

Issue	Background	Current By-Law Section	Planning Comment
<p>Accessory Dwelling Units – Additional Residential Units (ARUs)</p>	<p>Revise zoning permissions for consistency with Planning Act provisions and new OP Policies, including regulations for permitted types of dwellings, entrance requirements, access requirements, parking requirements and include new regulations around ADUs in accessory buildings (height, setbacks, decks, parking, servicing (i.e. trailers / temporary buildings not hooked up to services not permitted to be used for long term habitation))</p>	<p>5.29 Second Dwelling Units</p> <p>Notwithstanding Sections 2 definitions, a second dwelling unit is permitted in a single detached dwelling or in each half of a semi-detached dwelling provided:</p> <p>(a) there is only one entrance in the front wall of the dwelling where the front wall of the dwelling includes any wall facing the front lot line;</p> <p>(b) at least three parking spaces are provided for the two dwelling units; and</p> <p>(c) For properties with lot frontages between 9.0 metres to 12.0 metres, the minimum width required for a parking space in a driveway is 2.6 metres.</p>	<p>Amend Definitions by adding the following:</p> <p>“Additional Residential Unit, Attached means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit, which is contained within a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit.</p> <p>“Additional Residential Unit, Detached means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit that is contained within an accessory building located on a lot containing a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit.</p> <p>Delete Section 5.29 and replace with the following</p> <p>5.29 Additional Residential Units</p> <ol style="list-style-type: none"> 1. Attached additional residential units are permitted in the following buildings: <ol style="list-style-type: none"> a) Detached dwelling b) Semi-detached dwelling c) Linked dwelling d) Townhouse dwelling 2. Detached additional residential units are permitted in an accessory building located on the same lot as: <ol style="list-style-type: none"> a) A detached dwelling b) A semi-detached dwelling c) A linked dwelling

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			<p>d) A townhouse dwelling.</p> <p>3. The permitted number of detached or attached additional residential units on a lot is as follows:</p> <p>a. A maximum of two (2) attached additional residential units; or</p> <p>b. A maximum of one (1) attached additional residential unit and one (1) detached additional residential unit.</p> <p>4. A minimum 1.2m wide unobstructed pedestrian access shall be provided from the nearest street or lane to the entrance of the unit, where such pedestrian access may include a driveway or portion thereof.</p> <p>5. Attached or detached additional residential units shall have a maximum of two (2) bedrooms.</p> <p>6. A minimum of one (1) additional parking space shall be provided for each attached or detached additional residential unit, in addition to the minimum parking required for the dwelling located on the same lot.</p> <p>7. The minimum width required for a parking space associated with an attached or detached additional residential unit is 2.6 metres.</p> <p>8. Regulations for detached additional residential units</p> <table border="1" data-bbox="1052 1195 1986 1518"> <tr> <td data-bbox="1052 1195 1434 1518">a) Building height (maximum)</td> <td data-bbox="1434 1195 1986 1518"> <p>i) 6.1m for a detached additional residential unit located above a private garage,</p> <p>ii) 4.3m for any other detached additional residential unit.</p> <p>iii) Despite i) and ii), the building height of the detached additional residential unit shall not exceed</p> </td> </tr> </table>	a) Building height (maximum)	<p>i) 6.1m for a detached additional residential unit located above a private garage,</p> <p>ii) 4.3m for any other detached additional residential unit.</p> <p>iii) Despite i) and ii), the building height of the detached additional residential unit shall not exceed</p>
a) Building height (maximum)	<p>i) 6.1m for a detached additional residential unit located above a private garage,</p> <p>ii) 4.3m for any other detached additional residential unit.</p> <p>iii) Despite i) and ii), the building height of the detached additional residential unit shall not exceed</p>				

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				the building height of the main dwelling located on the same lot.
			b) Minimum Yards:	i) 1.2m to any side or rear lot line, for buildings less than 4.3m in height. ii) 1.5m to any side or rear lot line, for buildings greater than 4.3m in height. iii) despite i) and ii) above, a 2-storey detached additional residential unit shall provide a minimum 3.0m yard where a second storey window is adjacent to a lot in a residential zone.
			c) Lot coverage (maximum)	45% for all buildings on a lot containing a detached additional residential unit
			d) Building separation (minimum)	A minimum distance of 4m shall be provided between the detached additional residential unit and the main dwelling located on the same lot
			e) Side yard setback	The minimum interior and exterior side yard setback for any deck above 1.2 metres in height shall be the established side yard as determined by the distance between the exterior side wall of the dwelling and the side lot line.
			Revise Section 5.17	

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			<p>(a) Parking Space Requirements</p> <p>Additional.Residential.Unit 1 parking space per unit</p> <p>1) Parking Area Requirements</p> <p>(c) Notwithstanding subsection (b) hereof, any parking space required for a home occupation, or for additional.residential.units, may be obstructed by another parking space.</p> <p>Amend Section 2.2</p> <p>Amend the definition of an "Accessory Building" to remove "and which is not used for human habitation"</p>
<p>Height Exceptions</p>	<p>Height requirements (or exemptions for Silos/Storage tanks) are unclear.</p>	<p>Section 5.13 includes “silo which forms part of a barn” among a series of permitted building/structure height exemptions.</p>	<p>Revise Section 5.13 Height Exceptions to state the following:</p> <p>The height restrictions of this By-law shall not apply to any:</p> <ul style="list-style-type: none"> a) church spire or steeple b) chimney or smokestack c) clock tower, bell tower or belfry d) rooftop mechanical enclosure or elevator enclosure/penthouse e) municipal water storage facility f) windmill g) federally-regulated and authorized telecommunications tower, h) weathervane, lightning rod or other weather device i) light standard operated by a public authority j) bulk storage tank, including a silo.

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<p>Home Occupations</p>	<p>Types of uses: More inquiries received about certain home occupation types that are not captured by current definition terminology and classifications for home occupations:</p> <ul style="list-style-type: none"> - Fitness training - Food preparation, baking, etc. - Light assembly/product ion and associated retail/distribution 	<p>2.66 "HOME OCCUPATION - CLASS "A"' means an occupation conducted for profit or gain entirely within a dwelling unit and shall include only:</p> <ul style="list-style-type: none"> - business.and.professional.offices (other than that of a medical, dental or chiropractic practitioner or veterinarian); - an artist's studio for the production of arts, crafts, film arts or other similar works (but not including an audio recording studio); - a teacher or tutor other than a music teacher; and, - a dressmaker, tailor or seamstress. <p>By-laws 50-94; 97-96</p> <p>2.67 "HOME OCCUPATION - CLASS "B"' means an occupation conducted for profit or gain entirely within a dwelling unit and shall include only:</p> <ul style="list-style-type: none"> - office of a medical, dental or chiropractic practitioner or veterinarian; 	<p>2.66 "HOME OCCUPATION - CLASS "A"' means an occupation conducted for profit or gain entirely within a dwelling.unit.or.accessory.building.and shall include only:</p> <ul style="list-style-type: none"> - business.and.professional.offices.(other than that of a medical, dental or chiropractic practitioner or veterinarian); - an artist's studio for the production of arts, crafts, film arts or other similar works (but not including an audio recording studio); - <u>light assembly and associated retail/distribution;</u> - a teacher, <u>other than a music teacher,</u> tutor, or <u>fitness trainer;</u> - a dressmaker, tailor or seamstress; and, - <u>food preparation for public consumption.</u> <p>2.67 "HOME OCCUPATION - CLASS "B"' means an occupation conducted for profit or gain entirely within a dwelling.unit.or.accessory.building.and shall include only:</p> <ul style="list-style-type: none"> - office.of a medical, dental or chiropractic practitioner or veterinarian; - hairdresser, beautician, barber, massage therapist, reflexologist or dietician; - repair of small appliances and mechanical equipment; and, - a bed and breakfast establishment. <p>2.68 "HOME OCCUPATION - CLASS "C"' means an occupation conducted for profit or gain entirely within a dwelling.unit.and shall include only:</p> <ul style="list-style-type: none"> - a music teacher; - private home daycare not to exceed five (5) children; and, - an audio recording studio.

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		<ul style="list-style-type: none"> - hairdresser, beautician, barber, massage therapist, reflexologist or dietician; - repair of small appliances and mechanical equipment; and, - a bed and breakfast establishment. <p>By-laws 50-94; 97-96; 102-96</p> <p>2.68 "HOME OCCUPATION - CLASS "C"' means an occupation conducted for profit or gain entirely within a dwelling unit and shall include only:</p> <ul style="list-style-type: none"> - a music teacher; - private-home daycare not to exceed five (5) children; and, - an audio recording studio. <p>By-laws 50-94; 97-96</p>	
	<p>Location on a property: Currently, the ZBL requires a home occupation to be located entirely within the main dwelling only. Accessory structures may</p>	<p>5.14 <u>Home Occupations</u></p> <p><u>Permitted Uses</u></p> <p><u>Home Occupations - Class "A"</u></p>	<p>5.14 <u>Home Occupations</u></p> <p><u>Permitted Uses</u></p> <p><u>Home Occupations - Class "A"</u></p>

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	<p>be suitable for certain home occupation types.</p>	<p>Home Occupations - Class "A" as defined in Section 2 of this By-law shall be permitted in all dwelling types.</p> <p><u>Home Occupations - Class "B"</u></p> <p>Home Occupations - Class "B" as defined in Section 2 of this By-law shall be permitted only in semi-detached and single-detached dwellings.</p> <p><u>Home Occupations - Class "C"</u></p> <p>Home Occupations - Class "C" as defined in Section 2 of this By-law shall only be permitted in single-detached dwellings.</p>	<p>Home Occupations - Class "A" as defined in Section 2 of this By-law shall be permitted in all dwelling types and in accessory buildings.</p> <p><u>Home Occupations - Class "B"</u></p> <p>Home Occupations - Class "B" as defined in Section 2 of this By-law shall be permitted only in semi-detached and single-detached dwellings and in accessory buildings.</p> <p><u>Home Occupations - Class "C"</u></p> <p>Home Occupations - Class "C" as defined in Section 2 of this By-law shall only be permitted in single-detached dwellings.</p>
	<p>General Provisions: Revise for consistency.</p>	<p><u>General Provisions</u></p> <p>The following provisions apply to all home occupations:</p> <p>(a) The home occupation shall be secondary to the main residential use and shall not change the residential character of the dwelling.</p> <p>(b) The home occupation shall be conducted entirely within</p>	<p><u>General Provisions</u></p> <p>The following provisions apply to all home occupations:</p> <p>(a) The home occupation shall be secondary to the main residential use and shall not change the residential character of the dwelling.</p> <p>(b) There shall be no external storage or display of goods or materials.</p> <p>(c) Not more than 30 percent of the floor area or a maximum of 40 sq. metres, whichever is the lesser, may be used for the home occupation. By-law 97-96</p> <p>Notwithstanding the foregoing, a bed and breakfast establishment may exceed the</p>

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		<p>the dwelling unit and no accessory buildings are to be used.</p> <p>(c) There shall be no external storage or display of goods or materials.</p> <p>(d) Not more than 25 percent of the floor area of the dwelling or a maximum of 30 sq. metres, whichever is the lesser, may be used for the home occupation.</p> <p>Notwithstanding the foregoing, a bed and breakfast establishment may exceed the foregoing floor area limitations but the number of guest bedrooms shall not exceed three.</p> <p>(e) There shall be no outside exposure of goods, wares or merchandise offered for rent or sale in the dwelling.</p> <p>(f) No mechanical equipment which would cause a nuisance through noise, vibration or interference with television or radio reception may be used.</p> <p>(g) A maximum of one employee who is not a resident of the dwelling may be permitted.</p>	<p>foregoing floor area limitations, but the number of guest bedrooms shall not exceed three. By-law 102-96</p> <p>(d) There shall be no outside exposure of goods, wares or merchandise offered for rent or sale.</p> <p>(e) No mechanical equipment which would cause a nuisance through noise, vibration or interference with television or radio reception may be used.</p> <p>(f) A maximum of one employee who is not a resident of the dwelling may be permitted.</p> <p>(g) There shall be no external display or advertising except in accordance with all applicable laws.</p> <p>(h) All uses shall be subject to the requirements of the Ontario Building Code Act and the Fire Marshall's Act. By-law 50-94</p> <p>(i) No more than one home occupation is permitted per dwelling unit. By-law 32-2011</p>

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		<p>(h) There shall be no external display or advertising except in accordance with all applicable laws.</p> <p>(i) All uses shall be subject to the requirements of the Ontario Building Code Act and the Fire Marshall's Act.</p> <p>By-law 50-94</p> <p>(j) No more than one home occupation is permitted per dwelling unit.</p> <p>By-law 32-2011</p>			
	<p>Parking: requirements may be too restrictive for certain home occupations as they are based on floor space and any external staff.</p>	<p>Home Occupation (other than a bed and breakfast establishment)</p> <p>By-laws 97-96; 102-96</p> <p>1 parking space for each 20 square metres of home occupation area, or portion thereof, plus 1 parking space for a non-resident employee.</p>	<p>Revise Section 5.17 1) (a)</p> <p>Home Occupation (other than a bed and breakfast establishment):</p> <p>1 parking space for any non-resident employee</p> <p>1 parking space for any home occupation involving personal services</p>		
<p>Loading Spaces</p>	<p>Current requirements for loading spaces as a ratio to floor space area is proving to require excessive loading space dedication beyond realistic needs of businesses.</p>	<p>5.16 Loading Spaces</p> <p>When a building is constructed in a CBD, C1, C2, C3 or M1 Zone or when an existing building in these zones is enlarged by more than 30 percent of its present ground floor area or 300 square metres, whichever is less, off-street</p>	<p>Revised Section 5.16 Loading Spaces</p> <p>a) For any non-residential use in the CBD, C1, C2, C3 or M1 Zone, off-street loading space(s) shall be provided in a side or rear yard on the same lot in accordance with the following:</p> <table border="1" data-bbox="1150 1393 1944 1487"> <tr> <td data-bbox="1150 1393 1656 1487">Total Gross Floor Area</td> <td data-bbox="1656 1393 1944 1487">Required number of loading spaces</td> </tr> </table>	Total Gross Floor Area	Required number of loading spaces
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		<p>loading.space(s).shall be provided in a side.or rear.yard.on the same lot.in accordance with the following;</p> <p>(a) each loading.space.having minimum dimensions of 9 metres long by 3.5 metres wide;</p> <p>(b) access and egress to and from the loading.space(s).being provided by means of driveway(s) to a street.or lane.having a minimum width of 6 metres;</p> <p>(c) the provision of 1 loading.space.for a total new or additional floor.area.of between 300 square metres to 2,300 square metres;</p> <p>(d) the provision of 2 loading.spaces for a total new or additional floor.area.of between 2,300 square metres to 7,500 square metres; and,</p> <p>(e) the provision of 1 additional loading.space.for each new or additional floor.area.increment of 9,000 square metres or part thereof over 7,500 square metres.</p>	<table border="1" data-bbox="1150 310 1948 607"> <tr> <td data-bbox="1150 310 1661 365">Less than 300 square metres</td> <td data-bbox="1661 310 1948 365">Nil</td> </tr> <tr> <td data-bbox="1150 365 1661 456">301 Square metres to 2,500 square metres</td> <td data-bbox="1661 365 1948 456">1 space</td> </tr> <tr> <td data-bbox="1150 456 1661 511">2,501 to 7,500 square metres</td> <td data-bbox="1661 456 1948 511">2 spaces</td> </tr> <tr> <td data-bbox="1150 511 1661 607">7,501 square metres and above</td> <td data-bbox="1661 511 1948 607">1 additional space per 5,000 square metres</td> </tr> </table> <p>b) each loading space shall have minimum dimensions of 9 metres long by 3.5 metres wide;</p> <p>c) access and egress to and from the loading space(s) shall be provided to a street or lane by means of driveway(s) having a minimum width of 6 metres.</p>		Less than 300 square metres	Nil	301 Square metres to 2,500 square metres	1 space	2,501 to 7,500 square metres	2 spaces	7,501 square metres and above	1 additional space per 5,000 square metres
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Accessible Parking	<ul style="list-style-type: none"> Clarify Section 5.17 Parking Area Regulations 		Amend Section 5.17 7) f) – move to 5.17 1) e): e) Accessible Parking									

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	<p>1) a) Parking Space Requirements</p> <p>Add information on visitor parking required, i.e. include in Table or move Section 7) f) accessible parking and g) visitor parking to this section.</p> <ul style="list-style-type: none"> Clarify how accessible parking is calculated: Required accessible parking is provided within required parking, not in addition-to required parking <p>Accessible parking calculated and provided for multi-unit developments – provided based on residential and visitor rates</p>		<p>i) Accessible parking spaces shall be provided for every development provided for all non-residential uses.</p> <p>ii) Despite Section 5.17 1) e) i), accessible parking shall be provided for visitor parking for</p> <ul style="list-style-type: none"> a. multiple dwellings; and b. townhouses on a private street <p>iii) Required accessible parking spaces shall be counted towards the minimum number of off-street parking spaces required under this section.</p> <p>iv) Accessible parking spaces shall be provided with unobstructed access to a street by a driveway, aisle or lane. Accessible spaces shall be provided within a maximum distance of 30 metres from the main entrance(s) of the building.</p> <p>(continue.with.remaining.provisions.under.this.section)</p>
<p>Electric Vehicle (EV) Parking</p>	<p>The Zoning By-law can prescribe standards for EV parking, such as an appropriate amount of EV charging (or charging-ready spaces).</p>	<p>N/A</p>	<p>Add definition to Section 2 in proper numerical order:</p> <p>2. XX “PARKING SPACE, ELECTRIC VEHICLE” means a parking space equipped with, or constructed to be capable of being equipped with, an electric vehicle charging device.</p> <p>Add new Electric Vehicle General Provisions under Parking Area Regulations Section 5.17 1) f):</p> <ul style="list-style-type: none"> f) <u>Electric Vehicle Parking Space Requirements</u>

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			<p>Electric Vehicle Parking Spaces shall be provided for any new floor area and dwelling units constructed after January 1, 2025 as follows:</p> <ul style="list-style-type: none"> i. EV parking spaces shall have rough-in conduits and associated power supply to provide Level 2 charging or greater. Up to four parking spaces may share an energized outlet. ii. A minimum of 40% of the total required parking spaces for multiple dwellings. iii. A minimum of 20% of the total parking spaces required for all other non-residential uses. iv. Required electric vehicle parking spaces shall be counted towards the minimum number of off-street parking spaces required under this section.
Underground Parking	<p>No zone standards apply to underground parking structures. Without appropriate setbacks and other standards specific to underground parking structures as appropriate, they may cause disruption and impact to neighbouring lands.</p>		<p>Amend Section 5.17 to add a new subsection for “Underground Parking with the following provision options:</p> <p>5.17</p> <p>8) <u>Underground Parking</u></p> <ul style="list-style-type: none"> a) 1.2m to any lot line, except where the main building setback is nil, the setback of the attached underground parking area is also nil. <p>Where an underground parking area is not located under a building, its underground roof surface shall be a minimum depth of 1.2m below the finished grade surface.</p>
Trailer/RV Habitation	<p>Amend zoning regulations to clarify that human habitation is not permitted in any vehicle, including recreational vehicles and trailers. Reformat existing</p>	<p>5.17 6) Use of Parking Spaces and Areas</p> <p>(a) In an ER, R, RM1, RM2, C5 and D Zone, no person shall park or</p>	<p>Revise Section 5.17 6)</p> <p>(c) In all zones, human habitation is prohibited in any vehicle, including a recreational vehicle, trailer, boat or boat trailer.</p> <p>Revise Section 5.17 7) (d) & (e)</p>

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	<p>trailer and boat storage provisions for clarity.</p>	<p>store a vehicle.on a lot, other than:</p> <ul style="list-style-type: none"> • an automobile; • a truck or bus having a maximum length of 7 metres and a maximum height of 3.6 metres; • a motorcycle; • a motorized snow vehicle; • recreational vehicle.having a maximum height of 3.6 metres. Height does not include accessory items such as antenna, HVAC units, lights; • a boat with accessory trailer; or • a utility trailer.having a maximum height of 3.6 metres. <p>5.17 7) Parking Area Location on a Lot</p> <p>(d) A recreational vehicle.or utility trailer, inclusive of tongue and attachments, that is located in a front yard or an exterior side yard must be setback a minimum of 2.0 metres from the edge of the road.</p> <p>A recreational vehicle.or utility trailer, inclusive of tongue and attachments, that is located</p>	<p>(d) Trailer or Boat Storage</p> <ul style="list-style-type: none"> (i) A maximum of two (2) recreational vehicles.or utility trailers, may be stored on a Lot; (ii) A recreational vehicle.or utility trailer, inclusive of tongue and attachments, that is located in a front yard or an exterior side yard must be setback a minimum of 2.0 metres from the edge of the road; (iii) A single recreational vehicle.or.utility.trailer.may be parked elsewhere in the rear.yard.or interior.side.yard. (iv) A recreational vehicle.or utility trailer, inclusive of tongue and attachments, that is located adjacent to a lane must be setback a minimum of 0.5 metres from the edge of the lane; and (v) A recreational vehicle or utility trailer may have a maximum height of 3.6 metres. Height does not include accessory items such as antenna, HVAC units, lights. <p>(e) In an R1, R2, R3, R4, R5 and R6 zone, no other vehicles.may be parked in the side.yard.or the rear.yard.except in a garage, carport, or on one driveway with a maximum width of six metres. Notwithstanding the foregoing,</p> <p>i) within six metres of the face of a garage or carport, the maximum driveway width may be increased as required to match the width of the garage opening(s) or carport.opening(s).</p>


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		<p>adjacent to a lane must be setback a minimum of 0.5 metres from the edge of the lane.</p> <p>(e) In an R1, R2, R3, R4, R5 and R6 zone, no vehicles may be parked in the side yard or the rear yard, except in a garage, carport, or on one driveway with a maximum width of six metres.</p> <p>Notwithstanding the foregoing,</p> <p>i) within six metres of the face of a garage or carport, the maximum driveway width may be increased as required to match the width of the garage opening(s) or carport opening(s), and</p> <p>ii) a single recreational vehicle may be parked elsewhere in the rear yard or interior side yard.</p>							
<p>Yard Encroachments</p>	<p>Related to ARUs – greater encroachments should be allowed for basement stairs where there are no privacy, overlook issues. Also, there is a need to reformat and clarify existing encroachment provisions.</p>	<p>5.22 Yard Encroachments</p> <p>1) <u>Ornamental Structure</u></p> <p>Notwithstanding the provisions of this By-law, porches, bay windows, sills, chimneys, stairs, landings or other ornamental structures may encroach up to 0.6 metres into any yard requirement provided a setback of at least 0.6 metres is maintained.</p>	<p>Revise Section 5.22 - Yard Encroachments</p> <p>5.22 Permitted Encroachments and Projections</p> <p>Unless otherwise permitted by this By-law, all minimum yards shall be unobstructed, except for the allowable encroachments and projections in the following table:</p> <table border="1" data-bbox="1052 1295 1986 1425"> <thead> <tr> <th data-bbox="1052 1295 1346 1425">Structure or Feature</th> <th data-bbox="1346 1295 1692 1425">Yard(s) where structure/feature is permitted</th> <th data-bbox="1692 1295 1986 1425">Maximum Encroachment into minimum yard</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Structure or Feature	Yard(s) where structure/feature is permitted	Maximum Encroachment into minimum yard			
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		<p>Notwithstanding the provisions of this By-law, porches, stairs, and landings may encroach up to 2.5 metres into the front and exterior side yard requirement provided a setback of at least 1.2 metres is maintained.</p> <p>2) Notwithstanding the provisions of this By-law, eaves, cornices and parapets may encroach up to 0.6 metres into any yard requirement provided that a minimum setback of 0.1 metres is maintained.</p> <p>3) <u>Fire Escape</u> Notwithstanding the provisions of this By-law, an unenclosed fire escape and the structural members necessary for its support may encroach on any yard requirement to a maximum distance of 1.2 metres.</p> <p>Section 5.2 2C) Notwithstanding the provisions of this by-law, drop awnings, canopies, flag poles, garden trellises, fences, retaining walls, signs, air conditioners, heat pumps, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar accessory uses</p>	Bay window, Chimney, fireplace projection	Any	0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.
			Uncovered, unexcavated stairs and/or landings not associated with a porch or deck	Any	1.0 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.
			Air conditioners, heat pumps, swimming pool pumps / filters / heaters and associated appurtenances thereto	- Rear - Interior Side (1)	Up to 0.6 metres from the applicable lot line.
				Exterior Side (1)	1.0 metres
			Generators including any appurtenances thereto	- Rear - Interior Side only where abutting a non-residential zone	1.0 metres
			Porches with or without associated stairs and/or landings	- Front - Exterior Side	2.0 metres, provided that a setback of at least 1.2 metres is maintained to the lot line
			Uncovered access stairs below grade	Rear	1.5 metres
				- Exterior Side	1.5 metre maximum projection beyond the

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		<p>lawfully erected, shall be permitted in all yards.</p> <p>An awning, at full extension, or canopy, shall be a minimum of 2.4 metres in height, and a minimum of 1.2 metres from the face of the building;</p>			<p>main building wall, provided that a setback of 1.2 metres is maintained.</p>
	<p>Increase permitted encroachments for decks above 1.2m in height into rear yards because many houses are built at the required rear yard setback.</p>	<p>Ground Oriented Amenity Area definition (section 2.61) meaning “an unroofed, unexcavated deck that, excluding railings or fencing, has a maximum height of 1.2m above....”</p>	<p>- Interior Side</p>		<p>1.5 metre maximum projection beyond the main building wall, provided that a setback of 0.3 metres is maintained.</p>
	<p>If a deck exceeds 1.2m in height above-grade, it is not a ground-oriented amenity area, not an accessory structure because it is “part of the main building” and therefore must meet the minimum yard setback requirement of the By-law.</p>	<p>Accessory Buildings and Accessory Structures: General Provision 5.2:</p> <p>Any accessory building or other structure, other than a ground-oriented amenity area, which is not part of the main building shall be erected to the rear of the front line of the main building and shall not occupy more than 10 percent of the lot, exceed 4.3 metres in height, nor be closer than 1.2 metres to a side or rear lot line.</p>	<p>Balconies</p> <p>- Front</p> <p>- Rear</p>		<p>1.5 metre maximum projection beyond the main building wall.</p>
	<p>Awnings, Canopies, or other weather shielding structure</p>	<p>- Front</p> <p>- Exterior Side</p>	<p>1.8 metres, provided that a setback of at least 1.2 metres is maintained to the lot line.</p>		
		<p>Interior Side</p>	<p>0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.</p>		
		<p>Rear</p>	<p>1.8 metres, provided that a setback of at least 1.2 metres is maintained to the lot line.</p>		
	<p>Eaves, cornices, parapets, gutters, sills</p>	<p>Any</p>	<p>0.6 metres, provided that a minimum</p>		


Issue	Background	Current By-Law Section	Planning Comment		
			or other similar ornamental features		setback of at least 0.1 metres is maintained to the lot line.
			Barrier-free access ramps	<ul style="list-style-type: none"> - Front - Exterior Side 	Up to 0.0 metres from the applicable lot line.
				<ul style="list-style-type: none"> - Interior Side - Rear 	Up to 0.0 metres from the applicable lot line, except where the end of the access ramp is perpendicular to a lot line, a minimum setback of 1.0 metres shall be maintained to said lot line.
			Unenclosed fire escapes and associated structural supports	<ul style="list-style-type: none"> - Rear - Interior Side 	1.5 metres provided at least 0.6 metres is maintained to the applicable lot line.
			Decks, other than ground-oriented amenity areas	Rear	1.8 metres, inclusive of any associated stairs and landings.
				Interior Side	No encroachment beyond the main building wall.
				Interior Side – units separated by a party wall or where exterior side wall of dwelling is within 1.2m from the side lot line	No encroachment beyond the main building wall. A 1.5 metre high privacy screen is required along the entire side of


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				<p>the deck that is located less than 1.2 metres from the side lot line.</p> <p>Exterior Side</p> <p>No encroachment beyond the main building wall.</p>
			<p>(1) provided that where such equipment is installed at or above-grade, the maximum height shall be 1.8 m measured from grade to the top of said equipment.</p> <p>Replace Section 5.2 2C) with the following:</p> <p>2C) Notwithstanding the provisions of this by-law, drop awnings, canopies, flag poles, garden trellises, fences, retaining walls, signs, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar accessory uses lawfully erected, shall be permitted in all yards.</p> <p>An awning at full extension, or canopy shall be a minimum of 2.4 metres in height, and a minimum of 1.2 metres from the face of the building;</p>	

Issue	Background	Current By-Law Section	Planning Comment
<p>Site-specific map corrections</p>	<p>Revise OS2 zone boundaries for consistency with OMB-approved By-law (See case no. PL130517)</p>	<p>Avalon Lands: 355A Broadway</p>	
	<p>Re-zone to OS1 (open space recreation) to reflect trail/recreational use.</p>	<p>ORDC Lands</p>	

Issue	Background	Current By-Law Section	Planning Comment
	<p>Zone boundary does not align with Alder Street – revise to match.</p>	<p>275 Alder Street</p>	 <p>The image is an aerial photograph of a residential area. A cyan-colored line outlines a large property boundary. A red circle highlights a specific area within this property, located near a road that appears to be Alder Street. The highlighted area contains a large, curved driveway or road. The surrounding area includes other residential lots, some with houses, and a larger building complex in the upper right. The map is overlaid with a grid of streets.</p>

Issue	Background	Current By-Law Section	Planning Comment
	<p>Lands zoned M1 and should be zoned OS2 to match adjacent lands.</p>	<p>Town-owned properties Blocks 95, 96, 97, Plan 7M-70 - adjacent to Blocks 94 & 98, Plan 7M-70</p>	

Issue	Background	Current By-Law Section	Planning Comment
	<p>Town-owned SWM facility should be rezoned from M1 to OS2.</p>	<p>Block 99, Plan 7M-70</p>	 An aerial photograph of a town-owned SWM facility, which is a purple-colored area containing a pond. This facility is circled in red. It is situated next to a road and is surrounded by other land uses, including residential areas shown in yellow and red. The background consists of green fields and trees.

Issue	Background	Current By-Law Section	Planning Comment
	<p>Zoned Institutional, should be rezoned R2 to match existing adjacent residential lands.</p>	<p>NW Corner College Ave and Amelia Street</p>	
	<p>Former Rail spur lands conveyed to adjacent properties</p>	<p>In some locations, the former rail corridor served as the dividing boundary between different zone areas, where the centreline of the rail line would serve as the actual zone boundary.</p>	<p>In instances where segments of the rail corridor have been conveyed to an abutting landowner and that segment served as a dividing zone boundary, the zoning boundary should be revised to reflect the new property boundary with the consolidated corridor piece.</p>

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