclosed porch, veranda, balcony or similar structure.	
Edit Provision	Section 2.19.8 c) Additional Residential Parking Provisions	No parking area shall be permitted within 1.5 metres of a window of a habitable room of a dwelling unit that is located entirely in the basement.	No parking area shall be permitted within 1.5 metres of a window of a habitable room of a dwelling unit that is located entirely in the basement .	
Edit Provision	Section 2.19.8 a) Additional Residential Parking Provisions	In any urban residential and communally serviced residential zone, a lot, building or structure may be used for the parking or storage of not more than one commercial motor vehicle with a capacity not in excess of 1.0 tonne, provided that said commercial motor vehicle is not a vehicle used for the transport and storage of any dangerous goods as defined by The Transportation of Dangerous Goods Act, as amended.	In any urban residential and communally serviced residential zone, a lot, building or structure may be used for the parking or storage of not more than one commercial motor vehicle with a capacity not in excess of 1.0 tonne , provided that: i) said owner and operator of the vehicle is the primary resident ii) said commercial motor vehicle shall not include construction equipment, back-hoes, dump trucks, and food trucks. iii) said commercial motor vehicle does not exceed 6m in length, 2.5m in width and 2.5m in height ix) said commercial motor vehicle is wholly parked within the property limits within an approved parking area x) said commercial motor vehicle is not a vehicle used for the transport and storage of any dangerous goods as defined by The Transportation of Dangerous Goods Act, as amended.	Provides clearer direction on what type of commercial motor vehicle is permitted in the residential areas, provides easier enforcement
Edit Provision	Section 3.7 Greenlands Zones - Environmental Protection Zone	Permitted Uses: <ul style="list-style-type: none"> • Conservation Uses • Existing Agricultural Uses • Existing Residential Uses, including expansions and replacement, 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: <ul style="list-style-type: none"> • 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 2.3X, 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 Section 2.3X Environmental Protection - New Single Detached Dwelling Unit 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, ii) Any potential flood hazard has been appropriately considered and adequately mitigated, where necessary in consultation with the appropriate Conservation Authority	This is done to address the overly prescriptive EP development permissions for existing lots of record.
New Provision	Section 2 General Provisions	N/A	Section 2.X Municipal Services in Urban Settlement Areas No land shall be Used or built upon and no Building or Structure shall be erected, Used or expanded for any purpose, within an Urban Settlement Area, unless all Municipal Services including sanitary sewers, storm sewers and drains, water mains, electric power lines and roads are Available and Adequate . i) Additions to and accessory Buildings or Structures for existing legal non-conforming residential dwellings if such additions and accessory Buildings or Structures comply with the established Building Setback and all other regulations of the Zone in which the building or structure is located, may be permitted. ii) Other accessory uses or structures, in accordance with the applicable zone provisions, as well as uses that do not require Municipal Services , may be permitted only with explicit approval from the Town.	This is done to help with the servicing issues.
New or Edited Definition	Section 4.0 Definitions	N/A	"Available" shall mean the necessary provision of Municipal Services to the level of construction, state of completion or period of commissioning as the Town deems to be Appropriate	
New or Edited Definition	Section 4.0 Definitions	N/A	"Adequate" shall mean the necessary capacity is available for Municipal Services	
New or Edited Definition	Section 4.0 Definitions	N/A	"Municipal Services" shall mean existing capacity within the Town's sanitary and water systems, as well as sanitary sewers, storm sewers and drains, water mains, and roads	
New or Edited Definition	Section 4.0 Definitions	N/A	"Appropriate" shall mean Municipal Services are construct for the Street abutting the lot/block for which a building permit is required.	

New or Edited Definition	Section 4.0 Definitions	<p>“Boarding House” means a single dwelling that is occupied by the owner of such dwelling as their principle residence together with not less than two and not more than four accessory guest rooms.</p>	<p>“Boarding House” means a building or part thereof used for residential occupancy where a proprietor offers lodging rooms to five (5) or more persons, with or without meals, in return for remuneration or the provision of a service, or for both. This definition excludes hotel, bed & breakfast establishment and special needs housing.</p>	
New Provision	Section 2 General Provisions	N/A	<p>Section 2.X Boarding House</p> <p>a) Home Occupations are not permitted within a Boarding House</p> <p>b) An Accessory Residential Unit is not permitted within a Boarding House</p> <p>c) All refuse containers of any type must be screened from view from any street or abutting residence by a landscaped buffer, including a solid fence or wall.</p> <p>d) All refuse containers of any type, including those located within an accessory structure, shall not be located within the front yard, or within the required exterior side yard.</p> <p>e) Any provided Bicycle Parking Spaces must not be located within the front yard or exterior side yard. Bicycle Parking Spaces shall be provided in the form of bicycle parking infrastructure (such as a bicycle rack, an accessory structure that stores bicycles).</p> <p>f) Any parking area that is provided in the rear yard must be screened from view from any abutting residential use by a landscaped buffer in order to mitigate any impacts.</p>	
Edit Provision	Section 2.19.10 d) Minimum Parking Spaces	Boarding House, Rooming House - 0.5 parking spaces per bedroom	Boarding House, Rooming House - 0.5 1 parking spaces per bedroom	
Edit Provision	Section 2.19.5 Location iii)	In the Low-Rise Residential (LR) and Mid-Rise Residential (MR) Zones and the communally serviced residential zones there shall be no minimum setback for a parking area.	In the Low-Rise Residential (LR) and Mid-Rise Residential (MR) Zones and the communally serviced residential zones there shall be no minimum setback for a parking area, except in the case of a Boarding House where parking is being provided in the rear yard.	
Edit Provision	Section 3.1 Urban Residential Zones - Low Rise Residential	<p>Permitted Uses:</p> <ul style="list-style-type: none"> • Additional Residential Units • Bed and Breakfast Facilities • Block Townhouse Dwellings • Boarding Houses • Existing Residential Uses • Fourplex Dwellings • Live-Work Units • Rooming Houses • Semi-Detached Dwellings • Single Detached Dwellings • Special Needs Housing, in a built form otherwise permitted in this zone • Stacked Townhouse Dwellings • Street Townhouse Dwellings • Triplex Dwellings 	<p>Permitted Uses:</p> <ul style="list-style-type: none"> • Additional Residential Units • Bed and Breakfast Facilities • Block Townhouse Dwellings • Boarding Houses • Existing Residential Uses • Fourplex Dwellings • Live-Work Units • Rooming Houses • Semi-Detached Dwellings • Single Detached Dwellings • Special Needs Housing, in a built form otherwise permitted in this zone • Stacked Townhouse Dwellings • Street Townhouse Dwellings • Triplex Dwellings 	Remove "Rooming House" where it appears throughout the ZBL
Edit Provision	Section 3.1 Urban Residential Zones - Mid Rise Residential	<p>Permitted Uses:</p> <ul style="list-style-type: none"> • Apartment Buildings • Back-to-Back Townhouse Dwellings • Block Townhouse Dwellings • Boarding Houses • Live-Work Units • Park Space • Restaurants, but not including Drive-Through Service Facilities, where located on the main floor of a mixed use building • Retail Uses, where located on the main floor of a mixed use building • Rooming Houses • Service Commercial Uses, where located on the main floor of a mixed use building • Special Needs Housing, in a built form otherwise permitted in this zone • Stacked Townhouse Dwellings 	<p>Permitted Uses:</p> <ul style="list-style-type: none"> • Apartment Buildings • Back-to-Back Townhouse Dwellings • Block Townhouse Dwellings • Boarding Houses • Live-Work Units • Park Space • Restaurants, but not including Drive-Through Service Facilities, where located on the main floor of a mixed use building • Retail Uses, where located on the main floor of a mixed use building • Rooming Houses • Service Commercial Uses, where located on the main floor of a mixed use building • Special Needs Housing, in a built form otherwise permitted in this zone • Stacked Townhouse Dwellings 	
New or Edited Definition	Section 4.0 Definitions	<p>“Rooming House” means a building or part thereof used for residential occupancy where a proprietor offers lodging rooms to five (5) or more persons, with or without meals, in return for remuneration or the provision of a service, or for both. This definition excludes hotel, bed & breakfast establishment, boarding house, and special needs housing.</p>	<p>“Rooming House” means a building or part thereof used for residential occupancy where a proprietor offers lodging rooms to five (5) or more persons, with or without meals, in return for remuneration or the provision of a service, or for both. This definition excludes hotel, bed & breakfast establishment, boarding house, and special needs housing.</p>	
Edit Provision	Section 2.1.1. Additional Residential Units	N/A	<p>New provision Section 2.1.1. X) Additional Residential Units are permitted in accordance with the regulations specified by the applicable zone category, and the provisions below, in the following configurations:</p> <p>i) One Accessory Dwelling Unit (Attached) in addition to the primary dwelling.</p> <p>ii) One Accessory Dwelling Unit (Detached) in addition to the primary dwelling.</p> <p>iii) One Accessory Dwelling Unit (Attached) and One Accessory Dwelling Unit (Detached) in addition to the primary dwelling.</p> <p>ix) Two Accessory Dwelling Units (Attached) in addition to the primary dwelling unit.</p>	