

Notice of Public Meeting ZBA25.006 Housekeeping Amendments to the Town's Comprehensive Zoning By-law 2010-001-ZO

No.	Subject	By-law Section	Issue Identified	Proposed Amendment
1.	Landform Conservation Areas	2.11.3	There have been issues with the interpretation and implementation of Landform Conservation Area requirements through zoning review. Landform Conservation Area policies are requirement from the Oak Ridges Moraine Conservation Plan (ORMCP) that are required to be fulfilled and require more ability for interpretation and application and are typically dealt with through Planning review and approvals process. Staff propose that the provision be deleted.	<p>Amend section 2.11.3</p> <p>Delete section 2.11.3 in its and replace with the following:</p> <p>2.11.3 Landform Conservation Areas (2013-109-ZO) (2025-XX-ZO) NOT IN USE</p>
2.	Encroachment Table – Window Bays	3.22 – Permitted Encroachments	There is currently no definition of window bays in the by-law. There is inconsistency with how the window bay projections are interpreted and applied. Another issue that has been identified by staff is the permitted maximum 1 metre window projection conflicts with building industry standards and creates code compliance issues. Staff propose the following: i) Revise the maximum projections to ensure compliance with the Ontario Building Code and accepted industry standards ii) Revise the language in 3.22 from “Window Bays” to “Window Projections” and add a definition for Window Projection in section 9.	<p>Amend Section 3.22, Row 2, Column 3</p> <p>Window Projection – Maximum Projection into the Required Yard 0.6 m over a maximum width of 3 m</p> <p>See below for the proposed definition of Window Projection</p>
3.	ARU Regulations – O.Reg. 299/19	3.28 Table 1	The Province of Ontario updated the Regulation for additional residential units in 2024. Staff propose changes to bring the Town's By-law into compliance with the Provincial Regulation.	<p>Amend Section 3.28 Table 1</p> <p>Add reference to qualifying note (4) in the Maximum Lot Coverage Column</p>

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No.	Subject	By-law Section	Issue Identified	Proposed Amendment
4.	ARU Regulations – O.Reg. 299/19	3.28 Table 1 – Qualifying Notes	The Province of Ontario updated the Regulation for additional residential units in 2024. Staff propose changes to bring the Town's By-law into compliance with the Provincial Regulation.	<p>Amend Section 3.28 Table 1</p> <p>Add Qualifying Note (4) as follows: “(4) Lots on both Municipal Sewage Services and Municipal Water Services are permitted to receive greater maximum lot coverage value between 45% or the calculation as determined in by Maximum Lot Coverage column”</p>
5.	ARU Regulations – O.Reg. 299/19	3.28 Table 2	The Province of Ontario updated the Regulation for additional residential units in 2024. Staff propose changes to bring the Town's By-law into compliance with the Provincial Regulation.	<p>Amend Section 3.28 Table 2</p> <p>Add reference to Qualifying Note (4) beside the Maximum Lot Coverage Column</p>
6.	ARU Regulations – O.Reg. 299/19	3.28 Table 2 – Qualifying Note	The Province of Ontario updated the Regulation for additional residential units in 2024. Staff propose changes to bring the Town's By-law into compliance with the Provincial Regulation.	<p>Amend Section 3.28 Table 2</p> <p>Add Qualifying Notes (4) as follows: “(4) Lots on both Municipal Sewage Services and Municipal Water Services are permitted to receive greater maximum lot coverage value between 45% or the calculation as determined in by Maximum Lot Coverage column”</p>
7.	ARU Regulations – O.Reg. 299/19	3.28 (xiii)	<p>There have been issues with compliance with the requirements for minimum width for path of travel for new additional residential units, as it relates to existing side yard setbacks conditions, existing encroachments in the yards (e.g. building/structural projections, fireplace bump outs, existing mechanical equipment and other utility appurtenances, etc.).</p> <p>Staff will continue to review either removing or revising the minimum requirement for path of travel to minimize non-compliance and facilitate construction of Additional Residential Units.</p>	<p>Delete Section 3.28 (xiii)</p> <p>“3.28 (xiii) All Lots containing ARUs shall provide a minimum 1.2 metres wide path of travel from the entrance of each ARU to a public or private Street. No encroachment is permitted to obstruct this path of travel. The path of travel may be shared and used jointly by more than one Dwelling Unit on the Lot.”</p> <p>In its entirety and renumber the remaining provisions as required.</p>

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8.	Residential Village zone Site specific provision	5.4.2.6 – RV (6), 5.4.2.7 -RV (7) and 5.4.2.8- RV (8)	Currently there are 2 site specific RV (6) sones for different properties. A renumbering is required for accurately referencing the site-specific zones	Amend Section 5.4.2.7 as follows: Renumber the existing RV(6) Zone to RV (7) to account for the technical correction of the existing duplicate RV (6)
9.	Residential Village zone Site specific provision	5.4.2.6 – RV(6), 5.4.2.7 -RV (7) and 5.4.2.8- RV (8)	Currently there are 2 site specific RV (6) sones for different properties. A renumbering is required for accurately referencing the site-specific zones	Amend Section 5.4.2.8 as follows: Renumber the existing RV(7) Zone to RV (8) to account for the technical correction of the existing duplicate RV (6)
10.	Angular Plane Qualifying Note	5A.2 RN5 – New Residential Zone Regulations	The reference to Qualifying Note in Table 5A.2 for the RN5 zone has been misnumbered, through previous by-law amendments. It currently refers to Qualifying Note (15) which does not exist. Staff propose to correct the reference to Qualifying Note for the RN5 zone in the Table from (15) to (14).	Amend Table 5A.2 as follows: RN5 (4)(9)(10)(12)(14)
11.	Permissions in the CM2 Zone	6.1 – Commercial Zone Permitted Uses	The Town's new Official Plan, currently awaiting Provincial Approval, prohibits “Automobile and recreational vehicle sales and service uses, and Gas bar and car washes” in the Western Approach – Mixed Use Area designation. The Intent of the Western Approach Mixed use area is to create a diverse, thriving commercial district combined with employment, institutional, cultural, entertainment and residential uses. It is no longer appropriate to allow for automotive sales or automotive sales establishments uses along the Main Street. Existing establishments would be able to continue as legal non-conforming uses.	Amend Section 6.2 CM2 – Permitted Uses Remove the following uses under the CM2 zone: <ul style="list-style-type: none"> - Automotive Sales and Service Uses - Car Wash - Gas Bar Existing uses as listed above, would be able to continue as legal non-conforming uses.
12.	Home Occupations	9 - Definitions	In 2022, through Housekeeping Amendments the Town updated the Home Occupations provisions in Section 3 – General provisions. At that time the associated definition was not amended which has	Amend Definition in Section 9 “ Home Occupation an occupation or business carried out by an occupant within a single detached dwelling unit as an accessory use, relating to the provision of personal

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			created an inconsistency in implementing the Zoning By-law.	services or professional services, or the production of custom or artisanal products. Home occupations do not include kennels, animal services, automotive sales and service uses, motor vehicle body repair shop, paint shops, medical offices, restaurants, taxi services, bed and breakfast establishment or distribution centres.”
13.	Window Projections	9 – Definitions	There is currently no definition of window bays in the by-law. There has been inconsistency with how these projections are interpreted and applied.	Add Definition in Section 9 Window Projection a bay window, box window or other window projection from a main wall of a building, which increases floor area or enclosed space and do not touch the ground