

Housekeeping Zoning Updates:

Purpose: To make several housekeeping, technical and other modifications affecting all zones or site-specific regulations to assist in the use and interpretation of the Zoning By-law, and correct grammar, punctuation, and formatting (administrative focused).

Not intended to: make revisions to anything that would require further study and/or public consultation, i.e. revisiting the requirements of home occupation.

The following table outlines the changes that are proposed in the housekeeping amendments. Text that is underlined indicates new text to be inserted in the By-law. Text that is crossed out (“strikethrough”) is to be deleted from the By-law.

Section	Page	CZBL Issue	Recommendation	Rationale
Preamble:				
Preamble	3	Zones are referred to as zone categories and need to be changed to zones.	Amend Part 1 of the Preamble by deleting any usage of zone category and in its place, add <u>zone</u>	Ensures consistency throughout.
Part 1 – Interpretation and Administration				
1.1	1-1	Lands from By-law 2000-0138 are incorporated into By-law 2010-0050, therefore this provision is no longer required.	Amend Section 1.1 with the following: a) Lands that are subject to By-law 2000-0138, which is an amendment to By-law 57-91	By-law 2000-0138 lands are now incorporated into By-law 2010-0050.
1.7	1-2	Subsections i), ii) and vi) are no longer applicable to the By-law.	Amend Section 1.7 with the following: i) Subject to By-law 2000-0138 ii) Located at 1 Elgin Street vi) Located at 247, 249 and 251 Guelph Street; and	The subsections are no longer applicable to the By-law.
Part 2 – Establishment of Zones				
2.1	2-1	There are no parts associated with the list of zones, making it hard for the public to navigate the By-law. As such, parts need to be added.	Amend Part 2 by adding in the corresponding parts to each zone.	See Attachment 1.
Definitions:				

Part 3 - Definitions; Section 4.6 and 4.8	3-4; 3-10; 4-7 4-6 and 4-7	<p>The current Zoning By-law does not effectively distinguish between decks and balconies. Currently, decks are permitted to extend up to 3 m of the rear lot line, whereas balconies are permitted to extend only 2.0 m into the rear yard. However, because decks and balconies are not tied to a specific storey or height from established grade, a second or third-storey balcony could technically extend up to 3 m of the rear lot line. Furthermore, for multiple dwelling units where the required rear yard is 4.5 m, the provisions for balconies are more permissive than the provisions for decks.</p>	<p>Amend Definitions with the following:</p> <p>Delete the current definition of Balcony:</p> <p>An outdoor living area on a partially enclosed platform attached to or extended horizontally from one or more main walls of a <i>building</i> and which is not accessed by stairs from the outside.</p> <p>Add the following proposed amended definition:</p> <p>Balcony means: <u>A platform that may be partially enclosed projecting from the main wall of a <i>building</i>, that is located above the <i>first storey</i> of a <i>building</i>, and which is only accessible from within the <i>building</i>.</u></p> <p>Delete the current definition of Deck:</p> <p>An uncovered and unenclosed <i>structure</i> that is <i>accessory</i> to a residential <i>use</i> and used as an outdoor living area, with supports holding it <i>erect</i> and a floor which is above finished grade and shall not include a landing or a stair.</p> <p>Add the following proposed amended definition:</p> <p>Deck means: <u>An uncovered and unenclosed <i>structure</i> that is <i>accessory</i> to a residential <i>use</i> and used as an outdoor living area, with supports holding it erect and a floor that is not above the <i>first storey</i> of the <i>building</i> to which the <i>deck</i> is <i>accessory</i>.</u></p>	Clarify that a balcony is accessed from the building.
Part 3 - Definitions	3-5	A new definition for "bay window" needs to be specific as to what a bay window is - i.e. not a	Amend Definitions by adding the following:	Include definition to avoid any confusion.

		cantilevered projection (with a toilet on it!), not floor area, etc.	Bay Window means: A multi-sided window that projects outwards from an exterior wall of a <i>building</i> , which may or may not have a foundation, a <i>door</i> , or windows at the side projections.	
Part 3 - Definitions	3-10	The definition for "Day Nurseries" makes reference to the Day Nurseries Act, however, the Child Care and Early Years Act succeeds the Day Nurseries Act.	Amend Definitions by modifying the following: Day Nursery means: A <i>premises</i> that provides temporary care, or guidance, or both temporary care and guidance for children in accordance with the Day Nurseries Act <u>Child Care and Early Years Act, as amended</u> , or any successor legislation.	Update definition to correct terminology.
Part 3 - Definitions	3-15	A new definition for Grade needs to be created.	Finished Grade means the final elevation of ground surface of land upon which fill has been placed or site alteration has occurred Amend Definitions by adding the following proposed new definition: <u>Grade means: The elevation of the ground adjacent and exterior to the outside wall of a <i>building</i> or <i>structure</i>.</u>	Including new definition.
Part 3- Definitions	3-14	Definition of "Floor Space Index (FSI)" references gross floor area, which includes basements. The intent of FSI is only to include the floor area above finished grade unless there is habitable floor area in the basement. Therefore, the definition needs to be amended.	Amend Definitions with the proposed definition: Floor Space Index (FSI) means: The gross floor area of all buildings on a lot divided by the lot area. Floor Space Index (FSI) means: <u>The gross floor area of all buildings on a lot divided by the lot area. For the purposes of this definition, the floor area of a storey located completely below grade that does not contain a habitable</u>	Updated to reflect the intent of FSI.

			<u>room is not considered to form part of a building's gross floor area.</u>	
Part 3 - Definitions	3-22	The definition of "Lot Line, Front" does not contemplate lots not accessed by a public street where a public park is not present, such as lots accessed only by water or via a private road.	Amend definitions by adding the following proposed provision: (f) <u>A lot accessed only by a waterbody or private road, the front lot line shall be deemed to be the lot line as established by main access from the waterbody or private road. and/or building orientation."</u>	Clarifying the definition to avoid confusion.
Part 3 - Definitions	3-24	Minimum Distance Separation (MDS). New guidelines include setbacks for anaerobic digesters.	Amend Definitions by amending the following: Minimum Distance Separation (MDS) means: <u>The mathematical tool to determine a recommended distance between livestock facilities, anaerobic digesters, and/or manure storage facilities and non-agricultural uses.</u>	Updating the definition to meet Provincial guidelines.
Part 3 - Definitions	3-24	The definition for "Miniature Golf Course" should not refer to a Miniature Golf Course as a Premise, as a Premise is defined as an "area of a building".	Amend Definitions by adding the following definition: Miniature Golf Course means: <u>"A premise lot and/or premises where the game of mini-putt is played using artificially constructed holes."</u>	
Part 3 - Definitions	3-28	The definition of "Private Home Daycare" does not specify that the caregiver needs to live in the private residence of the Private Home Daycare and needs to be updated; as well, the maximum number of children being 6 should be included	Amend Definitions by deleting the current definition of Private Home Daycare: The temporary care for reward or compensation of five children or less who are under ten years of age where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding twenty-four hours. And replacing with the following proposed new definition:	Updating the definition to meet Provincial guidelines.

			Private Home Daycare means: <u>A premises where temporary care or supervision is provided for not more than six children in the private residence of the caregiver, other than the residence of a parent or guardian of any such child, for a continuous period that does not exceed 24 hours and is in accordance with applicable Provincial legislation.</u>	
Definitions	3-32	The diagram for "Storey, First" is unclear and "finished grade" must be amended to "grade."	Amend the diagram by enhancing it for clarity purposes, and make reference to 'grade.'	Update diagram for clarity purposes.
Definitions	3-6	A new definition of Building is required in order for the definition to meet Provincial guidelines. The 10 sq m should be removed from the Building definition.	<p>Amend Definitions by deleting the following definition:</p> <p>Building means: a structure occupying an area greater than 10 square metres consisting of any combinations of a wall, roof and floor, or a structural system serving the function thereof, including all associated works, fixtures and service systems</p> <p>And replacing with the following proposed definition:</p> <p>Building means: <u>A structure consisting of any combination of walls, roof and floor, or a structural system serving the function thereof, including all associated works, fixtures and service systems.</u></p>	Update definition to meet Provincial guidelines.
Definitions	3-33	Structures that are under 10 sq m, over 1 m tall, and unattached to the ground are not regulated in the Zoning By-law. The definition of "Structure" should be amended to specifically include or exclude structures under 10 sq m that are over 1 m tall and unattached to the ground (e.g. storage sheds). Over 10 sq m is considered a building,	<p>Amend Definitions with the following::</p> <p>Structure means: Anything that is erected, built or constructed of parts joined together and <u>situated upon</u>, attached, or fixed permanently to the ground or any other <i>structure</i>. For the purpose of this By-law, a fence that has a height of 2.13 metres or less, a light standard, an</p>	Update required.

		under 1 m and unattached are exempt in the definition.	antenna, and a <i>sign</i> shall be deemed not to be <i>structures</i> . For the purpose of <i>setback</i> and <i>lot coverage</i> calculations, natural gas or electricity metres, dog houses, freestanding mail boxes, entrance pillars, statues, storage lockers under 1m high, freestanding arbours or pergolas, flag poles, free standing trellises, shopping cart enclosures, waste receptacles, school bus shelters, composters, planters, and portable barbeques are not considered to be <i>structures</i> .	
Definitions	3-34	The Definition of “Tattoo Parlour” was incorrectly given a stand-alone definition; to be encompassed within the Service Commercial zoning use.	Amend Definitions with the following: Tattoo Parlour means: A premises where art is permanently marked on the human skin with ink.	Allows the use to be consistent with the Service Commercial zoning.
Part 3 – Definitions – Other Considerations				
Part 3 and 4.23, 4.37The terms are underlined throughout the by-law – not just part 3 and 4		For the uses of Outdoor Storage, Accessory/Outdoor Storage Use/Aggregates/Aggregate Transfer Station/Asphalt Plant/Bulk Storage Facility/Concrete Batching Plant/Construction & Landscaping Contractors Yard/ Contractors Establishment/Portable Concrete Plant/Industrial Use : the By-law is to be updated to reflect the outstanding appeal being resolved (OPA 15 appeal)	These uses are to be edited by removing underlines for certain definitions, removing definitions that are struck through and removing the highlighted “Under Appeal” portions of the mentioned definitions in the current Comprehensive Zoning By-law, 2010-0050.	The dismissal of an appeal to Official Plan Amendment OPA requires these updates be made.
Part 3-Definitions	3-8	Commercial farm definition must be updated to stay consistent with the Official Plan.	Amend Definitions with the following: Definition to be deleted: Commercial Farm means: Means an area of land where the principal use is an agricultural use Proposed definition to be added:	Update definition to be consistent with the definition in the Official Plan.

			Commercial Farm means: <u>A farm which is deemed to be a viable farm operation, and which normally produces sufficient income to support a farm family.</u>	
Part 3-Definitions	3-34	Trailer Park is italicized under 4.26 prohibited uses but is not defined; therefore a definition needs to be added.	Amend Definitions by adding the following definition: <u>Trailer Park means: Land that has been provided and designed for the location of 2 or more occupied trailers.</u>	Licensing by-law defines as: Recreational Vehicle Trailer and Tourist Camp means any Premises used as a camping or parking ground or upon which cabins, trailers, or tents used for the temporary living, sleeping, or eating accommodation of the travelling public are placed, located, kept or maintained, whether or not a fee is charged.
Part 3-Definitions	3-13	Flat roof should be defined.	Amend Definitions by adding the following proposed definition: <u>A Flat Roof means: A roof that is not pitched and has a maximum slope of 5%.</u>	Add definition to keep in conformity with by-law.
Part 3-Definitions	3-17	Update the Home Industry definition	Amend Definitions with the following: Delete the current definition: A small-scale industrial use on a commercial farm that is an accessory use to an agricultural use. For the purpose of this By-law, a contractor's yard, the repairing of motor vehicles or paint shop, mobile homes and trailers is not a home industry. Add the following definition:	Update the definition for consistency with the Official Plan.

			<p><u>Home Industry means: A small-scale <i>industrial use</i>, such as a carpentry shop, a metal working shop, a welding shop or an electrical shop that provides services or wares to the rural farming community and which is an <i>accessory use</i> to an <i>agricultural use</i> or a <i>single detached dwelling</i>. For the purpose of this By-law, the repairing of <i>motor vehicles</i> or paint shops, <i>mobile homes</i> and/or <i>trailers</i> is not a <i>home industry</i>.</u></p>	
Part 3 – Definitions	3-25	Update the definition of Service Station to Motor Vehicle Service Station.	<p><u>Amend Definitions by adding the following definition:</u></p> <p><u>Motor Vehicle Service Station means: A <i>building</i> or place where gasoline, oil, grease, antifreeze, tires tubes, tire accessories, electric light bulbs, spark plugs and batteries for <i>motor vehicles</i> are stored or kept for sale, or where <i>motor vehicles</i> may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged or where only minor running repairs essential to the actual operation of <i>motor vehicles</i> are executed or performed but does not include an automatic car wash.</u></p> <p>In section 8.4.1.1 and 8.4.3.1 - refer to Motor Vehicle Service Station, not Service Station.</p>	Clarifying definition.
Part 3 – Definitions and Section 8.4	3-2	No definition of Advanced Tech and data processing establishment.	<p><u>Amend Definitions by adding the following definition:</u></p> <p><u>Advanced Tech and Data Processing Establishment means: The use of a <i>building</i> for software development and testing, or for the collection, analysis, processing, storage, or distribution of electronic data.</u></p>	Add in definition of Advanced tech and data processing establishment.
Part 3 – Definitions	3-30	No definition of Post Secondary School .	Amend Definitions by adding the following definition:	Add in definition of Post Secondary School.

and Table 5.6			School, Post Secondary means: The use of a <i>premises</i> for educational purposes by a degree, diploma, or certificate granting college or university under Provincial legislation, but does not include a <i>commercial school</i> .	
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Part 4 – General Provisions

Part 4 - Table 4.1	4-1, 4-2, 4-3	Standards are required to be updated in Table 4.1to correctly reflect zoning permissions.	Amend Table 4.1 with the following: Table 4.1 – Standards for Accessory Buildings and Structures in the Urban Residential, Commercial and Employment Zones and the Institutional Zone: <table><tr><td></td><td>Urban Residential Zones</td><td>Urban Commercial and Employment Zones</td><td>Institutional Zones</td></tr><tr><td>Permitted Locations</td><td colspan="3">Interior and Rear Yards</td></tr><tr><td>Minimum Setback from Front Lot Line</td><td colspan="3">Not permitted any closer to front lot line than main building from front lot line.</td></tr><tr><td>Minium Setback from Exterior Lot Line</td><td>Not permitted any closer to exterior lot line than the main building from exterior lot line. Notwithstanding the above, a detached garage in the rear yard that is accessed by a driveway crossing the</td><td colspan="2">Not permitted any closer to exterior lot line than the main building from exterior lot line.</td></tr></table>		Urban Residential Zones	Urban Commercial and Employment Zones	Institutional Zones	Permitted Locations	Interior and Rear Yards			Minimum Setback from Front Lot Line	Not permitted any closer to front lot line than main building from front lot line.			Minium Setback from Exterior Lot Line	Not permitted any closer to exterior lot line than the main building from exterior lot line. Notwithstanding the above, a detached garage in the rear yard that is accessed by a driveway crossing the	Not permitted any closer to exterior lot line than the main building from exterior lot line.		Update Table 4.1 to ensure there are similar provisions for all zones.
	Urban Residential Zones	Urban Commercial and Employment Zones	Institutional Zones																	
Permitted Locations	Interior and Rear Yards																			
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Minium Setback from Exterior Lot Line	Not permitted any closer to exterior lot line than the main building from exterior lot line. Notwithstanding the above, a detached garage in the rear yard that is accessed by a driveway crossing the	Not permitted any closer to exterior lot line than the main building from exterior lot line.																		

				exterior lot line shall not be located any closer than 6.0 meters from the exterior side lot line	
			Minimum Setback from Interior Side Lot Line	1.0 metres if no doors or windows in wall facing lot line and 1.2 metres if doors or windows in wall facing lot line	
			Minimum Setback from Rear Lot Line	1.0 metres if not doors or windows in wall facing lot line and 1.2 metres if doors or windows in wall facing lot line	
			Maximum height for detached private garage or carport with peaked roof	4.5 metres to top of peak	n/a <u>4.5 metres to top of peak</u>
			Maximum height for detached private garage or carport with fat roof being a roof that incorporated a maximum slope of 5% and is not a pitched roof	3.5 metres to highest point of roof	n/a <u>4.5 metres to highest point of roof</u>
			Maximum height for detached private garage or carport with	3.5 metres to highest point of roof	n/a <u>4.5 metres to highest point of roof</u>

			<table><tr><td>other roof type</td><td></td><td colspan="2"></td></tr><tr><td>Maximum height for all other accessory buildings and structures</td><td>3.5 metres to highest point of roof or structure</td><td colspan="2">4.5 metres to highest point of roof or structure</td></tr><tr><td>Maximum floor area for detached garage or carport</td><td>40.0 square metres</td><td colspan="2">n/a 40.0 square metres</td></tr><tr><td>Maximum floor area of any other type of accessory structure</td><td>20.0 square metres</td><td>n/a 50.0 square metres</td><td>50.0 square metres</td></tr><tr><td>Maximum number of accessory buildings and structures per lot</td><td>1 private garage/carport and 2 accessory buildings or structures</td><td colspan="2">2</td></tr></table>	other roof type				Maximum height for all other accessory buildings and structures	3.5 metres to highest point of roof or structure	4.5 metres to highest point of roof or structure		Maximum floor area for detached garage or carport	40.0 square metres	n/a 40.0 square metres		Maximum floor area of any other type of accessory structure	20.0 square metres	n/a 50.0 square metres	50.0 square metres	Maximum number of accessory buildings and structures per lot	1 private garage/carport and 2 accessory buildings or structures	2		
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Maximum number of accessory buildings and structures per lot	1 private garage/carport and 2 accessory buildings or structures	2																						
Part 4 – Table 4.2	4-4	Table 4.2 must be amended to update the maximum height for all other accessory buildings column. "Accessory Buildings and Structures".	Amend Table 4.2 with the following: Add “ <u>or structure</u> ” at the end of the “Maximum <i>floor area</i> for any individual <i>accessory building</i> ” cell in Table 4.2.	Clarifying a title/heading.																				
Part 4 - 4.1.2	4-1	The title for Section 4.1.2 must be updated to include “Accessory Buildings and Structures.”	Amend Section 4.1.2 with the following: Standards for Accessory Buildings and Structures in Residential and Commercial Zones, Employment Zone and Institutional Zone	Updating title and content in the Section.																				

Part 4 - 4.1.3	4-3	Section 4.1.3 title and content must be updated to include "Accessory Buildings and Structures."	<p>Amend Section 4.1.3 with the following:</p> <p>Standards for Accessory Buildings and Structures in all Zones except those listed in Table 4.1</p> <p>Standards for <i>accessory buildings and Structures</i> in all Zones except those listed in Table 4.1 are set out in Table 4.2 below:</p>	Updating title and content in the Section.
Part 4 - 4.4	4-6	Exempt the 1.0 metre minimum interior side yard setback requirement for lot lines located between adjoining units within the same street townhouse dwelling block given space constraints.	<p>Amend Section 4.4 by adding the following text:</p> <p><u>Notwithstanding the above, an interior side yard setback is not required for an air conditioner to a lot line shared with a common wall dividing a townhouse building into multiple dwelling units, provided the air conditioner is not located within the front yard.</u></p>	Clarifying the intent of a setback.
Part 4 - 4.8	4-8	Section 4.8 - Encroachment into the required side yard a distance of no more than 50% of the required interior side yard for the main building on the lot. Encroachment into the required side yard a distance of no more than 50% of the required interior side yard for the main building on the lot. Main building – this reference does not make sense when it comes to the encroachment of eaves for a detached accessory structure.	<p>Amend Section 4.8 with the following:</p> <p>Add the following to section 4.8a)ii):</p> <p>Into the required <i>rear yard</i>, a distance of no more than 2.0 metres <u>for the main building and no more than 50 percent of the required rear yard for any accessory building or structure.</u></p> <p>Delete the following from Section 4.8a) iii):</p> <p>Into the required <i>interior side yard</i>, a distance of no more than 50 percent of the required <i>interior side yard for the main building on the lot</i></p>	Clarifying encroachments.
Part 4 – 4.10	4-9	Section 4.10 is required to be amended to demonstrate the replacement of the H5 Holding Provision with the Flood Plain Overlay "F."	Amend Section 4.10 with the following:	Amended for the update to "F."

			<p>Properties with existing development which are located within the Regulatory Floodplain as shown on Schedule A20 “Norval” of the Hamlet of Norval Secondary Plan are subject to the Flood Plain Overlay and are labeled with the “F” symbol. New development is restricted and is subject to Conservation Authority approval on lands subject to the “F” symbol. No new development is permitted without the prior written approval of the <i>Conservation Authority</i> having jurisdiction in the area.</p> <p>Properties with existing development which are located within the Regulatory Floodplain as shown in Schedule A19 “Glen Williams” were previously shown with a Holding Provision, H5 overlay. This overlay has been replaced by an “F” symbol, to keep in conformity with other Schedules in this By-law. New development is restricted and is subject to Conservation Authority approval on lands subject to the "F" symbol. No new development is permitted without the prior written approval of the <i>Conservation Authority</i> having jurisdiction in the area.</p>	
Part 4 – 4.12	4-10, 4-11,	<p>The following sections must be amended to keep in conformity with Section 4.10 being changed to flood plain provision, and all numbers in general provisions after changing;</p> <ul style="list-style-type: none"> o 4.12 f) should reference 4.12(i) o 4.13 k) should reference 4.23 	<p>Amend Section 4.12 with the following:</p> <p>f) The <i>use</i> shall be clearly secondary to the <i>use</i> of the <i>dwelling</i> as a <i>dwelling unit</i> and there is no change in the external character, except for a legal sign, in accordance with Section 4.11<u>2</u>(i); of the <i>dwelling</i> or <i>lot</i> as a private residence;</p> <p>Amend Section 4.13 with the following:</p>	Correction to provisions so the numbering is accurate.

			k) Any <i>outdoor storage</i> associated with the <i>home industry</i> shall be located within a fenced compound and screened from view in accordance with the requirements of Section 4.223 of this By-law;	
Part 4 – 4.26	4-16	Amend Section 4.26(f) to remove “on a vacant lot” and replace it with “unless otherwise permitted by this By-law” to clarify that the parking or storage of trailers or commercial motor vehicles is prohibited regardless of whether there is a building on the lot.	Amend the current definition with the following: The parking or storage of <i>trailers</i> or <i>commercial motor vehicles</i> unless on a vacant lot <u>otherwise permitted by this By-law.</u>	Clarifying the use of parking or storing trailers to be prohibited.
Part 4 - 4.18	4-13	Section 4.18.1 requires amending c)	Amend the text by adding the following: c) Does not increase the amount of volume within an enclosed space in a <i>building</i> or <i>structure</i> in a required <i>yard</i> , <u>but does not include a <i>basement</i> that is completely below <i>grade</i></u>	Need for clarification for basements.
Part 4 - 4.33 Table 4.5	4-19	Solar Panels - Column heading “Maximum Height” the heading of the table should it clear that height and location would apply. – i.e. some zones only permit a detached structure in the interior or rear yard.	Amend the heading text by adding the following: “Maximum Height <u>and Setbacks</u> ”	Clarifying the title/heading.

Part 4 - 4.34	4-20	Setback from railway is specific to a right-of-way owned by a Federally regulated railway company (i.e., CN) but Metrolinx has purchased portions of the railway right-of-way that runs from Crewsons Corners to Winston Churchill Boulevard. Given the wording of the provision, a lawyer representing an applicant for a Minor Variance application to reduce this requirement was able to get Metrolinx to acknowledge that it technically didn't apply to this property because Metrolinx is a Provincially regulated railway company. As such, the provision should be updated to include Provincially regulated railway companies.	Amend Section 4.34 with the following:: Notwithstanding any other provision in this By-law, all <i>buildings and structures</i> containing a <i>dwelling unit, a place of worship, a day nursery, a private school and/or a public school</i> shall be located no closer than 30 metres from the railway right-of-way(s) owned by a Federally regulated railway company and/or a Provincially regulated railway company.	Clarifying the setback to a right-of-way owned by a federally and provincially regulated railway company.
Part 4 - 4.35 a)	4-20	This portion of the by-law needs to be updated to identify that it's for a single construction project located within Halton Hills and has required Town approval or permit.	Amend Section 4.35 with the following: Nothing in this By-law shall prevent <i>uses</i> incidental to construction such as a construction camp or other such temporary items such as but not limited to: a work camp, tool shed, scaffold or other <i>building or structure</i> incidental to the construction, only for so long as the same are necessary for work in progress that has neither been finished <u>provided it is associated with a single project and has been issued an approval or permit from the Town and work has not been completed</u> finished nor the project abandoned.	Clarifying the temporary incidental uses to construction are only for a single construction project in HH that has approvals or permits.
Part 5				
Part 5 - 5.2.6	5-1	Cash-in-Lieu of Parking - Does not address whether this is at the discretion of staff or the applicant/does not restrict areas and requires clarification.	Amend Section 5.2.6 with the following:: <i>Parking spaces</i> required by Sections 5.3 and 5.4 of this By-law shall not be required <u>within the DC1 and DC2 zones</u> of Georgetown and Acton if the Council is willing to enter	Clarifying when and where cash-in-lieu of parking may be used.

			into an agreement with the landowner respecting the payment of cash-in-lieu of some or all of the parking required in accordance with Section 40 of the <u>Planning Act</u> .	
Part 5 – 5.2.9	5-2	Clarification of no depressed driveways/reverse grade driveways.	Amend Section 5.2.9 with the following: The parking of <i>motor vehicles</i> associated with residential use is only permitted within a <i>parking garage</i> , surface <i>parking area</i> , <i>private garage</i> , and <i>carport</i> or on a <i>driveway</i> accessing an individual <i>dwelling unit</i> , a <i>private garage</i> or a <i>carport</i> . <u>New sunken, below existing grade or reverse grade/sloped driveway(s) will not be permitted</u>	Clarifying no establishing of any new depressed/reverse grade driveways.
Part 5 – 5.2.13	5-4	Clarification of no depressed driveways/reverse grade driveways.	Amend Section 5.2.13 by adding the following: g) A driveway associated with a ground oriented residential dwelling in an Urban Zone is not permitted to have a reverse grade/slope.	Clarifying no establishment of any new depressed/reverse grade driveways.
Part 5 - 5.12.14	5-4	The section for minimum driveway width requires an update.	Amend provision a) to the following: a) The minimum <i>driveway</i> width shall be equal to the garage door width within 5.0 metres of the garage door opening and may be reduced to no less than 3.0 metres on the remainder of the <i>lot</i> . If there is no garage door , the minimum driveway width shall be 3 metres.	Clarifying driveway width requirement to avoid confusion.
Part 5 – 5.2.22	5-7	Need to establish truck parking restrictions in rural areas.	Amend section 5.2.2 and add in the following provision: <u>5.2.22 b) v) Results in no more than 2 commercial motor vehicles being parked or stored on the lot.</u>	Establishing truck parking in rural area restrictions.

Part 5 - Table 5.3	5-11	Table 5.3 references motor vehicle service centres, must be amended to Motor Vehicle Service Stations	Amend the following in Table 5.3: Under Use: Motor Vehicle Service Centres <u>Stations</u>	Update required for conformity with definition of Motor Vehicle Service Station.
Part 5 - Table 5.3	5-11	Table 5.3 provides a parking requirement for "Nursing Homes", however Nursing Homes are not defined or referred to in any other part of the ZBL.	Amend the following in Table 5.3: Replace ' Nursing Home ' with ' <u>Retirement Home</u> ' in Table 5.3.	Change from nursing home to retirement home for consistency.
Part 6 – Urban Residential Zones				
Part 6 -Table 6.1, Special Provisions	6-1, 6-3	The ZBL permits triplexes in the LDR2 Zone, however the Official Plan does not permit triplexes in the Low-Density Residential designation.	Amend Table 6.1 by adding the following provision: <u>14 - Only Triplex Dwellings that legally existed on the effective date of this By-law are permitted</u>	Clarifying permissions to align with the Official Plan.
Part 6 – Table 6.1	6-3 exceptio n 13	Second Level Lodging Homes - 23 sq m / person provision missing from Special Provision in Zones where existing Second Level Lodging Homes are permitted, which is found in Exception 13 and required to be updated.	Amend Special Provisions with the following: 13. Only <i>Second Level Lodging Homes</i> that legally existed on the effective date of this By-law are permitted. <u>In addition, the minimum required gross floor area per resident is 23 square metres.</u>	Clarifying the provision.
Part 6 – Table 6.2	6-3	Table 6.2 for the (MN) Zones - Exterior side yard setback should have special provision (3) requiring the setback of 6.0 metres to an attached garage.	Amend Table 6.2 by adding Special Provision 3 to all MN designated zones under the "Minimum Required Exterior Side Yard" column.	Clarifying the provision.
Part 6 -Table 6.4	6-5	Special Provision #5 is located beside "11.0 m" in the "Minimum Lot Frontage" column when it speaks to maximum residential density, not minimum lot frontage.	Amend Table 6.4 by removing Special Provision #5 from the "Minimum Lot Frontage" column for "Apartment Dwellings, Long Term Care Facilities and Retirement Homes" and instead adding it to "Apartment Dwellings, Long Term Care Facilities and Retirement Homes" in the "Dwelling Type or Use" column.	Clarifying the provision.
Part 6 - Table 6.4	6-5	Special Provision #5 does not address the MDR1 zone. The MDR1 zone permits Long Term Care	Amend Special Provision #5 to include the following:	Clarifying the provision.

		Facilities and Retirement Homes, however these are not addressed in the MDR1 zone.	5. The maximum number of <i>dwelling units</i> permitted shall not exceed 50 units per 1.0 hectare of <i>lot area</i> in the <u>MDR1 and MDR2 Zones</u> and shall not exceed 100 units per 1.0 hectare of <i>lot area</i> in the HDR <i>Zone</i> .	
Part 7 – Urban Commercial Zones				
Part 7 – Table 7.2 Special Provision 18	7.-5	In Special Provision 18, for Second Level Lodging Homes, the 23 sq m / person provision is missing from Special Provision in Zones where existing Second Level Lodging Homes are permitted.	Amend Special Provision 18 to include: Only <i>Second Level Lodging Homes</i> that legally existed on the effective date of this By-law are permitted. <u>In addition, the minimum required <i>gross floor area</i> per resident is 23 square metres.</u>	Clarifying the provision.
Part 8 – Urban Employment Zone				
Part 8	8-1	Change the title of Part 8 to “Urban Employment Zones” given there is now more than one zone under this part.	Amend the Title of Part 8 to the following: URBAN EMPLOYMENT ZONES.	Fixing grammatical error.
Part 8 - Table 8.1	8-2	A Special Provision 7 should be added to (7) to Transport Terminals to make it clearer that the building is required, and that the storage of trucks is accessory to the transport terminal.	Amend Table 8.1 to include the following: Add (7) to Transport Terminal under the EMP1 column.	Clarifying the intent of the provision.
Part 8 – 8.4.28	8-20	Section 8.4.28 must reference GS-1 zoning.	Amend Section 8.4.28 with the following: 8.4.28 2104742 Ontario Inc. (North American Property), and shown as (G) <u>(GS-1)</u> on Schedule A8 Parts of Lot 15, Concession 5 Town of Halton Hills (401 Corridor).	Updating zone reference so it accurately reflects the correct category.

Part 8 - 8.4.3.1	8.4.3.1	Postal station to be removed from Section 8.4.	Amend Section 8.4.3.1 to delete the following: xv) Postal station	Removed for consistency, as postal station is considered a retail use.
Part 8 – Table C	8-17	Postal station to be removed from Section 8.4 .	Amend Table C in Section 8.4 to delete the following: Postal Station – 1/30sm	Removed for consistency, as postal station is considered a retail use.
Part 9 – Non-Urban Zones				
Part 9 – Table 9.1	9-1, 9-2	Table 9.1 Special Provisions - Special provisions in Table 9.1 are incorrect- for cannabis outdoor (18) but should have been (21) Indoor Special Provision (17) should have been (20).	Amend permitted uses in Table 9.1 to the following: Cannabis Cultivation – Outdoor (18) <u>(20)</u> Cannabis Analytical Testing Facilities (17) <u>(20)</u> Cannabis Processing Facilities (17) <u>(20)</u>	Updated to reflect the appropriate numbering.
Part 9 - Table 9.1 (Special Provisions 4 & 5)	9-4, 9-55	Section E1.4.6(b) and Section E1.4.7 of the Official Plan limit commercial farm uses to 500 sq m GFA and tourism farm uses to 250 sq m GFA, but the Zoning By-Law limits to 500 sq m and 250 sq m Net Floor Area respectively. Therefore, the Special Provisions need to reflect this.	Amend Special Provisions to the following: ZBL should be changed to Gross Floor Area: (4) The retail component of any commercial <i>use</i> on a <i>commercial farm</i> shall not occupy more than 500.0 square metres of <i>net floor area</i> <u><i>gross floor area</i></u> . (5) Provided the <i>use</i> occupies no more than 250.0 square metres of <i>net floor area</i> <u><i>gross floor area</i></u> .	Updating the provisions to reflect the correct measurements found in the Official Plan.
Part 9 -Table 9.1	9-5	Transport Terminal - add Special Provision (16) to transport terminal under the RU-EMP column to make it clearer that the building is required, and that the storage of trucks is accessory to the transport terminal.	Amend Table 9.1 by adding the following Special Provision: Add Special Provision <u>(16)</u> to Transport Terminals under the RU-EMP column.	Clarifying the intent of the use and Special Provision.

Part 9 - Table 9.1	9-5	Special Provision 13 must be updated to include the Regulatory Floodplain Overlay “F”.	Amend Table 9.1 by modifying Special Provision 13 to the following: 13. Only uses and the related floor area that legally existed on the effective date of this By-law are permitted on those lands in Glen Williams that are subject to the Regulatory Floodplain Overlay “F” as set out in Section 4.10 and shown in Schedule 19	Updating the Provision to match the Overlay
Part 9 - Table 9.1		Special Provision 23 must be deleted in its entirety.	Amend Table 9.1 by deleting the following: 23. For <i>Additional Residential Units</i> detached from the <i>Main Residential Building</i>, a common or shared septic system with the primary dwelling is required.	This is a modification to By-law 2024-098, which is being consolidated into By-law 2010-0050 as part of this process. This modification allows the by-law to keep in line with the Ontario Building Code
Part 9 Table 9.2	9-7	For the Agricultural Zone, it must be clear that there is a requirement of a minimum of 10 acres (4 hectares) for a building or structure used for agricultural purposes.	Amend Table 9.2 by adding the following: Under Zone: A <u>(4)</u> Under Special Provisions: <u>(4) Minimum lot area for a building or structure used for agricultural purposes is 4 hectares.</u>	Clarifying the intent for agricultural uses.
Part 9 – Table 9.2	9-7	As the MAR Zone permits a house, there should be a Maximum Height requirement of 11.0 metres like all other Non-Urban Zones.	Amend Table 9.2 by adding the following: Under the Maximum Height column for the MAR Zone: <u>11.0 m</u>	Correcting the maximum height for the MAR zone.
Part 10 – Environmental and Open Space Zones				
Part 10 - Table 10.2	10-4	The Minimum Lot Area column needs to be updated as the Minimum lot area of all zones is 0.0 m ² .	Amend Table 10.2 by adding the following:	This will fix a grammatical error.

			Under the Minimum Lot Area column, add in <u>m</u> ² for every zone.	
Part 10 - Table 10.2	10-4	Special Provision 1 should be added to the EP2 zone.	Amend Table 10.2 by adding the following: Special Provision 1 <u>(1)</u> to the EP2 Zone.	Clarify for appropriate setbacks.
Part 13 - Exceptions				
Part 13 – Table 13.1	13-3	Special Provision (i) for Exception 6 needs to be updated as Special provision (i) states that semi-detached dwellings shall be constructed in accordance with the provisions of Table 6.3 of this By-law, but Table 6.3 is for single detached dwellings with mature neighbourhood (MN) zoning. Table 6.3 used to contain provisions for semi-detached dwellings, but this was changed to Table 6.4 when the table for mature neighbourhood provisions was inserted and took its place.	Amend Table 13.1 with the following: Under the Special Provisions column for Exception 6,: <i>Semi-detached dwellings</i> shall be constructed in accordance with the provisions of Table 6.3 <u>4</u> of this By-law;	Fixing grammatical error.
Part 13 -Table 13.1	13-11	Exception (17) is worded incorrectly as it should not say all buildings or structures; instead it should say no buildings or structures except for a fence.	Amend Table 13.1 by including the following: “ all <u>no</u> <i>buildings</i> or <i>structures</i> except for a fence.”	Re-word to clarify the provision.
Part 13 – Table 13.1	13-13	For Exception 22 (22) the address required changing to 13394 and 13376 Highway 7 from 13397 Highway 7.	Amend Table 13.1 by updating the Municipal Address column for Exception 22 to the following: 13397 Highway 7 (Georgetown) <u>13376 &13394 Highway 7(Henderson’s Corners)</u> .	Fixing grammatical error to update the correct address.
Part 13 – Table 13.1	13-40	For Exception 54, Special Provision (iii) refers to "net floor space" which should be changed to "net floor area."	Amend Table 13.1 by updating the Special Provisions column for Exception 54to the following:Minimum required number of <i>parking spaces</i> for an <i>animal clinic</i> – 1 space per 25.0 square metres of <i>net floor space area</i> ; and,	Updating to correct terminology.

Part 13 – Table 13.1	13-50	For Exception 70, the OMB case number should be changed to PL980132.	Amend Table 13.1 by updating the Exception Number column for Exception 70 with the following: (OMB Approved May 01/13 PL980132)	Updating to correct case number.
Part 13 – Table 13.1	13-50	For Exception 71, the OMB case number should be changed to PL980132.	Amend Table 13.1 by updating the Exception Number column for Exception 71 with the following: (OMB Approved May 01/13 PL980132)	Updating to correct case number.
Part 13 – Table 13.1	13-50	For Exception 72, the OMB case number should be changed to PL980132	Amend Table 13.1 by updating the Exception Number column for Exception 72 with the following: (OMB Approved May 01/13 PL980132)	Updating to correct case number.
Part 13 – Table 13.1	13-50	For Exception 73, the OMB case number should be changed to PL980132.	Amend Table 13.1 by updating the Exception Number column for Exception 73 with the following: (OMB Approved May 01/13 PL980132)	Updating to correct case number.
Part 13 -Table 13.1	13-68	For Exception 96, provision (iv) needs to be updated.	Amend Table 13.1 by updating Special Provision (iv) for Exception 96 with the following: <i>A deck that has an average floor height of 1.0 m above the adjacent finished grade shall encroach into a rear or side yard no more than 2.0 metres.</i>	Updating the wording for grade.
Part 13 - Table 13.1	13-73	For Exception 100, provision (iii) needs to be updated.	Amend Table 13.1 by updating Special Provision (iii) for Exception 100 with the following: (iii) A deck that has an average floor height of 1.0 metres above the adjacent finished grade shall be permitted to encroach into a Rear Yard no more than 2.0 metres.	Updating the wording for grade.

Part 13 -, Table 13.1	13-76	For Exception 102, the zone should be changed to DC2.	Amend Table 13.1 by updating the Zone column for Exception 102 to the following : DC <u>2</u>	Clarifying correct zoning.
Part 13 – Table 13.1		Exception 111, created by By-law 2022-0047, should be changed to Exception 112.	Correct exception added as part of this Housekeeping Amendment process.	Adding correct exception number.
Part 14 – Holding Provisions				
Part 14 - Table 14.1	14-1	The Holding (H2) provision is required to be updated to apply to structures.	Amend Table 14.1 to include the following: Add “and structures” beside “buildings” in the second bullet point so that it reads as follows: replacement or expansion of existing permitted <i>buildings and structures</i> where the <i>ground floor area</i> that existed on the effective date of this By-law is proposed to be increased by greater than 50%: and, Add “and structures” beside “buildings” and “or structure” beside the second “accessory building” in the third bullet point so that it reads as follows: “Construction of <i>accessory buildings and structures</i> , if any part of the <i>accessory building or structure</i> is located more than 20 metres from the <i>main building</i> on the <i>lot</i> .”	Clarifying Holding provision to include structures.
Table 14.1	14-2	Holding (H5) Provision - Remove the holding (H5) provision in Glen Williams and replace it with the “regulatory floodplain overlay (RFO)” that applies to the hamlet of Norval.	Amend Table 14.1 with the following: Remove the H5 provision and update it with the “F” symbol, which has been included in Section 4.10.	Update to stay consistent, provided there are no issues with the Secondary Plan policies
Mapping Updates				

Map Update	Schedule A06	PIN: 249960414 (south end of Acton) - Zoning should be transportation (T) not development (D) and environmental protection two (EP2). Maplinks and Schedule A06 need to be updated accordingly.	Amend Schedule A06 and Maplinks with the correct zoning	Update on Maplinks and Schedule A06 with correct zoning.
Map Update	Schedule A19, A20	Schedule A19 and A20 must be updated with the Regulatory Floodplain Overlay "F" Symbol to stay consistent with section 4.10.	Amend Schedules A19 and A20 with the following: Update the RFO to being an "F" symbol to stay consistent	Update schedules to demonstrate change to "F."
Map Update	Schedule A3-1	2 Glen Road, Georgetown is Zoned D, however a triangular piece of the property (landlocked) on the northern edge is zoned LDR1-2. As such, Schedule A3-1 is required to be updated to reflect the D zoning.	Amend Schedule A3-1 with the correct zoning	Updating to accurately reflect zoning of the site.
Map Update	Schedule A16	93 Bower Street (Acton) is a single detached dwelling that is zoned Institutional (I). The property zoning designation on Schedule A16 needs to be updated to its accurate zoning of LDR1-4(MN).	Amend Schedule A16 with the correct LDR1-4 (MN) designation.	Updating to accurately reflect zoning of the site.
Map Update	Maplinks only	Portion of lands within Residential Special Policy Area 14 fronting Mountainview Road North are still designated Low Density Residential Area but OPA 29 amended the land use designation to to High Density Residential Area. MapLinks should be updated accordingly.	Amend MapLinks with the proper designation	Updating to accurately reflect Official Plan designation of the site.
Map Update	Schedule A-08	Schedule A-08 requires an update to accurately reflect the boundaries of a parcel adjacent to Steeles Avenue and Hornby Road.	Amend MapLinks and Schedule A-08 with the correct boundaries.	Lines up with current OP designation – need to look into further.