

Schedule “A” – Summary of Proposed Amendments to the City’s Zoning By-law

Section	Existing Provision	Proposed Provision	Explanation																											
Section 2 - Administration																														
2.6.3 Complete Applications - Housekeeping Amendment #9	2.6.3 Complete Applications - Housekeeping Amendment #9 a) Notwithstanding Subsection 1.5, Footnote (2) to Table 6.4, Subsections 5.38 and 5.41 of this By-law do not apply to prevent the issuance of a building permit for a project for which: i) a Complete Application for a Building Permit; Committee of Adjustment approval; Site Plan Control Approval; or Part Lot Control Exemption Approval was received prior to September 9, 2024.; or ii) in the case of a Plan of Subdivision or Plan of Condominium, Draft Approval has been issued by the City prior to September 9, 2024. b) For the purposes of subsection a), “Complete Application” means an application, or a non-expired Stage 1 Preconsultation preceding an application, which could have been approved or granted on the day before this By-law was passed by Council, had it been processed or disposed of on that day as determined in accordance with the provisions of the <i>Planning Act</i> , R.S.O. 1990, c.P.13, as amended, and the Regulations, thereunder, the policies of the City of Orillia Official Plan, and the applicable Guidelines and Policies of the City of Orillia. c) Where a project qualifies under Subsection 2.6.3 a), the building permit for that project may be issued, or the Committee of Adjustment approval, the Site Plan Control approval, the Part Lot Control Exemption approval may be granted if the project in question complies with the provisions of Zoning By-law 2014-44 of the	2.6.3 Complete Applications - Housekeeping Amendments The City completes regular Housekeeping Amendments to this By-law in order to improve and clarify the provisions. In some cases, applications in process may have complied with the provisions of this By-law prior to the Housekeeping Amendment but do not comply afterwards. This Section is designed to allow those applications to proceed under the provisions of the by-law that were in effect as of the date of the Complete Application. Table 2.1 lists the Housekeeping Amendments to Zoning By-law 2014-44 in Columns 1 and 2. The Complete Application Date in Column 3 is the day before the effective date of the Housekeeping Amendment. Where a Housekeeping Amendment was enacted that causes a Complete Application to be in non-compliance with the provisions of this By-law, the application may proceed based on conformity with the provisions of the By-law that were in effect on the Complete Application Date. Table 2.1 – Housekeeping Amendments to Zoning By-law 2014-44	Several versions of Transition Provisions have been included in the Zoning By-law in the past. This new section is intended to be a permanent transition provision that allows bona fide applications in process to proceed based on the Zoning provisions that were in effect when the application was deemed complete, or where there is an active Stage 1 Preconsultation. The intent is fairness to applicants. The previous Transition Provisions related only to Housekeeping Amendment #9, which introduced wider parking spaces inside garages and increased snow storage requirements. The previous Transition Provisions acted to protect the Inch Farm development from those amendments. In order to carry those exemptions forward, this Housekeeping Amendment also amends the zone provisions for the Exception Zones in the Inch Farm development. Refer to Section 7.5 – Residential Zone Exceptions, R2-18, R4-19, R4-20, R4-21 & R4-22 Exception Zones below for more details.																											
		<table><tr><th>Column 1</th><th>Column 2</th><th>Column 3</th></tr><tr><td>Housekeeping Amendment No.</td><td>Housekeeping By-law No.</td><td>Complete Application Date</td></tr><tr><td>1</td><td>2015-105</td><td>December 6, 2015</td></tr><tr><td>2</td><td>2017-40</td><td>April 30, 2017</td></tr><tr><td>3</td><td>2017-87</td><td>July 19, 2017</td></tr><tr><td>4</td><td>2018-100, 2018-101</td><td>November 25, 2018</td></tr><tr><td>5</td><td>2019-115</td><td>December 11, 2019</td></tr><tr><td>6</td><td>2020-89, 2020-91</td><td>October 25, 2020</td></tr><tr><td>7</td><td>2021-7, 2021-8</td><td>January 17, 2021</td></tr></table>		Column 1	Column 2	Column 3	Housekeeping Amendment No.	Housekeeping By-law No.	Complete Application Date	1	2015-105	December 6, 2015	2	2017-40	April 30, 2017	3	2017-87	July 19, 2017	4	2018-100, 2018-101	November 25, 2018	5	2019-115	December 11, 2019	6	2020-89, 2020-91	October 25, 2020	7	2021-7, 2021-8	January 17, 2021
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	City of Orillia as it read on September 8, 2024. d) Nothing in this By-law applies so as to continue the exemption provided by this Subsection beyond the issuance of the permit or other approval under Subsection a) upon which the exemption is founded; and in no case does the exemption mentioned in Subsection c) continue beyond the repeal of this subsection. e) Once the permit or approval under Subsection a) has been granted, the provisions of this By-law apply in all other respects to the land in question. f) Section 2.6.3 is repealed in its entirety on September 9, 2028	8	2022-107	September 18, 2022	
		9	2024-98 to 2024-101	September 8, 2024	
		10	2024-138	December 8, 2024	
		11	2025-031	March 23, 2025	
		12	2025-103	November 16, 2025	
		13	2026-044	May 10, 2026	
		14	2026-XXX	XXXXXX, 2026	
	a) Subsection 1.5 of this By-law does not apply to prevent the issuance of a building permit for a project for which: i) a Complete Application for a Building Permit; Committee of Adjustment approval; Site Plan Control Approval; or Part Lot Control Exemption Approval was received prior to the “Complete Application Date” in Table 2.1; or ii) in the case of a Plan of Subdivision or Plan of Condominium, Draft Approval has been issued by the City prior to the Complete Application Date. b) For the purposes of subsection a), “Complete Application” means an application, or a non-expired Stage 1 Preconsultation preceding an application, which could have been approved or granted on the day before the Housekeeping Amendment was passed by Council, had it been processed or disposed of on that day as determined in accordance with the provisions of the <i>Planning Act</i> , R.S.O. 1990, c.P.13, as amended, and the Regulations thereunder, the policies of the City of Orillia Official Plan, and the applicable Guidelines and Policies of the City of Orillia. c) Where a project qualifies under Subsection 2.6.3 a), the building permit for that project may be issued, or the Committee of Adjustment approval, the Site Plan Control approval, the Part Lot Control Exemption approval may be granted if the project in question complies with the				

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		provisions of Zoning By-law 2014-44 of the City of Orillia as it read on the Complete Application Date. d) Nothing in this By-law applies so as to continue the exemption provided by this Subsection beyond the issuance of the permit or other approval under Subsection a) upon which the exemption is founded. e) Once the permit or approval under Subsection a) has been granted, the provisions of this By-law apply in all other respects to the land in question.	
Section 4 - Definitions			
“Balcony”	Balcony means a raised platform or Structure projecting above Finished Grade from the main Building, not supported by the ground, with or without steps to provide access to the ground.	Balcony means a platform above the first Storey, with or without steps, Attached to, or forming part of, a Building and designed for outdoor use by occupants, which may be projecting or recessed and may be supported wholly or partly by the ground, structural columns, walls, or other supports. A Balcony may be covered or uncovered but does not include a Deck, patio, Terrace at grade, Porch or rooftop amenity area.	The current definition characterizes a balcony as a projecting structure only, which is often not the case, and includes the ambiguous phrase “not supported by the ground.” In practice, balconies in apartment buildings are frequently supported by columns, walls, or other structural elements extending to the ground.
“Boardwalk”	New definition.	Boardwalk means a generally flat surface area running parallel, atop and inward from the vertical face of the Shore Wall at the Lot Line adjacent to a Waterbody with its primary purposes being to facilitate Watercraft dockage and safe pedestrian movement.	No provisions currently exist for Boardwalks outside of the Dougall Canal Overlay Zone. There are boardwalks on the Lankin Canal and the Tafton Canal which may need repair or replacement. See new Subsection 5.1.4.9 below.
“Driveway Entrance Apron”	New definition.	Driveway Entrance Apron means that portion of a Driveway on municipally-owned lands that lies between the edge of pavement on a Public Street and the Street Line of a Lot. <i>Refer to Illustration A1.18 – Driveways and Parking for Dwellings Requiring Five or Fewer Parking Spaces</i>	The proposed definition is intended to provide greater clarity regarding the portion of a residential driveway that extends into the municipal road allowance and helps inform through a new provision in the by-law that alterations to a Driveway Entrance Apron are subject to the City’s Engineering Design Criteria and require Entrance Permits.

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Section	Existing Provision	Proposed Provision	Explanation
“Dwelling, Apartment”	Dwelling, Apartment means a Building containing five or more Dwelling Units that share a common external access to the outside through a common vestibule and a common corridor system or a combination thereof.	Dwelling, Apartment means a Building containing Dwelling Units that share a common external access to the outside through a common vestibule and a common corridor system or a combination thereof.	All “Dwelling” definitions have been reviewed and revised to keep pace with increased permissions for additional dwelling units. A new definition of “Primary Dwelling Unit” has been added in order to provide a distinction between originally constructed dwelling units and additional dwelling units.
“Dwelling, Converted”	Dwelling, Converted means an Existing Building that contains, or once contained, a Single Detached Dwelling and within which the interior has been Altered to make more than two (2) and not more than four (4) Dwelling Units.	Dwelling, Converted means an Existing Building that contains, or once contained, a Single Detached Dwelling and within which the interior has been Altered to make more than two (2) and not more than four (4) Dwelling Units.	
“Dwelling, Duplex”	Dwelling, Duplex means a Dwelling in which one Dwelling Unit is located above another, each of which has an independent entrance either directly or through a common entrance.	Dwelling, Duplex means a Dwelling in which one Primary Dwelling Unit is located above another, each of which has an independent entrance either directly or through a common entrance. For purposes of this By-law, Duplex Dwelling is a Two-Unit Dwelling.	
“Dwelling, Four Unit”	Dwelling, Four-Unit means a Dwelling containing four (4) Dwelling Units. For the purpose of this By-law, a Four-Unit Dwelling may include a Double Duplex Dwelling, and shall not include a Converted Dwelling.	Dwelling, Four-Unit means a Dwelling containing four (4) Primary Dwelling Units. For the purpose of this By-law, a Four-Unit Dwelling may include a Double Duplex Dwelling, and shall not include a Converted Dwelling.	
“Dwelling, Multiple”	Dwelling, Multiple means a Dwelling that contains three (3) or more Dwelling Units, but shall not include any other Dwelling defined herein.	Dwelling, Multiple means a free-standing building which contains four (4) or more Primary Dwelling Units but does not include a Converted dwelling, an Apartment Dwelling or any other Dwelling defined herein.	
“Dwelling, Semi-Detached”	Dwelling, Semi-Detached means a Dwelling containing two (2) Dwelling Units which are located beside one another, which are Attached above or below Grade along at least 80% of the length of either the garage and/or the main common wall and/or the foundation.	Dwelling, Semi-Detached means a Dwelling containing two (2) Primary Dwelling Units which are located beside one another, which are Attached above or below Grade along one common wall and/or foundation.	
“Dwelling, Single Detached”	Dwelling, Single Detached means a freestanding Dwelling containing not more than one (1) Dwelling Unit, but does not include a Mobile Home Dwelling.	Dwelling, Single Detached means a freestanding Dwelling containing not more than one (1) Primary Dwelling Unit, but does not include a Mobile Home Dwelling.	
“Dwelling, Stacked Townhouse”	Dwelling, Stacked Townhouse means a Townhouse Dwelling in which Dwelling Units are located above one another, either in whole or in part, no more than three (3) storeys in Height, with no common enclosed corridor system.	Dwelling, Stacked Townhouse means a Townhouse Dwelling in which Dwelling Units are located above one another, either in whole or in part, with no common enclosed corridor system.	
“Dwelling, Three-Unit”	Dwelling, Three-Unit means a Dwelling containing three (3) Dwelling Units, and shall not include a Converted Dwelling.	Dwelling, Three-Unit means a Dwelling containing three (3) Primary Dwelling Units, and shall not include a Converted Dwelling.	

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“Dwelling, Townhouse”	Dwelling, Townhouse means a Dwelling containing a minimum of three (3) Dwelling Units which are located beside one another, which are Attached above or below Grade along at least 80 % of the length of either the garage and/or the main common wall and/or the foundation.	Dwelling, Townhouse means a Dwelling containing a minimum of three (3) Primary Dwelling Units which are located beside one another, which are Attached above or below Grade along common walls and/or foundations.	
“Dwelling, Two-Unit”	Dwelling, Two-Unit means a Dwelling containing two (2) Dwelling Units. For the purpose of this By-law a Two-Unit Dwelling may include a Semi-Detached Dwelling or a Duplex Dwelling.	Dwelling, Two-Unit means a Dwelling containing two (2) Primary Dwelling Units. For the purpose of this By-law a Two-Unit Dwelling may include a Duplex Dwelling, but shall not include a Converted Dwelling or a Semi-Detached Dwelling.	
“Dwelling Unit, Secondary”	Dwelling Unit, Secondary means a Dwelling Unit that is associated with a Single Detached Dwelling, Semi-Detached Dwelling or Townhouse Dwelling and that is subordinate to the principal Dwelling Unit on a Lot.	Delete definition	
“Dwelling Unit, Primary”	New definition.	Dwelling Unit, Primary means a principal Dwelling Unit in a Dwelling Building. For clarity, a Primary Dwelling Unit is a Dwelling Unit that was constructed and installed at the time of original construction of a Dwelling Building and does not include an Additional Dwelling Unit.	
“Improved Public Street”	Street, Improved Public means a Public thoroughfare for vehicular and pedestrian traffic which is assumed and maintained year-round by and under the jurisdiction of the City of Orillia or the Province of Ontario.	Street, Improved Public means a publicly owned and maintained street that has been constructed to municipal standards and is open for public use. An improved public street is typically equipped with the infrastructure necessary to support development, which may include a paved travel surface, drainage, street lighting, sidewalks or other pedestrian facilities, and municipal water, sanitary sewer, and stormwater services, where applicable.	Amending definition to match new definition being added to the new Official Plan.

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Section	Existing Provision	Proposed Provision	Explanation
“Landscaped Open Space”	Landscaped Open Space means the Open Space at Grade on a Lot accessible by walking, from the Street on which the Lot is located, and used exclusively for Landscaping and includes any surfaced walk, Patio, raised planter, or similar area but does not include any Driveway or ramp, any curb, Retaining Wall, Parking Space or any Open Space contained within or upon any Building or Structure unless it is located on a Parking Structure and is accessible from the Street. For the purpose of this By-law: a) Landscaped Open Space may include the Landscaped Buffer Area and/or the Landscaped Screening Strip; b) Landscaped Open Space shall not include an Outdoor Display and Sales Area and/or an Outdoor Storage area.	Landscaped Open Space: means the portion of a lot consisting of vegetation or Permeable Material that allows infiltration of water into the ground, which may include lawns, planting beds, permeable paving systems installed in accordance with manufacturer specifications and/or other permeable landscaping elements. Landscaped Open Space does not include buildings, structures, asphalt, concrete, on-surface parking areas, driveways or parking spaces, curbing, retaining walls, walkways, or conventional impermeable patio stones or pavers installed over an impermeable base, decks or any vegetation or Permeable Material contained within or upon any Building or Structure unless it is located on the top of a Parking Structure and is accessible from the Street. For the purpose of this By-law: a) Landscaped Open Space may include the Landscaped Buffer Area and/or the Landscaped Screening Strip; and b) Landscaped Open Space shall not include an Outdoor Display and Sales Area and/or an Outdoor Storage area.	The change is being proposed to shift the definition from simply “open space at grade” used for landscaping to a more functional standard based on vegetation or permeable material that allows water infiltration. The rationale is to help reduce over-paving of lots, especially driveways, walkways, patios, and parking areas while still allowing materials such as permeable paving where they genuinely support stormwater infiltration. The definition also clarifies what does not count as landscaped open space, including asphalt, concrete, driveways, parking spaces, impermeable paving over an impermeable base, decks, and structures. This helps avoid applicants counting hard-surfaced areas as landscaping unless they actually function as permeable landscape space.
“Light Equipment Sales and Service”	New definition	Light Equipment Sales and Service means the sale, rental, maintenance, repair, and servicing of small to medium-sized engines and equipment, including but not limited to landscaping, construction, recreational, and commercial equipment and which may include an Outdoor Display and Sales Area and/or Outdoor Storage but does not include heavy equipment sales and service, truck and transport equipment sales and service and industrial machinery repair facilities.	While “Light Equipment Sales and Service” is a permitted use in some Commercial Zones, no corresponding definition had previously been established. As such, a definition is proposed to describe the Use.
“Marine Facility”	Marine Facility means Premises used for launching, docking, or storage of boats/Vessels and accessory equipment but shall not include any facilities for the servicing or repairing of such boats or Watercraft nor may any Building or Structure be used for human habitation.	Marine Facility means a Lot or Premises used for launching, docking, loading, unloading or storage of boats/Vessels, barges and accessory equipment, including commercial marine transportation and barging operations and the temporary outdoor storage of materials, equipment and supplies associated with marine transportation, construction, infrastructure works or similar projects. A Marine Facility does not include any facilities for the servicing or repairing of boats/Vessels or Watercraft and does not include any Building or Structure be used for human habitation.	“Premises” is defined in the Zoning By-law as being a building within which an activity occurs. However, activities associated with a “Marine facility generally occur outdoors on the lot. The amended definition addresses this inconsistency and provides clarification regarding permitted activities.

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Section	Existing Provision	Proposed Provision	Explanation
“Permeable Material”	New definition	Permeable Material means any surface treatment that allows precipitation or surface water to penetrate directly into the underlying soil.	New definition used in conjunction with amendments to the definition of Landscaped Open Space.
“Sight Triangle”	Sight Triangle means a triangular area formed within a Corner Lot by the intersecting Street Lines, or the projections thereof where the Street Lines do not intersect, and a straight line connecting them 7.5 m from their point of intersection. <i>(Refer to Illustration A1.16 – Sight Triangles)</i>	Daylight Triangle means a triangular area formed within a Corner Lot by the intersecting Street Lines, or the projections thereof where the Street Lines do not intersect, and a straight line connecting them 7.5 m a specified distance as set out in the City’s Engineering Design Criteria from their point of intersection. <i>(Refer to Illustration A1.16 – Daylight Triangles)</i>	Change to “Daylight Triangle” to match the Engineering Design Criteria. Remove measurement as this is specified in the Engineering Design Criteria.
“Terrace”	New definition	Terrace means an outdoor area located at Grade or on a roof, podium, or other structural surface, open to the sky and intended for amenity, recreational, landscaping, or pedestrian use, but does not include a Balcony.	The rationale for introducing a new definition of “Terrace” is to provide clarity and consistency in distinguishing terraces from other outdoor amenity spaces, particularly balconies.
Section 5 – General Provisions			
Section 5.1.4 Shoreline Structures	5.1.4 Shoreline Structures Notwithstanding the provisions of Subsections 5.1.1, 5.1.2 and 5.1.3, the following provisions apply to Shoreline Structures: 5.1.4.1 General a) Shoreline Structures located on Commercially Zoned lands shall be treated as Principal Structures in the Zone in which they are located. b) Shoreline Structures shall meet the requirements of Subsection 15.1.2. 5.1.4.2 Boathouses A Boathouse may be Erected and used in the Shoreline Buffer Overlay Zone provided: a) Boathouses shall not exceed a single Storey;	5.1.4 Shoreline Structures Notwithstanding the provisions of Subsections 5.1.1, 5.1.2 and 5.1.3, the following provisions apply to Shoreline Structures: 5.1.4.1 General a) Shoreline Structures located on Commercially Zoned lands shall be treated as Principal Structures in the Zone in which they are located. b) Shoreline Structures shall meet the requirements of Subsection 15.1.2. 5.1.4.2 Boathouses A Boathouse may be Erected and used in the Shoreline Buffer Overlay Zone provided: a) Boathouses shall not exceed a single Storey; b) A maximum of one (1) Boathouse may be Erected on a Lot;	Section 5.1.4 has been revised to make it more concise and to address some inconsistencies and omissions. Firstly, the side yard requirements for Gazebos, Detached Decks and Other Shoreline Structures have been adjusted to match the required side yard in the underlying zone. Secondly, provisions for Boardwalks have been added where there previously were none. Boardwalks exist on the Lankin Canal and the Tafton Canal and may need repair or replacement, this new section provides guidance in that regard.

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	b) A maximum of one (1) Boathouse may be Erected on a Lot; c) The outside dimensions of the Structure, inclusive of any cribs, roof eaves, attached Walkway, Deck or Dock, shall fit within an 8.0 m by 10.0 m rectangular area or envelope; d) A minimum Setback of 4.5 m is maintained from the Side Lot Lines and/or the straight line projection of the Side Lot Line into the water; e) Where a Boathouse or Boatport is located within or partially within a Waterbody, the following additional provisions apply: i) a minimum 3.0 m Open Span along the Shoreline is required; ii) the maximum total footprint of supporting structures, being cribs, poles or piles, shall not exceed 15.0 m²; iii) a minimum of 50% of the total length of supporting structure that extends from the Shoreline must be one or more Open Spans; iv) the maximum Height of a Boathouse shall be 5.0 m, measured from the highest portion of the roofline to the High Water Mark; v) the maximum extension of a Boathouse or Boatport into the Waterbody shall not exceed 10.0 m; and vi) only that portion of the Boathouse or Boatport located on land shall be included in the calculation of Lot Coverage. f) Notwithstanding any other provision of this By-law to the contrary, a Boathouse shall not be converted into a Main	c) The outside dimensions of the Structure, inclusive of any cribs, roof eaves, attached Walkway, Deck or Dock, shall fit within an 8.0 m by 10.0 m rectangular area or envelope; d) A minimum Setback of 4.5 m is maintained from the Side Lot Lines and/or the straight line projection of the Side Lot Line into the water; e) Where a Boathouse or Boatport is located within or partially within a Waterbody, the following additional provisions apply: i) a minimum 3.0 m Open Span along the Shoreline is required; ii) the maximum total footprint of supporting structures, being cribs, poles or piles, shall not exceed 15.0 m²; iii) a minimum of 50% of the total length of supporting structure that extends from the Shoreline must be one or more Open Spans; iv) the maximum Height of a Boathouse shall be 5.0 m, measured from the highest portion of the roofline to the High Water Mark; v) the maximum extension of a Boathouse or Boatport into the Waterbody shall not exceed 10.0 m; and vi) only that portion of the Boathouse or Boatport located on land shall be included in the calculation of Lot Coverage. f) Notwithstanding any other provision of this By-law to the contrary, a Boathouse shall not be converted into a Main Building or an Accessory Dwelling Unit. <i>(Refer to Illustration A1.12 - Open Span, Docks, Boathouses and Boatports, Appendix 1).</i> 5.1.4.3 Docking Facilities A Dock, Boat Lift, launch ramp or marine railway may be Erected and used in the Shoreline Buffer Overlay or the Open Space One (OS1) Zone in accordance with the following provisions:	

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	Building or an Accessory Dwelling Unit. <i>(Refer to Illustration A1.12 - Open Span, Docks, Boathouses and Boatports, Appendix 1).</i> 5.1.4.3 Docking Facilities A Dock, boatlift, launch ramp or marine railway may be Erected and used in the Shoreline Buffer Overlay or the Open Space One (OS1) Zone in accordance with the following provisions: a) a maximum of one Dock is permitted per Lot. This shall be in addition to a Dock Attached to a Boathouse. In addition to a Dock, a maximum of one (1) launch ramp, marine railway or boatlift shall be permitted per Lot provided that the Setbacks set out in subsection iv) herein are provided. b) the length of a Dock shall not exceed 15.0 m from the Shoreline; c) the width of a Dock shall not exceed 3.0 m; d) the following Setbacks shall be maintained from the side Lot Lines and/or the straight-line projection of the Lot Line into the water from the Shoreline: a. for a Dock or boatlift – 4.5 m (min.); b. for a launch ramp or marine railway – 2.0 m (min.) c. Notwithstanding the foregoing, where the straight line projections of the Lot Lines into the water converge as they project into the Waterbody, the maximum possible Setback shall be achieved provided that in no case shall the Dock, boatlift, launch ramp or marine railway cross the projection of a Lot line into the Waterbody. e) the first 3.0 m of Dock adjacent to the shore shall be	a) a maximum of one Dock is permitted per Lot. This shall be in addition to a Dock Attached to a Boathouse. In addition to a Dock, a maximum of one (1) launch ramp, marine railway or boatlift shall be permitted per Lot provided that the Setbacks set out in subsection iv) herein are provided. b) the length of a Dock shall not exceed 15.0 m from the Shoreline; c) the width of a Dock shall not exceed 3.0 m; d) the following Setbacks shall be maintained from the side Lot Lines and/or the straight-line projection of the Lot Line into the water from the Shoreline: i) for a Dock or boatlift – 4.5 m (min.); ii) for a launch ramp or marine railway – 2.0 m (min.) iii) Notwithstanding the foregoing, where the straight line projections of the Lot Lines into the water converge as they project into the Waterbody, the maximum possible Setback shall be achieved provided that in no case shall the Dock, boatlift, launch ramp or marine railway cross the projection of a Lot line into the Waterbody. e) the first 3.0 m of Dock adjacent to the shore shall be Open Span; f) boatlifts shall not have walls; g) Gazebos, Pergolas, plastic or canvas tents or other like or similar Structures shall not be permitted on a Dock. <i>(Refer to Illustration A1.12 – Open Span, Docks & Boathouses, Appendix 1)</i> 5.1.4.4 Boardwalks A Boardwalk may be constructed in the Shoreline Buffer Overlay Zone, provided:	

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	Open Span; f) boatlifts shall not have walls; g) Gazebos, Pergolas, plastic or canvas tents or other like or similar Structures shall not be permitted on a Dock. <i>(Refer to Illustration A1.12 – Open Span, Docks & Boathouses, Appendix 1)</i> 5.1.4.4 Gazebo One freestanding Gazebo may be located fully or partially within the Shoreline Buffer Overlay Zone, provided that: a) the Gazebo shall not exceed 15.0 m² in area; b) the Gazebo shall be set back at least 4.0 m from the Shoreline; and, c) the Gazebo shall be set back at least 2.0 m from any Side Lot Line. 5.1.4.5 Pumphouse A pumphouse may be Erected and used in the Shoreline Buffer Overlay Zone provided its location complies with the minimum Required Side Yard. A free standing pumphouse shall not exceed a Height of 2.0 m, measured to the highest point, and a floor area of 9.0 m². 5.1.4.6 Detached Deck Notwithstanding any other provisions of this By-law related to Decks, a Detached Deck is permitted to be located fully or partially within the Shoreline Buffer Overlay Zone, provided that the Detached Deck: a) shall not exceed 30.0 m² in area;	a) the Boardwalk shall be constructed parallel to the Shoreline; b) the width of a Boardwalk measured from the Lot Line adjacent to a Waterbody, shall not exceed 4.0 m measured inward from the Lot Line and may extend the full width of the Lot along the Shoreline; and c) a Boardwalk shall be supported only by a Shore Wall and/or the lands upon which it rests. 5.1.4.5 Other Shoreline Structures No other Shoreline Structure shall be constructed except in accordance with the provisions of Table 5.2. Table 5.2 – Provisions for Other Shoreline Structures <table><tr><th>Column 1</th><th>Column 2</th><th>Column 3</th><th>Column 4</th><th>Column 5</th></tr><tr><th>Shoreline Structure (1)</th><th>Ground Floor Area/Size (max.)</th><th>Setback from Shoreline (min.)</th><th>Setback from Side Lot Line (min.)</th><th>Height (max.)</th></tr><tr><td>Detached Deck</td><td>30.0 m² (2)</td><td>5.0 m</td><td>(3)</td><td>0.6 m</td></tr><tr><td>Gazebo</td><td>15.0 m²</td><td>4.0 m</td><td>(3)</td><td>3.0 m</td></tr><tr><td>Other Accessory Structure</td><td>15.0 m²</td><td>4.0 m</td><td>(3)</td><td>5.0 m</td></tr><tr><td>Pumphouse</td><td>2.0 m²</td><td>1.0 m</td><td>(3)</td><td>2.0 m</td></tr><tr><td>Stairs and Ramps (4)</td><td>30.0 m² (2)</td><td>N/A</td><td>(3)</td><td>N/A</td></tr></table> Footnotes for Table 5.2: 1) A maximum of three (3) Accessory Structures, including Shoreline Structures, shall be permitted on a Lot. For the purposes of this provision, a Pumphouse is not an Accessory Structure.	Column 1	Column 2	Column 3	Column 4	Column 5	Shoreline Structure (1)	Ground Floor Area/Size (max.)	Setback from Shoreline (min.)	Setback from Side Lot Line (min.)	Height (max.)	Detached Deck	30.0 m ² (2)	5.0 m	(3)	0.6 m	Gazebo	15.0 m ²	4.0 m	(3)	3.0 m	Other Accessory Structure	15.0 m ²	4.0 m	(3)	5.0 m	Pumphouse	2.0 m ²	1.0 m	(3)	2.0 m	Stairs and Ramps (4)	30.0 m ² (2)	N/A	(3)	N/A	
Column 1	Column 2	Column 3	Column 4	Column 5																																		
Shoreline Structure (1)	Ground Floor Area/Size (max.)	Setback from Shoreline (min.)	Setback from Side Lot Line (min.)	Height (max.)																																		
Detached Deck	30.0 m ² (2)	5.0 m	(3)	0.6 m																																		
Gazebo	15.0 m ²	4.0 m	(3)	3.0 m																																		
Other Accessory Structure	15.0 m ²	4.0 m	(3)	5.0 m																																		
Pumphouse	2.0 m ²	1.0 m	(3)	2.0 m																																		
Stairs and Ramps (4)	30.0 m ² (2)	N/A	(3)	N/A																																		

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Section	Existing Provision	Proposed Provision	Explanation
	b) shall be located no closer than 5.0 m to the Shoreline; c) shall be located no closer than 2.0 m to any side Lot Line; and d) the floor of the Detached Deck shall be no more than 0.6 m higher than the Grade below it. 5.1.4.7 Stairs and Ramps Notwithstanding any other provisions of this By-law, stairs and ramps are permitted to be located fully or partially within the Shoreline Buffer Overlay Zone, provided that: a) the stairs and/or ramps shall not exceed 3.0 m in width. b) the combined area of all Decks, stairs and ramps shall not exceed 30.0 m². 5.1.4.8 Other Shoreline Structures An Accessory Structure, other than a Boathouse, Docking Facilities, a Gazebo, a Pumphouse or a Detached Deck, having a G.F.A. of 15.0 m² or less, is permitted to be located fully or partially within the Shoreline Buffer Overlay Zone, provided that the Accessory Structure: a) shall be located no closer than 4.0 m to the Shoreline; b) shall be located no closer than 2.0 m to any Side Lot Line; and c) shall have a Height of not greater than 5.0 m.	2) The combined area of all Decks, stairs and ramps shall not exceed 30.0 m². 3) The Side Yard shall meet the minimum Required Side Yard in the underlying Zone. 4) The maximum width of stairs and/or ramps shall not exceed 3.0 m.	
Section 5 – Tables (renumbering)		1) Table 5.3 – Minimum Requirements for Landscaped Buffer Areas and Screening Strips is renumbered as Table 5.5 as well as all references to Table 5.3 throughout the By-law. 2) Table 5.4 – Setbacks from Waterbodies and Watercourses is renumbered as Table 5.6 as well as all references to Table 5.4	Due to the addition of new Tables, some existing Tables in Section 5 are required to be renumbered.

Schedule “A” – Summary of Proposed Amendments to the City’s Zoning By-law

Section	Existing Provision	Proposed Provision	Explanation
		throughout the By-law.	
Section 5.36	SIGHT TRIANGLES Notwithstanding any other provision of this By-law, in all Zones on a Lot Abutting two or more intersecting Improved Public or Private Streets, a Sight Triangle shall be maintained along the Improved Public or Private Street Lines or projected Street Lines. There shall be no placement of Buildings or Structures, Landscaping or any other visual impediment (including items stored or displayed on a property), within this Sight Triangle, unless such visual impediment is less than 1.0 m in height above the surface of the adjacent Street. Notwithstanding the above, a Fence having Open Construction and a Height of up to 2.0 m shall be permitted within a Sight Triangle. <i>(Refer to Illustration A1.15 - Sight Triangles, Appendix 1)</i>	Replace with the following amended Section (renumbered to 5.6 to insert in alphabetical order): 5.6 DAYLIGHT TRIANGLES Notwithstanding any other provision of this By-law, in all Zones on a Lot Abutting two or more intersecting Improved Public or Private Streets, a Daylight Triangle shall be maintained along the Improved Public or Private Street Lines or projected Street Lines. There shall be no placement of Buildings or Structures, Landscaping or any other visual impediment (including items stored or displayed on a property), within this Daylight Triangle, unless such visual impediment is less than 1.0 m in height above the surface of the adjacent Street. Notwithstanding the above, a Fence having Open Construction and a Height of up to 2.0 m shall be permitted within a Daylight Triangle. <i>(Refer to Illustration A1.16 - Daylight Triangles, Appendix 1)</i>	To align the Zoning By-law terminology with the City’s Engineering Design Criteria.
Section 6 – Parking and Loading Standards			
Table 6.2 – Parking Requirements for Non-Residential Uses	Parking requirements for Long Term Care Facilities: 0.75 spaces per bed	Parking requirements for Long Term Care Facilities: 0.3 spaces per bed plus 0.1 spaces per bed for staff and visitors	The proposed reduction in the parking standard for Long-Term Care Facilities (LTCF) from 0.75 spaces per bed to 0.4 spaces per bed is intended to better reflect the actual parking demand generated by these services. LTC facilities primarily serve residents who do not drive, resulting in substantially lower parking demand than more conventional residential or institutional uses. The revised standard also recognizes that parking demand at LTC facilities is primarily associated with staff, visitors, volunteers, and service providers, rather than residents. A reduced requirement will help avoid the provision of excess parking that may remain underutilized and allow more efficient use of the site for resident amenities, landscaping, accessible outdoor

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Section	Existing Provision	Proposed Provision	Explanation
			spaces, and other operational needs.
Section 6.2.3.2 Electric Vehicle Parking	6.2.3.2 Electric Vehicle Parking a) For commercial and Institutional Uses, with the exception of Retirement Homes, Long-Term Care Facilities, and Schools, Electric Vehicle Parking shall be provided at a rate of one (1) Electric Vehicle Parking Space for each 600.0 m² of Net Floor Area. b) For industrial Uses, Electric Vehicle Parking facilities shall be provided at a rate of one (1) Electric Vehicle Parking Space for each 1000.0 m² of Net Floor Area. c) For new Parking Lots 5% of Parking Spaces shall be Electric Vehicle Parking Spaces. d) Electric Vehicle Parking shall not occupy the same space as Barrier-Free Parking. e) Notwithstanding Subsection 6.2.1, if an addition is made to a Building containing a commercial, Institutional or industrial Use requiring additional parking, Electric Vehicle Parking shall be provided based on the Net Floor Area of the entire Building; except where the Institutional Use is a School. f) Electric Vehicle Parking Spaces shall be clearly signed and marked. g) Charging cables shall not obstruct sidewalks or pedestrian Walkways.	Repeal section in its entirety.	Bill 98, the <i>Building Homes and Improving Transportation Infrastructure Act, 2026</i>, which received Royal Assent on June 2, 2026, amended Section 34 of the Planning Act to remove the ability of municipalities to require electric vehicle charging stations in their parking requirements. “Electric Vehicle Parking Space” is defined in Zoning By-law 2014-44 as follows: “Electric Vehicle Parking Space means a designated area for the exclusive parking of electric-powered vehicles that has direct access to an Electric Vehicle Charging Station.” As such, the City no longer has the authority to require Electric Vehicle Parking Spaces, which by definition include EV Charging Stations, in its Zoning By-law provisions.

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Section	Existing Provision	Proposed Provision	Explanation
Section 6.2.13.1 Dimensions of Driveway	6.2.13.1 Dimensions of Driveway A Driveway shall have a minimum length of 6.0 m and a minimum width of 2.7 m. The maximum width of a Driveway shall be 6.0 m or 60% of the length of the Lot Line crossed by the Driveway that provides vehicular access from the street to the Lot, whichever is the lesser. On a waterfront lot, the maximum width of a Driveway shall be 60% of the width of the Rear Lot Line or 6.0m, whichever is the lesser. Notwithstanding the above, an attached Walkway having maximum width of 1.5 m may be permitted adjacent to that portion of a Driveway that is located on private property provided same is not used for the parking of Motor Vehicles.	6.2.13.1 Dimensions of Driveway a) The maximum width of a Driveway where it crosses the Lot Line that provides vehicular access from the Street to the Lot shall not exceed 60% of the length of the said Lot Line; b) Within the Lot, the Driveway shall have a minimum width of 2.7 m and no maximum width provided the Lot Coverage requirements of Section 6.2.13.2 are complied with; and c) An attached Walkway having maximum width of 1.5 m may be permitted adjacent to that portion of a Driveway that is located on private property provided same is not used for the parking of Motor Vehicles.	The intent of the proposed change is to remove the maximum 6.0 m width requirement on the private portion of the driveway. Instead, the restriction would apply only to a maximum of 60% of the lot area. This approach would provide greater flexibility for property owners to configure and fan out their driveways from the street line, where site conditions and available lot area permit.
Section 6.2.13.3 Surfacing of Driveway and Parking Spaces	6.2.13.3 Surfacing of Driveway and Parking Spaces Where five (5) or fewer Parking Spaces are Required to serve a Residential Use on a Lot, the Parking Spaces and the associated Driveway may be constructed and maintained with a stable surface which is treated to prevent the raising of dust or loose particles; and marking or signing of the Parking Spaces shall not be required, with the exception of signage for Barrier-Free Parking Spaces.	6.2.13.3 Surfacing of Driveway and Parking Spaces Where five (5) or fewer Parking Spaces are Required to serve a Residential Use on a Lot, the Parking Spaces and the associated Driveway shall have a surface of cement or asphaltic binder or any other permanent type of surfacing including Permeable Material.	As residential developments increase in size and intensity, requiring paved driveways and parking areas supports a more attractive and orderly streetscape. Engineering staff have advised that gravel surfaces do not provide meaningful stormwater infiltration benefits, while existing landscaped open space and driveway coverage provisions ensure sufficient permeable area is maintained on-site for stormwater management.
Section 6.2.13.6 Tandem Parking	6.2.13.6 Tandem Parking Tandem parking shall be permitted where a Residential Dwelling is Required to have five or fewer Parking Spaces.	6.2.13.6 Tandem Parking Where a Residential Dwelling is Required to have five or fewer Parking Spaces, a maximum of two (2) vehicles may be parked in tandem on a Driveway.	Parking of more than two vehicles in a tandem arrangement is impractical.
6.2.13 Driveways and Parking for Dwellings Requiring Five or Fewer Parking Spaces	New subsection 6.2.13.7	6.2.13.7 Driveway Entrance Aprons Driveway Entrance Aprons are subject to the requirements of the City’s Engineering Design Criteria and require Entrance Permits. <i>Updated Illustration A.1.18 – Driveways and Parking for Dwellings Requiring Five or Fewer Parking Spaces</i>	To clarify that a portion of a driveway that is located on municipal property is subject to municipal standards and restrictions.
6.2.14.3	6.2.14.3 Surface Treatment and Pavement	6.2.14.3 Surface Treatment and Pavement Marking	Updating this definition to refer to new

Schedule “A” – Summary of Proposed Amendments to the City’s Zoning By-law

Section	Existing Provision	Proposed Provision	Explanation
Driveways and Parking for Dwellings Requiring Six or More Parking Spaces and Commercial, Industrial and Institutional Uses	Marking All Parking Areas, Loading Areas and associated Driveways shall have a surface of cement or asphaltic binder or any other permanent type of surfacing including permeable paving. For the purpose of this By-law, Parking Areas shall include a poured concrete barrier curb. A Parking Area shall have visible boundaries and the Parking Spaces shall be clearly defined with the layout of spaces appropriately marked on the ground or signed. Notwithstanding the above, where five (5) or fewer Parking Spaces are Required to serve Commercial, Industrial and/or Institutional Uses on a Lot, the Parking Spaces and the associated Driveway may be constructed and maintained with a stable surface which is treated to prevent the raising of dust or loose particles; and marking or signing of the Parking Space shall not be required, with the exception of signage for Barrier-Free Parking Spaces.	All Parking Areas, Loading Areas and associated Driveways shall have a surface of cement or asphaltic binder or any other permanent type of surfacing including Permeable Material. For the purpose of this By-law, Parking Areas shall include a poured concrete barrier curb. A Parking Area shall have visible boundaries and the Parking Spaces shall be clearly defined with the layout of spaces appropriately marked on the ground or signed.	definition of Permeable Material and removing the permission to construct a Driveway or Parking Spaces that are not permanently surfaced with cement, asphalt or permeable paving.
Section 7 – Residential Zones			
Section 7.3 Permitted Uses in Residential Zones, Table 7.1	“Long Term Care Facility” is not a permitted use in any Residential Zone	Add “Long Term Care Facility” as a permitted use in the R2<i>i</i>, R3<i>i</i>, R4<i>i</i> and R5 Zones.	In recent years, many municipalities have moved toward permitting both retirement homes and long term care facilities in the same zones because: ○ Both provide seniors' housing. ○ Both are compatible with residential neighbourhoods. ○ Provincial policy typically supports housing diversity and aging-in-place. ○ Modern facilities often combine retirement and LTC components on the same site. There does not appear to be a legitimate land-use planning distinction, the external land-use impacts are very similar, even if the operational model is different.

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Section	Existing Provision	Proposed Provision	Explanation
			“Retirement Home” is a permitted use in the R2 <i>i</i> , R3 <i>i</i> , R4 <i>i</i> and R5 Zones.
Section 7.5 Residential Zone Exceptions, Table 7.4 – Residential Two (R2) Zone Exceptions	Amendment to R2-18 Zone Exception	Add to Zone Provisions: Width of Parking Space inside a Garage (min.) – 2.7 m	Previously the Transition Provisions exempted the Inch Farm residential development from compliance with the increase of width of a Parking Space inside a garage (by .3 m where adjacent to a garage wall) enacted in Housekeeping Amendment #9. The exemption lasted until September 28, 2028, however with the amendments to the Transition Provisions in the current Housekeeping Amendment, this exemption was not carried forward. This amendment allows the developer to proceed with their original design for the development.
Section 7.5 Residential Zone Exceptions, Table 7.6 – Residential Four (R4) Zone Exceptions	Amendment to R4-19 & R4-21 Exception Zones	Add to Zone Provisions: Width of Parking Space inside a Garage (min.) – 2.7 m	These exception zones apply to the Inch Farm residential development. Upon passage of Housekeeping Amendment #9, transition provisions were added to the By-law that had the effect of exempting the Inch Farm development from the changes made in that amendment to parking space width inside a garage (adding .3 additional width where the parking space was located directly adjacent to a garage wall) and snow storage (increasing the required area from 2% to 5%). Since changes to the transition provisions are being made in this Housekeeping Amendment which remove that exemption, the exemptions are being carried forward by way of amending the site-specific zone exceptions.
	Amendment to R4-20 & R4-22 Exception Zones	Add to Zone Provisions: - Width of Parking Space inside a Garage (min.) – 2.7 m - An area equivalent to a minimum of 2% of Parking Areas and Driveways shall be Required as a Snow Storage Area for Residential Uses where six (6) or more Parking Spaces are Required.	
Section 8 – West Ridge Residential Zones			
Section 8.3 – Permitted Uses in West Ridge Residential Zones, Table 8.1	“Long Term Care Facility” is currently not a permitted use in any WRR Zones.	Add “Long Term Care Facility” as a permitted use in the WRR5 and WRR6 Zones.	In recent years, many municipalities have moved toward permitting both retirement homes and long term care facilities in the same zones because: Both provide seniors' housing.

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Section	Existing Provision	Proposed Provision	Explanation
			○ Both are compatible with residential neighbourhoods. ○ Provincial policy typically supports housing diversity and aging-in-place. ○ Modern facilities often combine retirement and LTC components on the same site. There does not appear to be a legitimate land-use planning distinction, the external land-use impacts are very similar, even if the operational model is different. “Retirement Home” is a permitted use in the WRR5 and WRR6 Zones.
Section 8.4 – Zone Provisions in West Ridge Residential Zones, Table 8.2	Footnote (1) to Table 8.2: (1) All Development shall be set back a minimum of 10.0 m from the TransCanada Pipeline Right-of-Way.	Amended Footnote (1) to Table 8.2: (1) Required setbacks from the TransCanada Pipeline Right-of-Way are as follows: a) Main Building – 7.0 m b) Accessory Structure – 3.0 m	Amendment required to bring the Zoning By-law into conformity with current Trans-Canada Pipeline regulations.
Section 9 – Commercial Zones			
Section 9.3 – Permitted Uses in Commercial Zones, Table 9.1	“Long Term Care Facility” is currently not a permitted use in any Commercial Zone.	Add “Long Term Care Facility” as a permitted use in the C2 <i>i</i> , C3 <i>i</i> , C4 <i>i</i> and C5 <i>i</i> Zones.	In recent years, many municipalities have moved toward permitting both retirement homes and long term care facilities in the same zones because: ○ Both provide seniors' housing. ○ Both are compatible with residential neighbourhoods. ○ Provincial policy typically supports housing diversity and aging-in-place. ○ Modern facilities often combine retirement and LTC components on the same site. There does not appear to be a legitimate land-use planning distinction, the external land-use impacts are very similar, even if the operational model is different. “Retirement Home” is a permitted use in the C2<i>i</i>, C3<i>i</i>, C4<i>i</i> and C5<i>i</i> Zones.

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Section	Existing Provision	Proposed Provision	Explanation	
Section 10 – Downtown Shoulder Zones				
Section 10.3 Permitted Uses in Downtown Shoulder Zones, Table 10.1	1) “Art Gallery” and “Museum” are not permitted uses in the DS2 Zone 2) “Retail Store” is not a permitted use in the DS1 Zone 3) “Multiple Dwelling is not a permitted use in the DS1 Zone. 4) “Detached Dwelling” is a permitted use in the DS1 and DS2 Zones but is not defined in the By-law.	Revised Table 10.1: 1) Adds “Art Gallery” and “Museum” to permitted uses in the DS2 Zone. 2) Adds “Retail Store” to permitted uses in the DS1 Zone. 3) Adds “Multiple Dwelling” to permitted uses in the DS1 Zone. 4) Removes “Detached Dwelling” from the list of permitted uses in the DS1 and DS2 Zones. Adds “Single Detached Dwelling” and “Semi-Detached Dwelling” to the permitted uses in the DS1 and DS2 Zones. 5) Table has been reorganized into “Non-Residential Uses” and “Residential Uses” for clarity.	1) 2) The proposed addition of Retail Store, Museum, and Art Gallery as permitted uses within the Downtown Shoulder supports the continued development and revitalization of the Downtown as a vibrant, mixed-use destination, while supporting pedestrian activity, tourism, and expansion of suitable buffering uses from the Downtown Core to the Stable Neighbourhoods. 3) The Official Plan Permits “multiple unit buildings” in the Downtown Shoulder designation. The addition of Multiple Dwelling as a permitted use in the DS1 Zone provides suitable housing options that can transition housing uses from the Downtown Core to the Stable Neighbourhoods. 4) The By-law contains no definition of “Detached Dwelling”, only “single detached” and “semi-detached”. The OP permits both single and semi-detached dwellings in the Downtown Shoulder designation. 5) Reorganization of Table 10.1 assists in clarifying the permitted uses in the DS Zones.	
		Table 10.1 – Permitted uses in Downtown Shoulder Zones		
		Column 1	Column 2	Column 3
		DOWNTOWN		
		SHOULDER ZONES		
		Permitted Uses	DS1	DS2
		Non-Residential Uses		
		Art Gallery	✓	✓
		Bed and Breakfast Establishment	✓	✓
		Commercial School	✓	✓
		Child Care Centre	✓	✓
		Fitness Centre or Club	✓	✓
		Funeral Home	✓	✓
		Home Occupation	✓	✓
		Hotel		✓
		Institutional Uses	✓	✓

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Section	Existing Provision	Proposed Provision			Explanation
		Legally Existing Uses	✓	✓	
		Place of Amusement	✓	✓	
		Veterinary Clinic	✓	✓	
		Motel		✓	
		Museum	✓	✓	
		Office, Business, Professional or Administrative (1)	✓	✓	
		Park or Urban Square	✓	✓	
		Personal Service Shop (1)	✓	✓	
		Place of Worship	✓	✓	
		Public Use	✓	✓	
		Restaurant (1)	✓	✓	
		Retail Store (1)	✓	✓	
		Theatre	✓		
		Residential Uses			
		Accessory Dwelling Units	✓	✓	
		Converted Dwelling	✓	✓	
		Established Converted Dwelling	✓	✓	
		Four Unit Dwelling	✓	✓	
		Live-Work Unit	✓	✓	
		Multiple Dwelling	✓	✓	
		Retrofit Multiple Dwelling	✓	✓	
		Semi-Detached Dwelling	✓	✓	
		Single Detached Dwelling	✓	✓	
		Three Unit Dwelling	✓	✓	
		Two-Unit Dwelling	✓	✓	

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Section	Existing Provision	Proposed Provision	Explanation
		(Footnotes to Table 10.1 remain the same)	
Section 14 – Holding Zones, Temporary Use Zones and Interim Control Zones			
Table 14.1 Holding Zones	H26 Holding Zone No Building Permit or Development Approval shall be issued with respect to a Property subject to the Holding Twenty-Six (H26) Zone until the Holding Twenty-Six (H26) Zone is removed. Removal of the Hold is conditional upon: 1. Availability of sufficient servicing capacity as determined by the City as of the date of the Building Permit or Development Approval; or 2. In the case where sufficient servicing capacity is not available, the Owner/Applicant being responsible for any and all upgrades to the City’s water and sewer infrastructure that are required to provide adequate servicing to the property.	H26 Holding Zone Notwithstanding Subsection 2.6.3, no Building Permit or Development Approval shall be issued with respect to a Property subject to the Holding Twenty-Six (H26) Zone until the Holding Twenty-Six (H26) Zone is removed, with the exception of: a) Non-Habitable Buildings or Structures for Residential Uses; and b) Accessory Structures for Industrial, Commercial and Institutional Uses, where such Accessory Structures are used for storage purposes only and are not accessible to the public. Removal of the Holding Twenty-Six (H26) Zone is conditional upon: 1. Availability of sufficient servicing capacity as determined by the City as of the date of the Building Permit or Development Approval; or 2. In the case where sufficient servicing capacity is not available, the Owner/Applicant being responsible for any and all upgrades to the City’s water and sewer infrastructure that are required to provide adequate servicing to the property. 3. Notwithstanding conditions 1 and 2 herein, where a property is currently serviced by a private well and septic system and municipal services are not available at the Street Line, additional Habitable space may be constructed within a Building or Structure provided the City’s Chief Building Official is satisfied that there is sufficient capacity in the private well and septic system to accommodate the construction.	The City’s Engineering Division advises that the Couchiching Point SPS may be nearing or at capacity. The City intends to conduct flow monitoring at this SPS to determine if the modelled results are accurate. In the meantime, staff recommend that a Hold be placed on all properties within the Couchiching Point SPS catchment area which prohibits the development of any additional habitable space that is connected to municipal services until it can be demonstrated to the City’s satisfaction that the development can be adequately serviced. The existing Holding Twenty-Six zone was designed for this same purpose and currently applies to un-serviced properties on Uthoff Line and Murphy Road. The Holding Twenty-Six provisions are proposed to be modified such that uninhabited structures such as decks or sheds may be constructed, and additional habitable space may be constructed on properties to which municipal services are not available provided the City’s CBO is satisfied that the private well and septic has capacity. The Holding Twenty-Six is proposed to be applied to all properties within the Couchiching Point Sewage Pumping Station catchment area (refer to Mapping section below). Note that the wording of the H26 Holding Zone prevents the Transition Provisions in Subsection 2.6.3 from acting to allow any development to proceed until the Hold has been removed.
Section 15 – Overlay Zones			

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Section	Existing Provision	Proposed Provision	Explanation
Section 15.4 Flood Hazard Overlay Zone	15.4 FLOOD HAZARD OVERLAY ZONE No exterior opening to Habitable area within a Building shall be permitted below a minimum opening elevation equal to 220.5 m C.G.S. datum in the Flood Hazard One (FH1) or Flood Hazard Two (FH2) Overlay Zones as shown on Schedule “B” to this By-law. For lands affected by the Flood Hazard Two (FH2) Overlay – Mill Creek Regional Floodplain as shown on Schedule “B” to this By-law, no exterior opening shall be permitted below a minimum opening elevation of 0.5 m above the highest flood elevation on the affected Lot. Buildings located within a floodplain shall also incorporate flood-proofing provisions in accordance with the Ontario Building Code.	15.4 FLOOD HAZARD OVERLAY ZONE No exterior opening to Habitable area within a Building shall be permitted below a minimum opening elevation equal to 220.0 m C.G.S. datum in the Flood Hazard One (FH1) or Flood Hazard Two (FH2) Overlay Zones as shown on Schedule “B” to this By-law. For lands affected by the Flood Hazard Two (FH2) Overlay – Mill Creek Regional Floodplain as shown on Schedule “B” to this By-law, no exterior opening shall be permitted below a minimum opening elevation of 0.5 m above the highest flood elevation on the affected Lot. Buildings located within a floodplain shall also incorporate flood-proofing provisions in accordance with the Ontario Building Code.	Reducing the minimum opening elevation in the Zoning By-law by 0.5 m. The Building Division has a Policy that adds 0.5 m “Freeboard” above the minimum opening elevation established in the Zoning By-law.
Schedule A - Mapping			

Schedule “A” – Summary of Proposed Amendments to the City’s Zoning By-law

Section	Existing Provision	Proposed Provision	Explanation
		Add “H26” Holding Zone to all properties in the Couchiching Point SPS Catchment Area with the exception of 48 Orchard Point Road and 51 Clifford Street (refer to map at left).	Refer to Section 14 – Holding Zones, above (H26). The properties at 48 Orchard Point Road and 51 Clifford Street have not been included in the Holding Zone as they have received development approvals under the <i>Planning Act</i>. The property at 625 Atherley Road has received Site Plan approval for the construction of an 8 storey Apartment Building containing 45 units, however, in the opinion of staff, the executed Site Plan Agreement gives the City authority to withhold permission to connect the development to municipal water and/or wastewater services until sufficient servicing capacity has been confirmed. The property is included in the H26 Holding Zone.

Schedule “A” – Summary of Proposed Amendments to the City’s Zoning By-law

Section	Existing Provision	Proposed Provision	Explanation
Mapping – Schedule A		Remove “Residential Two – Intensification Area” (R2 <i>i</i>) Zoning from rear portion of 371B West Street North, change to “Mixed Use Intensification – Intensification Area” (C4 <i>i</i>) to match the balance of the property.	Correction of a mapping error to remove split zoning on this property.

Schedule “A” – Summary of Proposed Amendments to the City’s Zoning By-law

Section	Existing Provision	Proposed Provision	Explanation
		Change zoning on 394, 398 & 402 Tallwood Drive from “Environmental Protection” (EP) to “Residential Two” (R2).	Correction of a mapping error in the By-law. These properties should always have been Residential Two.