

Proposed Amendments shown as **Strikeouts** and **Additions**
Descriptions of Proposed General Changes to By-law provided in *Italics*

Current Provision with Proposed Amendments	Proposed New Provision
<p><i>Employ the use of tables and consolidate similar zones throughout the Zoning By-law to display zoning information in a more condensed and clear manner.</i></p>	
<p>Section 3 – DEFINITIONS</p> <ul style="list-style-type: none"> <i>Addition of new definitions, and deletion or amendment of existing definitions as listed in right column</i> <i>Removal of numbering system for all definitions</i> <i>Throughout the By-law, apply bold to all new definitions in Section 3</i> 	<p>3.1.1 Accessory Building or Structure means a building or structure that is normally incidental, subordinate, and exclusively devoted to the principal use, building, or structure, which is separate (detached) from the main building or structure and which is located on the same lot therewith. No accessory building or structure shall be used as a home occupation or for human habitation unless permitted in accordance with Section 5.1.2 or any other applicable sections of this By-law.</p> <p>3.7 Assembly Hall means a building or part thereof, in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a banquet hall or private club. An Assembly Hall does not include a Conference or Banquet Facility.</p> <p>Assisted Living Unit means a place of residence with one or more habitable rooms containing separate bathroom facilities for private use as a single housekeeping unit and where personal support services may be provided.</p> <p>Attached Duplex means a duplex dwelling, as defined, attached to another duplex dwelling, thereby accommodating four dwelling units in total in one building, but has been divided vertically.</p> <p>3.13 Automobile Washing Establishment means a building or structure containing facilities used or intended to be used primarily for washing vehicles by the use of mechanical devices or by hand.</p>

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	<p>(a) means a building where mechanical equipment is used for washing motor vehicles and the labour is supplied by the patron; and/or</p> <p>(b) means a building containing facilities for washing motor vehicles using an automatic or semi-automatic application of cleaner, brushes, rinse water and drying devices.</p> <p>In either of the above cases, a minimum of 4 spaces shall be made available for the queuing of automobiles.</p> <p>Building Supply Outlet means premises where building supply products such as millwork, cement, siding, roofing, plumbing or electrical supplies, heating, cooling or ventilating construction supplies, fireplaces, windows, paints, wall coverings, and floor coverings are stored for the purpose of wholesale or retail trade.</p> <p>Child Care Centre means premises operated by a person licensed under the Child Care and Early Years Act to operate a child care centre at the premises.</p> <p>Conference or Banquet Facility: means a building or part thereof, used for the gathering of groups of persons for specific functions including the consumption of food and drink, Full kitchen facilities shall be provided on the premises.</p> <p>3.40 Day Nursery means a day nursery in accordance with the Day Nursery Act.</p> <p>Farm Implement Sales and Service Establishment means lands, buildings, or structures used for the purpose of the sale,</p>

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	<p>maintenance or repair of farm implements and related equipment, parts and supplies.</p> <p>Feed Mill means a building erected, used or intended for use for the preparation, processing, preserving, grading or storing of agricultural products for eventual consumption by livestock or domestic pets, and may include the retail and wholesale sale of such products.</p> <p>Food Processing Plant means a building in which agricultural products are prepared, processed, preserved, graded or stored for eventual human consumption.</p> <p>3.67 — Home for the Aged means a home for the aged as within the meaning of the Homes for the Aged and Rest Homes Act, R.S.O., 1990, as amended from time to time.</p> <p>Landscaping Business and/or Garden Centre means an establishment used primarily for the display and sales of plants, gardening and landscaping supplies and equipment. An outdoor display and sales area is considered a permitted accessory use.</p> <p>Long Term Care Home means a building consisting of assisted living dwelling units, where a broad range of personal care, support and health services are provided for elderly, disabled or chronically ill occupants in a supervised setting licensed pursuant to Provincial legislation, and may include one or more accessory uses, such as common dining, lounging, kitchen, recreational or medical offices.</p> <p>3.69 Hospital means any institution, building or other premises or place established for the purposes of patients and treatment of persons afflicted with or suffering from sickness, disease or injury,</p>

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	<p>or for the treatment of convalescent or chronically ill persons that is approved under the Public Hospitals Act as a public hospital.</p> <p>3.70 Hotel means any hotel, tavern, inn, or public house in a building or buildings which is used principally for the purpose of catering to the needs of the public by supplying food and furnishing sleeping accommodation of 4 or more bedrooms, and shall include a hotel within the mean of the Liquor License Act, but does not include a boarding house dwelling or a motel.</p> <p>Machine Shop means a building erected, used, or intended for the servicing or repair of equipment and machinery and/or small engines.</p> <p>Mechanical Penthouse means a room or enclosure on the roof of a building exclusively used for mechanical equipment, a stair or elevator tower, elevator equipment, or any combination thereof.</p> <p>Mini-storage Facility means a building containing individual storage units accessible by the user and used for the storage of goods, wares, merchandise, non-perishable foodstuffs, substances, articles or things but shall not include the storage of fuels, solvents, paints or other inflammable substances.</p> <p>Museum means a building erected, used or intended for use as a repository for historical artifacts, relics or documents which may be periodically placed on display for public viewing.</p> <p>Openings means any window on a building façade which provides clear, unobstructed visibility to goods, exhibits, or the interior spaces of a building through the use of transparent glazing; or any public entrance on a building façade which provides clear access from the outside to the interior spaces of a building, but does not</p>

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	<p>include entrances to any stairwell, boiler room, maintenance room, mechanical or electrical or utility room.</p> <p>Postal Outlet means premises for the provision of postal and courier pick-up and drop-off services for letters and small parcels, but does not include a postal or courier distribution or terminal facility.</p> <p>Retirement Home means a building or part thereof designed exclusively to accommodate seniors or other special needs users with central kitchen and dining facilities, common indoor and outdoor amenity areas, consisting of either dwelling units or assisted living units or both.</p> <p>Service Trade means an establishment, other than an automotive use, that provides a non-personal service or craft to the public, including, but not necessarily restricted to, the shop of a printer, a plumber, a painter, a carpenter, an electrician, a welder, a furrier, an upholster, a custom engraver, a monument engraver, a merchandise service shop, a battery storage and recharging shop, a small engine repair shop, a workshop for the physically challenged, a catering establishment, a tool or small equipment rental establishment.</p> <p>Stacking Lane means a continuous on-site queuing lane that includes stacking spaces for motor vehicles, which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs;</p> <p>Stacking Space means a rectangular space that may be provided in succession and is designed to be used for the temporary queuing of motor vehicles in a stacking lane.</p>

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	<p>Theatre means premises intended for the production and viewing of the performing arts or the screening and viewing of motion pictures, and consisting of an auditorium with permanently fixed seats intended solely for a viewing audience.</p>
<p>5.1A Accessory Uses</p>	
<p>5.1.1A Use</p> <p>Where this By-law provides that a lot may be used or a building or structure may be erected, altered, or used for a purpose, that purpose shall include any accessory building or structure or accessory use, but shall not include:</p> <p>(a) any occupation or business for profit conducted within a dwelling unit except as may be specifically permitted by this By-law; and</p> <p>(b) any building or structure used for human habitation except as may be specifically permitted by this By-law.</p> <p>5.1.5A Coverage</p> <p>(a) — The total lot coverage of all accessory buildings and structures on a lot shall not exceed 10 per cent of the lot area.</p> <p>(b) — Notwithstanding the above paragraph (a), the total lot coverage of all accessory buildings and structures on a lot in any Residential Zone One (R1), Residential Zone Two (R2), Residential Zone Three (R3), or Residential Zone Four (R4) shall not exceed 10 per cent of the lot area or 50 square metres whichever is the lesser.</p>	<p>5.1.1A Use</p> <p>Where this By-law provides that a lot may be used or a building or structure may be erected, altered, or used for a purpose, that purpose shall include any accessory building or structure or accessory use, but shall not include:</p> <p>(a) any occupation or business for profit conducted except as may be specifically permitted by this By-law; and</p> <p>(b) any building or structure used for human habitation except as may be specifically permitted by this By-law.</p> <p>5.1.5A Coverage</p> <p>The total lot coverage of all accessory buildings and structures on a lot shall not exceed 10 per cent of the lot area.</p> <p>The area of a swimming pool that is not enclosed by a building or structure shall not be included in the calculation of lot coverage.</p>

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<p>In a R1, R2, R3, or R4 zone with a lot area of 1,050 square metres or more, shall not exceed 5% of the lot area or 115 square metres, whichever is the lesser.</p> <p>For the purpose of Section 5.1.5 (a) and 5.1.5 (b), the area of a swimming pool that is not enclosed by a building or structure shall not be included in the calculation of lot coverage.</p>	
<p>5.11 Home Occupation</p> <p>Where a home occupation is permitted in a zone the following provisions shall apply:</p> <ul style="list-style-type: none"> (a) such home occupation must be clearly secondary to the main use of the dwelling for residential purposes; (b) such home occupation must not change the character of the dwelling as a private residence; (c) such home occupation shall be conducted only by a persons residing permanently in the dwelling; (d) there shall be no external evidence of the home occupation from outside of the dwelling, including window displays, with the exception of a single sign measuring not greater than 0.4 square metres in size. Such sign shall not be internally illuminated and shall be affixed to the facade of the building or ground mounted with a minimum setback of 4.0 metres from any lot line. The maximum height to the top of the sign shall not exceed 1.2 metres; 	<p>5.11 Home Occupation</p> <p>Where a home occupation is permitted in a zone the following provisions shall apply:</p> <ul style="list-style-type: none"> (a) such home occupation must be clearly secondary to the main use of the dwelling for residential purposes; (b) such home occupation must not change the character of the dwelling as a private residence; (c) such home occupation shall be conducted only by a persons residing permanently in the dwelling; (d) there shall be no external evidence of the home occupation from outside of the dwelling, including window displays, with the exception of a single sign measuring not greater than 0.4 square metres in size. Such sign shall not be internally illuminated and shall be affixed to the facade of the building or ground mounted with a minimum setback of 4.0 metres from any lot line. The maximum height to the top of the sign shall not exceed 1.2 metres;

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<p>(e) there shall be no external display or storage of goods, materials, wares or merchandise on the lot on which the dwelling containing the home occupation is located;</p> <p>(f) no external alteration of the dwelling shall be permitted so as to accommodate a home occupation, such as the inclusion of any specialized structure, ramps, or oversize doorways which will tend to change the character of the dwelling as a private residence;</p> <p>(g) such home occupation shall not create nor become a nuisance or hazard to neighbours by reason of noise, vibration, dust, smoke, fumes, odour, heat, debris, refuse, fire, lighting interference, hours of operation, traffic, or parking;</p> <p>(h) no mechanical or other equipment shall be used in conjunction with a home occupation except that which is customarily used in dwellings for domestic or household purposes;</p> <p>(i) not more than one two home occupations is are permitted in a dwelling unit and the maximum gross floor area dedicated to all no home occupations shall occupy more than not exceed 50.0 square metres of floor area or 25 per cent of the gross floor area of the dwelling unit (excluding an attached garage), whichever is lesser. The area of the dwelling unit not being used for home occupation must comply with the applicable gross floor area requirements of this By-law;</p>	<p>(e) there shall be no external display or storage of goods, materials, wares or merchandise on the lot on which the dwelling containing the home occupation is located;</p> <p>(f) no external alteration of the dwelling shall be permitted so as to accommodate a home occupation, such as the inclusion of any specialized structure, ramps, or oversize doorways which will tend to change the character of the dwelling as a private residence;</p> <p>(g) such home occupation shall not create nor become a nuisance or hazard to neighbours by reason of noise, vibration, dust, smoke, fumes, odour, heat, debris, refuse, fire, lighting interference, hours of operation, traffic, or parking;</p> <p>(h) no mechanical or other equipment shall be used in conjunction with a home occupation except that which is customarily used in dwellings for domestic or household purposes;</p> <p>(i) not more than one two home occupations is are permitted in a dwelling unit and the maximum gross floor area dedicated to all no home occupations shall occupy more than not exceed 25 50.0 square metres of floor area or 25 per cent of the gross floor area of the dwelling unit (excluding an attached garage), whichever is lesser. The area of the dwelling unit not being used for home occupation must comply with the applicable gross floor area requirements of this By-law;</p>

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<p>(j) a home occupation shall be carried on only in the dwelling unit of a single-detached dwelling or in the dwelling unit of a semi-detached dwelling. No home occupation shall be carried on in an accessory building or structure or in an attached garage <i>unless part of the garage is converted to form part of the dwelling unit and can no longer be used as an attached garage;</i></p> <p>(k) such home occupation shall meet all of the applicable requirements of this By-law, including parking requirements;</p> <p>(l) for greater clarity, a home occupation shall include but not be limited to an office or consulting room for a professional person or agent; an office for a trade such as a builder, a plumber, an electrician; an office for a charitable organization; a workroom for a dressmaker or a tailor; a hairdresser/barber; a dog groomer; a studio for a teacher of music, art, or academic subjects, a photographer or a commercial artist; and any other use of a similar nature which satisfies all of the criteria of this Section of the By-law; but shall not include a kennel, a boarding house, a medical clinic, a retail store, or any workshop, or plant for any trade.</p>	<p>(j) a home occupation shall be carried on only in the dwelling unit of a single-detached dwelling or in the dwelling unit of a semi-detached dwelling. No home occupation shall be carried on in an accessory building or structure or in an attached garage unless part of the garage is converted to form part of the dwelling unit and can no longer be used as an attached garage;</p> <p>(k) such home occupation shall meet all of the applicable requirements of this By-law, including parking requirements;</p> <p>(l) for greater clarity, a home occupation shall include but not be limited to an office or consulting room for a professional person or agent; an office for a trade such as a builder, a plumber, an electrician; an office for a charitable organization; a workroom for a dressmaker or a tailor; a hairdresser/barber; a dog groomer; a studio for a teacher of music, art, or academic subjects, a photographer or a commercial artist; and any other use of a similar nature which satisfies all of the criteria of this Section of the By-law; but shall not include a kennel, a boarding house, a medical clinic, a retail store, or any workshop, or plant for any trade.</p>
<p>5.21 Parking Area and Space Requirements</p>	
<p>5.21.1 Number of Parking Spaces</p> <ul style="list-style-type: none"> <i>Refer to proposed amendments to Section 5.21.1 Number of Parking Spaces in Appendix 1 of this Summary</i> 	

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<p>5.21.6 Parking Area Surface 5.21.6.3 Industrial Zones</p> <p>Each parking area and driveway connecting the parking area with the street line shall be maintained with concrete, asphalt or other hard surface, and bounded with a barrier curb provided however, crushed stone, crushed brick or tile, paving stones, or cinders having a Portland cement binder may be provided for the parking area and driveways which are located to the rear of the front or exterior side yard building line. No curbing shall be required for parking and driveway areas located to the rear of the front or exterior side yard building line.</p>	<p>5.21.6 Parking Area Surface 5.21.6.3 Industrial Zones</p> <p>Each parking area and driveway connecting the parking area with the street line shall be maintained with concrete, asphalt or other hard surface, provided however, crushed stone, crushed brick or tile, paving stones, or cinders having a Portland cement binder may be provided for the parking area and driveways which are located to the rear of the front or exterior side yard building line.</p>
<ul style="list-style-type: none"> <i>Addition of new subsection 5.21.14:</i> <p>5.21.14 Stacking Lane Requirements for Drive-Through Facilities</p> <p>(a) Stacking lanes shall not be located within 3 metres of a street line.</p> <p>(b) Stacking lanes for a drive-through facility shall not be located within a front yard or exterior side yard.</p> <p>(c) Despite Subsection b), on a corner lot, stacking lanes for a drive through facility may be located in either a front yard or exterior side yard, but not both.</p> <p>(d) Entrance ways to stacking lanes shall be separated a minimum travelled distance of 16.5 metres from the closest driveway, measured from the centre point of the closest driveway at the lot line along the route travelled to the last required stacking space in the stacking lane.</p>	<p>5.21.14 Stacking Lane Requirements for Drive-Through Facilities</p> <p>(a) Stacking lanes shall not be located within 3 metres of a street line.</p> <p>(b) Stacking lanes for a drive-through facility shall not be located within a front yard or exterior side yard.</p> <p>(c) Despite Subsection b), on a corner lot, stacking lanes for a drive through facility may be located in either a front yard or exterior side yard, but not both.</p> <p>(d) Entrance ways to stacking lanes shall be separated a minimum travelled distance of 16.5 metres from the closest driveway, measured from the centre point of the closest driveway at the lot line along the route travelled to the last required stacking space in the stacking lane.</p>

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<p>(e) Stacking spaces must be wholly contained between the entrance to the stacking lane and the last product pick-up window. fueling area, service window, kiosk, or booth. If there are no cases of multiple service windows, the stacking lane is measured from the stacking lane entrance to the last service window.</p> <p>(f) A stacking space shall be a minimum of 2.6 metres in width and a minimum of 6.5 metres in length.</p> <p>(g) A stacking space shall lead both to and from a fueling area, service window, kiosk, or booth in accordance with the following table setting out the minimum number of stacking spaces required for the uses set forth:</p> <table border="1" data-bbox="193 808 1014 1252"> <thead> <tr> <th>Land Use</th> <th>Minimum Number of Stacking Spaces</th> </tr> </thead> <tbody> <tr> <td>Automobile Washing Establishment (automatic)</td> <td>10</td> </tr> <tr> <td>Automobile Washing Establishment (self serve)</td> <td>2 per washing bay</td> </tr> <tr> <td>Bank or Financial Institution</td> <td>3</td> </tr> <tr> <td>Automobile Gas Bar</td> <td>2 per fueling area</td> </tr> <tr> <td>Eating Establishment (Restaurant or Take Out)</td> <td>13</td> </tr> <tr> <td>Retail Store</td> <td>3</td> </tr> </tbody> </table>	Land Use	Minimum Number of Stacking Spaces	Automobile Washing Establishment (automatic)	10	Automobile Washing Establishment (self serve)	2 per washing bay	Bank or Financial Institution	3	Automobile Gas Bar	2 per fueling area	Eating Establishment (Restaurant or Take Out)	13	Retail Store	3	<p>(e) Stacking spaces must be wholly contained between the entrance to the stacking lane and the last product pick-up window. fueling area, service window, kiosk, or booth. If there are no cases of multiple service windows, the stacking lane is measured from the stacking lane entrance to the last service window.</p> <p>(f) A stacking space shall be a minimum of 2.6 metres in width and a minimum of 6.5 metres in length.</p> <p>(g) A stacking space shall lead both to and from a fueling area, service window, kiosk, or booth in accordance with the following table setting out the minimum number of stacking spaces required for the uses set forth:</p> <table border="1" data-bbox="1115 808 1961 1263"> <thead> <tr> <th>Land Use</th> <th>Minimum Number of Stacking Spaces</th> </tr> </thead> <tbody> <tr> <td>Automobile Washing Establishment (automatic)</td> <td>10</td> </tr> <tr> <td>Automobile Washing Establishment (self serve)</td> <td>2 per washing bay</td> </tr> <tr> <td>Bank or Financial Institution</td> <td>3</td> </tr> <tr> <td>Automobile Gas Bar</td> <td>2 per fueling area</td> </tr> <tr> <td>Eating Establishment (Restaurant or Take Out)</td> <td>13</td> </tr> <tr> <td>Retail Store</td> <td>3</td> </tr> </tbody> </table>	Land Use	Minimum Number of Stacking Spaces	Automobile Washing Establishment (automatic)	10	Automobile Washing Establishment (self serve)	2 per washing bay	Bank or Financial Institution	3	Automobile Gas Bar	2 per fueling area	Eating Establishment (Restaurant or Take Out)	13	Retail Store	3
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(h) Subsections a) through g) shall not apply to existing stacking lanes and existing stacking spaces .	(h) Subsections a) through g) shall not apply to existing stacking lanes and existing stacking spaces .
<p>5.32 Swimming Pools</p> <p>A swimming pool is permitted as an accessory use in any zone provided that the following provisions are met:</p> <p>5.32.1 Location</p> <p>The swimming pool is located as follows:</p> <p>(a) in the interior side yard or exterior side yard of a lot, where no part of the swimming pool is located closer to any lot line or street line than the minimum yard distance required by this By-law for the main building on the lot;</p> <p>(b) in the rear yard of a lot, where no part of the swimming pool is located closer than 1.0 metre to any rear lot line.</p>	<p>5.32 Swimming Pools</p> <p>A swimming pool is permitted as an accessory use in any zone provided that the following provisions are met:</p> <p>5.32.1 Location</p> <p>The swimming pool is located as follows:</p> <p>(a) in the interior side yard or exterior side yard of a lot, where no part of the swimming pool is located closer to any lot line or street line than the minimum yard distance required by this By-law for the main building on the lot;</p> <p>(b) in the rear yard of a lot, where no part of the swimming pool is located closer than 1.0 metre to any rear lot line.</p>
<p><u>SECTION 8 - RESIDENTIAL ZONE ONE (R1)</u></p> <p>8.2 Requirements for a single-detached dwelling on one lot.</p> <p>8.2.9 Lot Coverage, Maximum 35.0 40.0 per cent</p> <p>8.2.11 Landscaped Open Space, Minimum 30.0 25.0 per cent</p>	<p><u>SECTION 8 - RESIDENTIAL ZONE ONE (R1)</u></p> <p>8.2 Requirements for a single-detached dwelling on one lot.</p> <p>8.2.9 Lot Coverage, Maximum 40.0 per cent</p> <p>8.2.11 Landscaped Open Space, Minimum 25.0 per cent</p>
<p><u>SECTION 9 - RESIDENTIAL ZONE TWO (R2)</u></p> <p>9.2 Requirements for a single-detached dwelling on one lot.</p> <p>9.2.7 Rear Yard, Minimum 7.5 7.0 metres</p> <p>9.2.9 Lot Coverage, Maximum 35.0 40.0 per cent</p>	<p><u>SECTION 9 - RESIDENTIAL ZONE TWO (R2)</u></p> <p>9.2.7 Rear Yard, Minimum 7.0 metres</p> <p>9.2 Requirements for a single-detached dwelling on one lot.</p> <p>9.2.7 Rear Yard, Minimum 7.0 metres</p>

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9.2.11	Landscaped Open Space , Minimum 30.0 25.0 per cent	9.2.9	Lot Coverage , Maximum 40.0 per cent
		9.2.11	Landscaped Open Space , Minimum 25.0 per cent
<u>SECTION 10 - RESIDENTIAL ZONE THREE (R3)</u>		<u>SECTION 10 - RESIDENTIAL ZONE THREE (R3)</u>	
10.2	<u>Requirements for a single-detached dwelling on one lot.</u>	10.2	<u>Requirements for a single-detached dwelling on one lot.</u>
10.2.7	Rear Yard , Minimum 7.5 6.0 metres	10.2.7	Rear Yard , Minimum 6.0 metres
10.2.9	Lot Coverage , Maximum 35.0 45.0 per cent	10.2.9	Lot Coverage , Maximum 45.0 per cent
10.2.12	Landscaped Open Space , Minimum 30.0 25.0 per cent	10.2.12	Landscaped Open Space , Minimum 25.0 per cent
10.3	<u>Requirements for Semi-Detached Dwellings on One Lot and Duplex Dwellings On One Lot</u>	10.3	<u>Requirements for Semi-Detached Dwellings on One Lot and Duplex Dwellings On One Lot</u>
10.3.7	Rear Yard , Minimum 7.5 6.0 metres	10.3.7	Rear Yard , Minimum 6.0 metres
10.3.9	Lot Coverage , Maximum 40.0 45.0 per cent	10.3.9	Lot Coverage , Maximum 45.0 per cent
10.3.12	Landscaped Open Space , Minimum 30.0 25.0 per cent	10.3.12	Landscaped Open Space , Minimum 25.0 per cent
10.4	<u>Requirements for One Dwelling Unit of a Semi-Detached Dwelling on One Lot</u>	10.4	<u>Requirements for One Dwelling Unit of a Semi-Detached Dwelling on One Lot</u>
10.4.7	Rear Yard , Minimum 7.5 6.0 metres	10.4.7	Rear Yard , Minimum 6.0 metres
10.4.9	Lot Coverage , Maximum 40.0 45.0 per cent	10.4.9	Lot Coverage , Maximum 45.0 per cent
10.4.12	Landscaped Open Space , Minimum 30.0 25.0 per cent	10.4.12	Landscaped Open Space , Minimum 25.0 per cent

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<u>SECTION 11 - RESIDENTIAL ZONE FOUR (R4)</u>	<u>SECTION 11 - RESIDENTIAL ZONE FOUR (R4)</u>
11.2 <u>Requirements for a single-detached dwelling on one lot.</u>	11.2 <u>Requirements for a single-detached dwelling on one lot.</u>
11.2.7 Rear Yard, Minimum 7.5 6.0 metres	11.2.7 Rear Yard, Minimum 6.0 metres
11.2.9 Lot Coverage, Maximum 40.0 45.0 per cent	11.2.9 Lot Coverage, Maximum 45.0 per cent
11.2.12 Landscaped Open Space, Minimum 30.0 25.0 per cent	11.2.12 Landscaped Open Space, Minimum 25.0 per cent
11.3 <u>Requirements for Semi-Detached Dwellings on One Lot and Duplex Dwellings On One Lot</u>	11.3 <u>Requirements for Semi-Detached Dwellings on One Lot and Duplex Dwellings On One Lot</u>
11.3.7 Rear Yard, Minimum 7.5 6.0 metres	11.3.7 Rear Yard, Minimum 6.0 metres
11.3.9 Lot Coverage, Maximum 40.0 45.0 per cent	11.3.9 Lot Coverage, Maximum 45.0 per cent
11.3.12 Landscaped Open Space, Minimum 30.0 25.0 per cent	11.3.12 Landscaped Open Space, Minimum 25.0 per cent
11.4 <u>Requirements for One Dwelling Unit of a Semi-Detached Dwelling on One Lot</u>	11.4 <u>Requirements for One Dwelling Unit of a Semi-Detached Dwelling on One Lot</u>
11.4.7 Rear Yard, Minimum 7.5 6.0 metres	11.4.7 Rear Yard, Minimum 6.0 metres
11.4.9 Lot Coverage, Maximum 40.0 45.0 per cent	11.4.9 Lot Coverage, Maximum 45.0 per cent
11.4.12 Landscaped Open Space, Minimum 30.0 25.0 per cent	11.4.12 Landscaped Open Space, Minimum 25.0 per cent
<u>SECTION 12 - RESIDENTIAL ZONE FIVE (R5)</u>	<u>SECTION 12 - RESIDENTIAL ZONE FIVE (R5)</u>
12.2 <u>Requirements for Apartment Dwellings</u>	12.2 <u>Requirements for Apartment Dwellings</u>
12.2.4 Front Yard, Minimum 7.5 6.0 metres	12.2.4 Front Yard, Minimum 6.0 metres

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12.2.6 Exterior Side Yard, Minimum 7.5 6.0 metres	12.2.6 Exterior Side Yard, Minimum 6.0 metres
12.2.12 Landscaped Open Space, Minimum 35.0 30.0 per cent	12.2.12 Landscaped Open Space, Minimum 30.0 per cent
12.4 Requirements for Row or Townhouse Dwellings	12.4 Requirements for Row or Townhouse Dwellings
12.4.8 Rear Yard, Minimum 7.5 6.0 metres	12.4.8 Rear Yard, Minimum 6.0 metres
12.4.10 Lot Coverage, Maximum 35.0 40.0 per cent	12.4.10 Lot Coverage, Maximum 40.0 per cent
12.4.12 Landscaped Open Space, Minimum 35.0 25.0 per cent	12.4.12 Landscaped Open Space, Minimum 25.0 per cent
12.5 Requirements for One Dwelling of a Row or Townhouse Dwelling on One Lot	12.5 Requirements for One Dwelling of a Row or Townhouse Dwelling on One Lot
12.5.7 Rear Yard, Minimum 7.5 6.0 metres	12.5.7 Rear Yard, Minimum 6.0 metres
12.5.9 Lot Coverage, Maximum 40.0 50.0 per cent	12.5.9 Lot Coverage, Maximum 50.0 per cent
12.5.11 Landscaped Open Space, Minimum 30.0 25.0 per cent	12.5.11 Landscaped Open Space, Minimum 25.0 per cent
<u>SECTION 15 - CENTRAL COMMERCIAL ZONE ONE (C1)</u>	<u>SECTION 15 - CENTRAL COMMERCIAL ZONE ONE (C1)</u>
15.2.11 Parking Requirements No parking spaces are required for uses permitted in Section 15.1.1 or existing uses permitted in 15.1.3(a). The provisions of Section 5.21 shall apply to those uses permitted in Section 15.1.3.	15.2.11 Parking Requirements No parking spaces are required for uses permitted in Section 15.1.1 or existing uses permitted in 15.1.3(a). The provisions of Section 5.21 shall apply to those uses permitted in Section 15.1.3.

Proposed Amendments shown as **Strikeouts** and **Additions**
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Current Provision with Proposed Amendments	Proposed New Provision
<p><u>SECTION 16 – LIMITED COMMERCIAL ZONE (C2)</u></p> <p>16.2 <u>Requirements for Permitted Commercial/Business Uses</u></p> <p>16.2.10 Lot Coverage, Maximum 40.0 50.0 per cent</p>	<p><u>SECTION 16 – LIMITED COMMERCIAL ZONE (C2)</u></p> <p>16.2 <u>Requirements for Permitted Commercial/Business Uses</u></p> <p>16.2.10 Lot Coverage, Maximum 50.0 per cent</p>
<p><u>SECTION 17 – HIGHWAY COMMERCIAL ZONE (C3)</u></p> <p>17.2 <u>Requirements for Permitted Uses, Buildings and Structures found in Section 17.1</u></p> <p>17.2D Front Yard, Minimum – for uses, buildings and structures in Section:</p> <p>17.1.1 15.0 10.0 m</p> <p>17.1.2 10.0 m</p> <p>17.1.3 15.0 10.0 m</p> <p>17.2I Lot Coverage, Maximum – for uses, buildings and structures in Section:</p> <p>17.1.1 35 40%</p> <p>17.1.2 35 40%</p> <p>17.1.3 35 40%</p>	<p><u>SECTION 17 – HIGHWAY COMMERCIAL ZONE (C3)</u></p> <p>17.2 <u>Requirements for Permitted Uses, Buildings and Structures found in Section 17.1</u></p> <p>17.2D Front Yard, Minimum – for uses, buildings and structures in Section:</p> <p>17.1.1 10.0 m</p> <p>17.1.2 10.0 m</p> <p>17.1.3 10.0 m</p> <p>17.2I Lot Coverage, Maximum – for uses, buildings and structures in Section:</p> <p>17.1.1 40%</p> <p>17.1.2 40%</p> <p>17.1.3 40%</p>
<p><u>SECTION 28 - DEVELOPMENT ZONE (D)</u></p> <p>No person shall within any D zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:</p> <p>28.1 <u>Permitted Uses, Buildings, and Structures</u></p> <p>(a) uses, buildings, and structures lawfully existing on the date of passing of this By-law and additions</p>	<p><u>SECTION 28 - DEVELOPMENT ZONE (D)</u></p> <p>No person shall within any D zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:</p> <p>28.1 <u>Permitted Uses, Buildings, and Structures</u></p> <p>(a) uses, buildings, and structures lawfully existing on the date of passing of this By-law and additions to</p>

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<p>thereto to existing residential dwellings in accordance with Section 28.2.</p> <p>(b) agricultural uses, excluding buildings and structures.</p> <p>(c) accessory uses, buildings, and structures lawfully existing on the date of passing of this By-law in accordance with Section 5.1A of this By-law.</p> <p>28.2 Site and Building Requirements</p> <p>The minimum lot area, and lot frontage, front yard, interior side yard, exterior side yard, rear yard, and the maximum building height and lot coverage requirements shall be as they lawfully existed on the date of passing of this By-law.</p> <p>The replacement of part or all of an existing single-detached dwelling is permitted provided the replacement occurs in the same location as existed on the lot. An addition onto an existing or replacement single-detached dwelling is permitted provided the addition is no greater than 50 percent of the gross floor area of the dwelling that lawfully existed on the date of the passing of this By-law and complies with the following requirements:</p> <table data-bbox="184 1198 808 1404"> <tr> <td>Front Yard, Minimum</td> <td>15 metres</td> </tr> <tr> <td>Interior Side Yard, Minimum</td> <td>10 metres</td> </tr> <tr> <td>Exterior Side Yard, Minimum</td> <td>10 metres</td> </tr> <tr> <td>Rear Yard, Minimum</td> <td>10 metres</td> </tr> <tr> <td>Building Height, Maximum</td> <td>11 metres</td> </tr> </table>	Front Yard, Minimum	15 metres	Interior Side Yard, Minimum	10 metres	Exterior Side Yard, Minimum	10 metres	Rear Yard, Minimum	10 metres	Building Height, Maximum	11 metres	<p>existing residential dwellings in accordance with Section 28.2.</p> <p>(b) agricultural uses, excluding buildings and structures.</p> <p>(c) accessory uses, buildings, and structures in accordance with Section 5.1A of this By-law.</p> <p>28.2 Site and Building Requirements</p> <p>The minimum lot area and lot frontage requirements shall be as they lawfully existed on the date of passing of this By-law.</p> <p>The replacement of part or all of an existing single-detached dwelling is permitted provided the replacement occurs in the same location as existed on the lot. An addition onto an existing or replacement single-detached dwelling is permitted provided the addition is no greater than 50 percent of the gross floor area of the dwelling that lawfully existed on the date of the passing of this By-law and complies with the following requirements:</p> <table data-bbox="1150 1117 2009 1404"> <tr> <td>Front Yard, Minimum</td> <td>15 metres</td> </tr> <tr> <td>Interior Side Yard, Minimum</td> <td>10 metres</td> </tr> <tr> <td>Exterior Side Yard, Minimum</td> <td>10 metres</td> </tr> <tr> <td>Rear Yard, Minimum</td> <td>10 metres</td> </tr> <tr> <td>Building Height, Maximum</td> <td>11 metres</td> </tr> <tr> <td>Lot Coverage, Maximum</td> <td>Equal to 150 percent of the lot coverage as</td> </tr> </table>	Front Yard, Minimum	15 metres	Interior Side Yard, Minimum	10 metres	Exterior Side Yard, Minimum	10 metres	Rear Yard, Minimum	10 metres	Building Height, Maximum	11 metres	Lot Coverage, Maximum	Equal to 150 percent of the lot coverage as
Front Yard, Minimum	15 metres																						
Interior Side Yard, Minimum	10 metres																						
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<p>Lot Coverage, Maximum Equal to 150 percent of the lot coverage as lawfully existed on the date of passing of this By-law.</p>		<p>lawfully existed on the date of passing of this By-law.</p>	
<p>28.3 Use of Symbols</p>		<p>28.3 Use of Symbols</p>	
28.3.1	<p>RD The "RD" zone symbol indicates that some form of residential development is contemplated in the future for the lands within the "RD" zone; however timing for development and development standards (i.e. housing type and density) have yet to be determined.</p> <p>Permitted Interim Uses: Existing Uses Uses, buildings and structures in accordance with Sections 28.1 and 28.2.</p>	28.3.1	<p>RD The "RD" zone symbol indicates that some form of residential development is contemplated in the future for the lands within the "RD" zone; however timing for development and development standards (i.e. housing type and density) have yet to be determined.</p> <p>Permitted Interim Uses: Uses, buildings and structures in accordance with Sections 28.1 and 28.2.</p>
28.3.2	<p>RD-1 The "RD-1" zone symbol indicates that some form of residential development is contemplated in the future for the lands within the "RD-1" zone; however timing for development and development standards (i.e. housing type and density) have yet to be determined.</p> <p>Lands within the "RD-1" are situated within 500 metres of operating or closed</p>	28.3.2	<p>RD-1 The "RD-1" zone symbol indicates that some form of residential development is contemplated in the future for the lands within the "RD-1" zone; however timing for development and development standards (i.e. housing type and density) have yet to be determined.</p>

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<p>landfill sites. In accordance with the Environmental Protection Act R.S.O. 1990, agreements shall be entered into specifying any necessary studies and protective measures to the satisfaction of the Town of St. Marys, demonstrating that the development in the form and manner proposed, will not be adversely affected prior to the changing of the "RD-1" symbol.</p> <p><u>Permitted Interim Uses:</u> Existing Uses.</p>	<p>Lands within the "RD-1" are situated within 500 metres of operating or closed landfill sites. In accordance with the Environmental Protection Act R.S.O. 1990, agreements shall be entered into specifying any necessary studies and protective measures to the satisfaction of the Town of St. Marys, demonstrating that the development in the form and manner proposed, will not be adversely affected prior to the changing of the "RD-1" symbol.</p> <p><u>Permitted Interim Uses:</u> Existing Uses.</p>
<p><i>Amend the By-law Schedule Maps to remove the 'Heritage Classified' zoning layer.</i></p>	

APPENDIX 1 – Proposed Amendments to Section 5.21.1 Number of Parking Spaces

5.21.1 Number of Parking Spaces

5.21.1.1 Parking Requirements

The minimum number of **parking spaces** required for the **uses** and purposes hereinafter set forth shall be as follows:

	Type of Use	Number of Spaces
A	Single-detached, Semi-detached, Street townhouse, Duplex, and Triplex dwellings Converted	2 per dwelling unit
B	Fourplex, Row or Townhouse, and Triplex dwellings	2 plus 0.25 visitor 1.5 per dwelling unit
C	Apartment dwelling and other multiple unit dwellings	1.25 per dwelling unit
		<u>Outside of Downtown</u> Studio: 1 per dwelling unit; One Bedroom: 1 per dwelling unit; Two Bedroom: 1.5 per dwelling unit; Three Bedroom: 1.5 per dwelling unit Plus Visitor: 0.25 per dwelling unit <u>Downtown</u> Studio: 1 per dwelling unit; One Bedroom: 1 per dwelling unit;

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	Type of Use	Number of Spaces
		Two Bedroom: 1.5 per dwelling unit; Three Bedroom: 1.5 per dwelling unit Plus Visitor: Not Required
D	Accessory dwellings Accessory apartment	1 per dwelling unit
E	Bed and breakfast establishment	2 per dwelling unit plus 1 per guest room for rent
F	Group home dwellings	2 per dwelling unit plus 1 per 4 group home residents
G	Long term care home Home for the aged	1 per 6 beds plus 1 per 3 employees on the largest shift
H	Nursing home dwellings	1 per 4 3 beds plus 1 per 3 employees on the largest shift
H1	Retirement home	Non-Assisted Living: 0.5 per dwelling unit (for residents) plus 0.2 per dwelling unit (for visitors and employees) Assisted Living: 0.3 per assisted living unit (for residents), plus 0.2 per assisted living unit (for visitors and employees)
I	Assembly Hall, Community Centre, Arena, Theatre	1 per 5 seats or 3 metres of bench space of maximum seating capacity, or 1 per 230 square metres of playing field area where no seating exists
I1	Conference or banquet facility, eating establishment, eating establishment-take out	1 per 10 square metres of gross floor area

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	Type of Use	Number of Spaces
J	Automobile repair establishment, automobile service station, automobile sales and service establishment	4 plus 1 per repair bay plus 1 per 2 employees
J1	Automobile washing establishment	1 plus 2 per wash bay, plus 1 per non-drive through car wash bay Automatic Car Wash: 5 per car wash bay, excluding the car wash bay
K	Bowling establishment	3 per bowling lane
L	Business or Professional Office, department store, personal service shop, retail store, supermarket	1 per 20 square metres of gross floor area
M	Clinic, Animal Clinic, Medical	5 per practitioner
N	Church	1 per 4 persons of maximum designed capacity of the sanctuary The greater of: <ul style="list-style-type: none"> • 1 per 4 seats (or 3 metres of bench); or • 1 per 10 m² of gross floor area devoted to public uses where no fixed seating exists
O	Day Nursery	1 per 40 square metres of gross floor area
P	Eating establishment , restaurant, tavern	1 per 4 persons of maximum designed capacity

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	Type of Use	Number of Spaces
Q	Eating establishment, take-out	6 plus 1 per 4 persons of maximum designed capacity
R	Hospital	1 per 4 beds plus 1 per 3 employees
S	Hotel or Motel	1 per every 2 employees plus 1 per guest room plus 1 space per 10 m² GFA devoted to public use such as dining rooms, licensed beverage rooms, banquet rooms and similar uses.
T	Industrial establishment Largest shift, including office staff	1.25 per employee Gross floor area of 3000 square metres or less: <ul style="list-style-type: none"> 1 per 50 square metres of gross floor area Gross floor area greater than 3000 square metres: <ul style="list-style-type: none"> 1 per 50 square metres of gross floor area for the first 3000 square metres; and, 1 per 100 square metres of gross floor area in excess of the first 3000 square metres. For any office areas, the standards as set out elsewhere in this By-law shall apply.
T1	Warehouse including mini-storage	1 per 150 square metres of gross floor area
U	Retail store, department store, personal service shop Service trade	1 per 30 square metres of retail and/or customer service gross floor area
V	School, Elementary	the greater of 1.5 per classroom or 1 per 3 square metres of auditorium assembly area

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	Type of Use	Number of Spaces
W	School, Secondary	the greater of 5 per classroom or 1 per 3 square metres of auditorium assembly area
X	Sports Field	the greater of: (i) 1 per 5 seats or 3 metres of bench space of maximum permanent seating capacity, or (ii) 1 per 250 m ² of gross field area where no seating exists
Y	Supermarket , grocery store	1 per 10 square metres of retail floor area
Z	Wholesale establishment	1 per 55 square metres of retail floor area
AA	Uses permitted by this by-law other than those referred to above	1 per 40 square metres of gross floor area

In addition to the minimum number of required parking spaces set forth above, electric vehicle charging station rough-ins shall be provided for a minimum of 5 percent of all required parking spaces. This requirement does not apply to the uses in A, B, D, E, F, G, H, H1 and X above.

5.21.1.2 Accessible Requirements

Accessible **parking spaces** for **persons** with disabilities required by this By-law shall have a minimum width of 4.25 metres and a minimum length of 5.5 metres not including area used for access, maneuvering, **driveway**, or similar purpose. If there are two or more accessible **parking spaces** located beside each other in the same parking aisle, they may share the 2.0 metre aisle, resulting in a reduction in the size of every other such **parking space** (i.e. every second accessible **parking space**). *Accessible parking spaces are not required for single detached, semi-detached, duplex or triplex dwellings.*

Accessible **parking spaces** shall be:

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- (a) hard surfaced and a maximum running slope of 1.5 percent and a maximum crossing slope of 1 percent;
- (b) located near an accessible **building** entrance; and
- (c) identified for **use** by **persons** with disabilities by a sign, which is clearly posted and visible at all times, containing the International Symbol of Accessibility for Disabled Persons. Such **sign** shall be posted in a visible location other than on the parking surface.

The provisions for the number of accessible **parking spaces** are outlined in the following table.

Number of Automobile Parking Spaces	Number of Designated Accessible Parking Spaces
1-12 25	1
13-100 26-50	2 4% of the total number of automobile spaces
101-200 51-100	3 1 plus 3% of the total number of automobile spaces
201-1,000 101-150	4 2 plus 2% of the total number of automobile spaces
1,001 or greater 151-200	6 11 plus 1% of the total number of automobile spaces
201 or greater	6 plus 2% of the total number of spaces over 201.

Where the application of the **parking space** requirements results in a number that is not a whole number, the number shall be rounded-up to the next whole number (e.g. 7.3 spaces would be rounded-up to 8).

5.21.1.3 Bicycle Parking Requirements

The minimum number of bicycle parking spaces required for the **uses** and purposes hereinafter set forth shall be as follows:

Land Use	Number of Required Parking Spaces
Apartment Buildings	0.5 space per dwelling unit plus 6 spaces for any development with 20 or more dwelling units
Schools	The greater of: <ul style="list-style-type: none"> ▶ 8 spaces; or ▶ 1 per 20 m² of classroom space, plus 1 per 800 m² of office area
Offices	The lesser of: <ul style="list-style-type: none"> ▶ 8 spaces; or ▶ 4% of required vehicle parking
Commercial Uses (unless otherwise noted), including Restaurants (excluding take-out only)	The greater of: <ul style="list-style-type: none"> ▶ 8 spaces; or ▶ 5% of required vehicle parking
Convenience Store	8 spaces
Cinema, Community Centre, Commercial Sports and Recreation Centre	The greater of: <ul style="list-style-type: none"> ▶ 8 spaces; or ▶ 10% of required vehicle parking
Industrial Use	The lesser of: <ul style="list-style-type: none"> ▶ 4 spaces; or ▶ 4% of required vehicle parking