



# The Corporation of the Town of Milton

Report To:	Council
From:	Barbara Koopmans, Commissioner, Development Services
Date:	October 4, 2021
Report No:	DS-078-21
Subject:	Public Meeting and Initial Report: General Housekeeping Amendments to Comprehensive Zoning By-law 016-2014, as amended, and Comprehensive Zoning By-law 144-2003, as amended.
Recommendation:	<b>THAT Development Services Report DS-078-21 outlining Town initiated housekeeping amendments to Comprehensive Zoning By-law 016-2014, as amended, and Comprehensive Zoning By-law 144-2003, as amended, BE RECEIVED FOR INFORMATION.</b>

## REPORT

### Background

The Town currently has two Comprehensive Zoning By-laws that regulate land use and development within the Town: Urban Area By-law 016-2014, as amended, and Rural Area By-law 144-2003, as amended. Currently, there are no comprehensive reviews of these by-laws being undertaken.

In order to ensure that the by-laws are as accurate and up-to-date as possible, staff monitors these by-laws regularly and proposes amendments for Council's consideration, from time to time, to improve, clarify and update existing regulations with the by-laws. Through this report, staff is bringing forward some proposed modifications for public review and comment, for the purposes noted above.

### Discussion

The proposed modifications to the Urban By-law are general in nature and apply Town-wide, with the exception of three site-specific properties (i.e. 96 Bronte Street North, 7211 Fifth Line and 520 Bronte Street South) where mapping changes are proposed, and three site-specific sections where minor revisions are needed to correct typographic errors approved in previous site-specific by-laws. The proposed modification to the Rural By-law is site-specific and relates to a draft plan of subdivision located within Milton Heights.

The proposed modifications to definitions, regulations and mapping associated with each of the Town's Comprehensive Zoning By-laws, are summarized below:

## Discussion

### By-law 016-2014, as amended

#### To revise the following:

- the definition of “Setback”
- the provisions relating to required internal dimensions for both attached and detached garages and carports
- the provisions relating to temporary sales and customer service offices associated with new dwelling units
- the provisions relating to cash-in-lieu of required parking in the Central Business District
- the minimum off-street parking requirement for secondary schools
- the provisions relating to queuing requirements and queuing lanes associated with the drive-through service use
- the minimum exterior side yard setback for semi-detached dwelling units located on a corner lot with lane access in the RMD1 Zone to be consistent with other grade-related dwelling units
- the lot frontage requirement for interior back-to-back townhouse dwelling units
- the landscaped open space requirements for apartment buildings in the RHD (Residential High Density) Zone
- the minimum lot coverage requirement that applies to the Transportation Terminal Use in the M2 (Industrial) Zone
- incorrect section references
- minor errors in text and tables

#### To delete the following:

- the OS-2 (Stormwater Management) Zone on Schedule A, applicable to the lands municipally known as 7211 Fifth Line and revise the zoning to reflect the registered plan of subdivision
- the EMP-2 (Employment) Zone on Schedule A, applicable to the lands municipally known as 520 Bronte Street South and replace it with the C5 (Auto Commercial) Zone applicable to the remainder of the lands

#### To add the following:

- the M1 (Business Park) Zone to Schedule A, for the lands municipally known as 96 Bronte Street North
- footnote (\*2) to the minimum exterior side yard setback requirements applicable to corner units for townhouse dwelling units and back-to-back dwelling units permitted in the RMD1 and RMD2 Zones that allows a reduction in the setback where the yard abuts a public right-of-way of less than 18 metres wide



## Discussion

### Zoning By-law 144-2003, as amended

- to revise the opening statement relating to the special site provisions set out in site-specific subsection 13.1.1.180 C. 7) to reflect the revised road layout associated with the draft approved plan of subdivision.

The specific details on the draft housekeeping amendments, which includes tracked changes of the proposed text revisions, illustrations of the proposed mapping changes, along with the accompanying staff rationale, has been described in table format in Appendix 1 to this report. All of the identified modifications are relatively minor and would be considered to be housekeeping in nature.

### Public Consultation and Review Process

Notice for the statutory public meeting to be held on October 4, 2021, was provided pursuant to the requirements of the Planning Act and the Town of Milton Official Plan through written notice to the site-specific landowners or their representatives, as well as an ad in the Milton Canadian Champion Newspaper on September 9, 2021. The proposed housekeeping amendments were circulated to internal and external agencies on September 16, 2021.

A technical report with recommendations will be brought forward for Council consideration upon completion of the evaluation of the Town initiated housekeeping amendments.

## Financial Impact

None arising from this report.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO  
Commissioner, Development Services

For questions, please contact: Angela Janzen, Planner Phone: Ext. 2310

## Attachments

Appendix 1 - Description and Rationale of Proposed Housekeeping Amendments (By-law 016-2014 and By-law 144-2003).

CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer



## Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the HuronWendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

## PROPOSED HOUSEKEEPING AMENDMENTS

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.

### BY-LAW 016-2014, as amended

Item No.	Section or Schedule	Description of Change in By-law	Rationale
1	Schedule A Zoning Map (96 Bronte St. N.)	Add the M1 (Business Park) Zone to Schedule A for the lands municipally known as 96 Bronte Street North (see map attached).	- Zoning was omitted from this parcel in the 2003 Zoning By-law. A portion of the lands is now part of the road allowance. The remaining portion will be zoned accordingly.
2	Schedule A Zoning Map (7211 Fifth Line)	Delete the existing OS-2 (Stormwater Management) Zone on Schedule A, applicable to the lands municipally known as 7211 Fifth Line and revise the zoning boundaries to coincide with the blocks on the registered plan of subdivision (see map attached).	- SWM pond is no longer required on this site and as a result the OS-2 Zone is no longer applicable.
3	Schedule A Zoning Map (520 Bronte Street S.)	Delete the existing EMP-2 (Employment) Zone on Schedule A, applicable to the lands municipally known as 520 Bronte Street South, and replace it with the C5 (Auto Commercial) Zone applicable to the remainder of the lands (see map attached)	- The heritage house (zoned EMP-2) on the property was demolished. The portion of the lands zoned EMP-2 has been and will continue to be part of the motor vehicle dealership use.

4	Section 3 (Definitions)	<p>Revise the definition of “Setback” as follows:</p> <p><b>SETBACK</b> Means the horizontal distance of a structure or feature from the <del>property</del> <u>lot</u> line or other feature.</p>	- Correct terminology to match defined terms.								
5	Section 4.2.2.1 (Regulations Common to Both Attached and Detached Garages and Carports)	<p>Revise Section 4.2.2.1, subsection v) as follows:</p> <p>v) <i>The minimum internal dimensions for an attached or detached garage or carport shall be in accordance with the following:</i></p> <table border="1" data-bbox="332 520 1276 1010"> <thead> <tr> <th data-bbox="332 520 630 590"><b>Garage Type</b></th> <th data-bbox="630 520 1276 590"><b>Minimum Required Internal Dimensions for Both Attached and Detached Garages and Carports</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="332 590 630 730"><i>Single Car Garage</i></td> <td data-bbox="630 590 1276 730"><i>The minimum size of a parking space shall be 2.9m wide by 6.0m long by 2.1m high of which 2.9m wide by 5.3m long by 2.1m high shall be unobstructed area with the exception of one stair;</i></td> </tr> <tr> <td data-bbox="332 730 630 871"><i>Double Car Garage or Larger with a Single Car Door</i></td> <td data-bbox="630 730 1276 871"><i>The minimum size of a parking space shall be 2.9m wide by 6.0m long by 2.1m high of which 2.9m wide by 5.3m long by 2.1 m high shall be unobstructed area with the exception of one stair;</i></td> </tr> <tr> <td data-bbox="332 871 630 1010"><i>Double Car Garage or Larger with Double Car Door</i></td> <td data-bbox="630 871 1276 1010"><i>The minimum size of a parking space shall be 5.5m wide by 6.0 m long by 2.1m high of which <del>2.9m</del> <u>5.5 m</u> wide by 5.3 m long by 2.1m high shall be unobstructed area with the exception of one stair.</i></td> </tr> </tbody> </table>	<b>Garage Type</b>	<b>Minimum Required Internal Dimensions for Both Attached and Detached Garages and Carports</b>	<i>Single Car Garage</i>	<i>The minimum size of a parking space shall be 2.9m wide by 6.0m long by 2.1m high of which 2.9m wide by 5.3m long by 2.1m high shall be unobstructed area with the exception of one stair;</i>	<i>Double Car Garage or Larger with a Single Car Door</i>	<i>The minimum size of a parking space shall be 2.9m wide by 6.0m long by 2.1m high of which 2.9m wide by 5.3m long by 2.1 m high shall be unobstructed area with the exception of one stair;</i>	<i>Double Car Garage or Larger with Double Car Door</i>	<i>The minimum size of a parking space shall be 5.5m wide by 6.0 m long by 2.1m high of which <del>2.9m</del> <u>5.5 m</u> wide by 5.3 m long by 2.1m high shall be unobstructed area with the exception of one stair.</i>	- Simplify interpretation and minimize confusion. Internal dimensions for a two car garage should be the same whether single or double garage doors are used.
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6	Section 4.20 (Special Use Provisions)	<p>Revise Section 4.20.2.1 (Temporary Sales / Customer Service Offices), by adding a new subsection iii) and revising additional text as follows:</p> <p><b>4.20.2.1 Temporary Sales / Customer Service Offices</b></p> <p>i) A temporary <i>building</i> or <i>trailer</i> for conducting sales of new <i>dwelling units</i> is permitted in any <i>Zone</i> provided the sales <i>building</i> or <i>trailer</i> is located within a development site. The sales <i>building</i> or <i>trailer</i> shall be <i>setback</i> 30m from the <i>lot line</i> of any existing residential use and <i>parking areas</i> associated with the sales <i>building</i> or <i>trailer</i> shall be <i>setback</i> 6m from any existing residential use abutting the development site, <del>and</del>;</p> <p>ii) Notwithstanding the provisions of Section 5.1, <i>parking areas</i> for temporary sales and customer service offices may have a granular surface, <del>and</del>,</p> <p>iii) <u>Notwithstanding any other provision to the contrary, temporary sales/customer service offices for conducting sales of new dwelling units may also be permitted in any Zone within a building that is not intended to be temporary, subject to the applicable zone standards for which it is located.</u></p>	- Provide opportunities for temporary sales and customer service offices where a temporary building or trailer cannot be accommodated on a site (e.g. infill developments).								

<p>7</p>	<p>Section 5.5 (Parking In the Central Business District)</p>	<p><i>Revise Section 5.5, subsections iii) and iv) by adding the words “subject to approval by Council” at the end of each sentence, as follows:</i></p> <p><b>5.5      PARKING IN THE CENTRAL BUSINESS DISTRICT (095-2017)</b></p> <p>i) Every <i>building</i> or <i>structure</i> erected or enlarged in the Central Business District area shall comply with the <i>parking</i> provisions of this By-law;</p> <p>ii) In no case shall existing required parking be removed or otherwise occupied within the Cash-in-lieu Parking Policy Area as shown on Schedule B of this By-law;</p> <p>iii) Notwithstanding i) and ii) above, any <i>building</i> containing a permitted principal non-residential <i>use(s)</i> within the ‘Cash-in-lieu Parking Policy Area’ as shown on Schedule B to this By-law may provide payment to the satisfaction of the Town for cash-in-lieu of required <i>parking</i> for the non-residential use(s) only, <u>subject to approval by Council</u>;</p> <p>iv) Permitted non-residential uses, with the exception of a <i>hotel</i> or a <i>theatre</i>, within the existing gross floor area as it existed on September 25, 2017 that are within the “Parking Policy Area” as shown on Schedule C to this By-law shall be exempt from providing any additional parking.</p> <p>v) Notwithstanding iv) above, any required <i>parking spaces</i> removed as a result of an enlargement or addition(s) to an existing <i>building</i> will require payment in cash-in-lieu of parking for the removed <i>parking spaces</i>, <u>subject to approval by Council</u>.</p>	<p>- Involves Council more formally in proposed parking exemptions affecting the CBD.</p> <p>- Staff will provide a recommendation report to Council following consideration and assessment of the existing parking situation in the area of the application, and the impacts of the proposed exemption on the surrounding neighbourhood, for consideration and approval.</p>						
<p>8</p>	<p>Section 5.8.2, Table 5G (Non-Residential Parking Requirements)</p>	<p><i>Revise Section 5.8.2, Table 5G, by deleting the minimum off-street parking requirement of 4 parking spaces per classroom for secondary schools and replacing it with 3 parking spaces per classroom as follows:</i></p> <p><b>TABLE 5G (38-2019)</b></p> <table border="1" data-bbox="332 1430 1333 1797"> <thead> <tr> <th data-bbox="332 1430 724 1482"><b>Type or Nature of Use</b></th> <th data-bbox="724 1430 1333 1482"><b>Minimum Off-Street Parking Requirements</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="332 1482 724 1692"> <p><i>School</i> <i>Elementary School</i> <i>Secondary School</i> <i>All Other Schools</i></p> </td> <td data-bbox="724 1482 1333 1692"> <ul style="list-style-type: none"> <li>• <i>2 parking spaces per class room;</i></li> <li>• <i>3-4 parking spaces per class room;</i></li> <li>• <i>5 parking spaces per class room</i></li> </ul> </td> </tr> <tr> <td data-bbox="332 1692 724 1797"> <p><i>Before and After School Programs</i></p> </td> <td data-bbox="724 1692 1333 1797"> <p><i>For Before and After School Daycare programs, refer to the parking requirements under “Day Care Centre”.</i></p> </td> </tr> </tbody> </table>	<b>Type or Nature of Use</b>	<b>Minimum Off-Street Parking Requirements</b>	<p><i>School</i> <i>Elementary School</i> <i>Secondary School</i> <i>All Other Schools</i></p>	<ul style="list-style-type: none"> <li>• <i>2 parking spaces per class room;</i></li> <li>• <i>3-4 parking spaces per class room;</i></li> <li>• <i>5 parking spaces per class room</i></li> </ul>	<p><i>Before and After School Programs</i></p>	<p><i>For Before and After School Daycare programs, refer to the parking requirements under “Day Care Centre”.</i></p>	<p>- Consistent with requirements of other area municipalities.</p> <p>- Common minor variance request, that has been supported by site-specific parking studies.</p>
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<p><i>School</i> <i>Elementary School</i> <i>Secondary School</i> <i>All Other Schools</i></p>	<ul style="list-style-type: none"> <li>• <i>2 parking spaces per class room;</i></li> <li>• <i>3-4 parking spaces per class room;</i></li> <li>• <i>5 parking spaces per class room</i></li> </ul>								
<p><i>Before and After School Programs</i></p>	<p><i>For Before and After School Daycare programs, refer to the parking requirements under “Day Care Centre”.</i></p>								

9	Section 5.18.1 (Queuing Space Requirements)	<p>Revise subsection 5.18.1 iv) as follows:</p> <p><b>5.18.1 Queuing Space Requirements</b></p> <p>i) The minimum <i>queuing space</i> requirements within a designated queuing <i>lane</i> shall be as follows:</p> <p><b>TABLE 5N</b></p> <table border="1" data-bbox="332 447 1291 850"> <thead> <tr> <th><i>Drive-Through Facility</i></th> <th><b>Minimum Required Ingress Spaces</b></th> <th><b>Minimum Required Egress Spaces</b></th> </tr> </thead> <tbody> <tr> <td><i>Drive-Through, Restaurant or Motor Vehicle Washing Establishment</i></td> <td>10</td> <td>2</td> </tr> <tr> <td><i>Drive-Through, Bank</i></td> <td>3</td> <td>1</td> </tr> <tr> <td><i>All Other Drive-Through Facilities</i></td> <td>3</td> <td>1</td> </tr> </tbody> </table> <p>ii) Ingress <i>spaces</i> shall be measured from the first point of contact;</p> <p>iii) Egress <i>spaces</i> shall be located between ingress <i>space</i> and the final point of contact; and,</p> <p>iv) The queuing <i>lane</i> associated with the <i>drive-through service use</i> shall be the total number of required ingress <i>spaces</i> and egress <i>spaces</i> <u>in accordance with the requirements of Table 5N above, or the recommendations of a site-specific Traffic Impact Study (TIS), whichever is greater.</u></p>	<i>Drive-Through Facility</i>	<b>Minimum Required Ingress Spaces</b>	<b>Minimum Required Egress Spaces</b>	<i>Drive-Through, Restaurant or Motor Vehicle Washing Establishment</i>	10	2	<i>Drive-Through, Bank</i>	3	1	<i>All Other Drive-Through Facilities</i>	3	1	- Clarifies that the greatest number of queuing spaces shall be provided.
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10	Section 6.2 Tables 6C (RMD1 Zone Standards)	Revise Table 6C (Zone Standards for the RMD1 Zone) by replacing the “no minimum” requirement for the minimum exterior side yard setback for a semi-detached dwelling with lane access, with “2.4 metres (*2)”.	- Consistent with single detached, and townhouse dwelling units in the RMD1 Zone that are similarly located on corner lots with lane access.												
11	Section 6.2 – Tables 6C & 6D (RMD1 and RMD2 Zone Standards)	<p>Add the footnote symbol “(*2)” to the exterior side yard setback requirements for the following dwelling types in Section 6.2, Tables 6C (RMD1 Zone Standards) and 6D (RMD2 Zone Standards) as follows:</p> <p><i>Table 6C</i></p> <p>a) <i>Townhouse Dwelling, Corner Unit, with Street Access</i></p> <p>b) <i>Townhouse Dwelling, Corner Unit, with Lane Access</i></p>	<p>- Consistent with requirements for grade related dwelling units located on corner lots.</p> <p>- The proposed footnote</p>												

		<p><i>Table 6D</i>  a) <i>Back-to-Back Townhouse Dwelling, Corner Unit</i></p>	<p>containing a reduction in the side yard setback has been requested and approved through multiple site-specific zoning by-laws.</p>
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12	Section 6 Table 6D (RMD2 Zone Standards)	<p>Revise Table 6D, by replacing the minimum lot frontage requirement from 6.0 metres to 6.4 metres for Back-to-Back Townhouse Dwellings, interior unit, with street access (both local streets and all other streets) as shown below:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="5">Regulations</th> <th colspan="3">ZONE</th> </tr> <tr> <th colspan="3">RMD II</th> </tr> <tr> <th colspan="3">Residential Medium Density II</th> </tr> <tr> <th colspan="3">Dwelling Type</th> </tr> <tr> <th colspan="3"><i>Back-To-Back Townhouse Dwelling (*1)</i></th> </tr> <tr> <td></td> <th>Corner Unit</th> <th>Interior Unit</th> <th>End Unit</th> </tr> </thead> <tbody> <tr> <td><b>Lot Frontage</b> (Minimum)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Street Access</td> <td></td> <td></td> <td></td> </tr> <tr> <td>    Local street</td> <td>8.4m / unit</td> <td><del>6.0m</del> / unit</td> <td>7.6m / unit</td> </tr> <tr> <td>    All other streets</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lane Access</td> <td></td> <td></td> <td></td> </tr> <tr> <td>    Local street</td> <td>8.4m / unit</td> <td><del>6.0m</del> / unit</td> <td>7.6m / unit</td> </tr> <tr> <td>    All other streets</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td></td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>	Regulations	ZONE			RMD II			Residential Medium Density II			Dwelling Type			<i>Back-To-Back Townhouse Dwelling (*1)</i>				Corner Unit	Interior Unit	End Unit	<b>Lot Frontage</b> (Minimum)				Street Access				Local street	8.4m / unit	<del>6.0m</del> / unit	7.6m / unit	All other streets				Lane Access				Local street	8.4m / unit	<del>6.0m</del> / unit	7.6m / unit	All other streets	N/A	N/A	N/A		N/A	N/A	N/A	<ul style="list-style-type: none"> <li>- Assists in achieving more viable on-street parking opportunities.</li> <li>- The majority of back-to-back townhouse dwelling units developed to date have contain a 6.4 metre frontage.</li> <li>- Consistent with lot frontage requirements applicable to standard townhouse dwellings.</li> <li>- Most existing Back-to-Back units are 6.4 metres.</li> </ul>
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13	Section 6 Table 6E (Residential High Density and Residential / Office Zones)	<p>Revise the landscaping requirements in Section 6, Table 6E by replacing the word “maximum” with “minimum” and replacing the “N/A” with “35%” for the landscaping requirement for apartment buildings in the Residential High Density Zone as shown below:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="4">Regulations</th> <th colspan="3">ZONES</th> </tr> <tr> <th>RHD</th> <th colspan="2">RO</th> </tr> <tr> <th><i>Residential High Density</i></th> <th colspan="2"><i>Residential Office</i></th> </tr> <tr> <th colspan="3">Dwelling Type</th> </tr> <tr> <td></td> <th>Apartment Building</th> <th>Apartment Building</th> <th>Office Buildings</th> </tr> </thead> <tbody> <tr> <td><b>Landscaped Open Space</b> (Maximum)</td> <td>N/A</td> <td>35%</td> <td>35%</td> </tr> <tr> <td><b>Minimum)</b></td> <td>35%</td> <td></td> <td></td> </tr> </tbody> </table>	Regulations	ZONES			RHD	RO		<i>Residential High Density</i>	<i>Residential Office</i>		Dwelling Type				Apartment Building	Apartment Building	Office Buildings	<b>Landscaped Open Space</b> (Maximum)	N/A	35%	35%	<b>Minimum)</b>	35%			<ul style="list-style-type: none"> <li>- Correction of typographical error and adding landscaping requirement consistent with similar built form.</li> </ul>
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<p><b>14</b></p>	<p>Section 8.2, Table 8B (Employment Zones - Zone Standards)</p>	<p><i>Revise the minimum lot coverage requirement applicable to the Transportation Terminal Use in the M2 (Industrial) Zone in Section 8.2, Table 8B, by deleting “40%” and replacing it with “25%” as shown below:</i></p> <table border="1" data-bbox="332 310 1352 527"> <thead> <tr> <th rowspan="2">Regulations</th> <th colspan="5">ZONES</th> </tr> <tr> <th>EMP-1</th> <th>EMP-2</th> <th>M1</th> <th>M2</th> <th>MX</th> </tr> </thead> <tbody> <tr> <td></td> <td>Prestige Office</td> <td>Employment</td> <td>Business Park</td> <td>Industrial</td> <td>Extractive Industrial</td> </tr> <tr> <td><b>Lot Coverage (Minimum)</b></td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td><del>40-25%</del> (*3)</td> <td></td> </tr> </tbody> </table> <p>(*3) <i>Notwithstanding any other provision of this by-law, any property containing a transportation terminal use shall be subject to this requirement, excluding outdoor storage that may be permitted by this by-law.”</i></p>	Regulations	ZONES					EMP-1	EMP-2	M1	M2	MX		Prestige Office	Employment	Business Park	Industrial	Extractive Industrial	<b>Lot Coverage (Minimum)</b>	N/A	N/A	N/A	<del>40-25%</del> (*3)		<p>- Current provision is difficult to achieve. Proposed provision still meets the intent of the by-law by providing significant built form on a property.</p>
Regulations	ZONES																									
	EMP-1	EMP-2	M1	M2	MX																					
	Prestige Office	Employment	Business Park	Industrial	Extractive Industrial																					
<b>Lot Coverage (Minimum)</b>	N/A	N/A	N/A	<del>40-25%</del> (*3)																						
<p><b>15</b></p>	<p>Section 13.1 (Special Provisions)</p> <p>Subsection 13.1.1.240 (C3*240)</p>	<p><i>Delete the following provisions from Section 13.1.1.237 and relocate them to Section 13.1.1.240:</i></p> <p>1. <u>Special Zone Provisions:</u></p> <p>a) <u>Notwithstanding Table 7D, the maximum lot area shall be 1.66 ha.</u></p> <p>b) <u>Notwithstanding Table 7D, the maximum gross floor area for all buildings combined for uses permitted in a C2 Zone shall be 2,452.1m<sup>2</sup>:</u></p> <p>c) <u>Notwithstanding Table 7D, the maximum gross floor area for any individual building for uses permitted in a C3 zone shall be 1,200m<sup>2</sup>:</u></p> <p>d) <u>Notwithstanding Table 7D, the maximum exterior side yard setback shall be 8.4 metres:</u></p> <p>e) <u>Notwithstanding Section 4.18, a restaurant patio shall be permitted in the interior side yard abutting a residential zone:</u></p> <p>f) <u>Notwithstanding Section 4.18, a restaurant patio shall be setback a min 1.0 metres from a parking area:</u></p> <p>g) <u>Notwithstanding Section 5.18.4 (Setbacks for Queuing Lanes), the minimum setback for a queuing lane to a street line shall be 6.5 metres.</u></p> <p>h) <u>Notwithstanding Section 5.18.1 (i) Table 5G to the contrary, the minimum required ingress spaces for a drive through service facility associated with a take-out restaurant, shown as Restaurant “A” on Schedule “B”, shall be twenty (20) and the minimum required egress spaces shall be two (2).</u></p> <p>i) <u>Notwithstanding Section 5.18.1 (i) Table 5G to the contrary, the minimum required ingress spaces for a drive through service facility associated with a take-out restaurant, shown as Restaurant “E” on Schedule “B”, shall be eleven (11) and the minimum required egress spaces shall be two (2).</u></p>	<p>- Typographical error in site-specific Zoning By-law 072-2017 that directed text to the incorrect section of the Comprehensive Zoning By-law</p> <p>- Technical change for record keeping purposes.</p> <p>Note: this text has already been relocated to the correct section of the Zoning By-law to avoid confusion.</p>																							

16	Section 13.1 (Special Provisions)	<p><i>Reintroduce the following subsection 13.1.1.27 to Section 13.1:</i></p> <table border="1" data-bbox="331 239 1247 310"> <tr> <td data-bbox="331 239 526 310"><b>13.1.1.27</b></td> <td data-bbox="526 239 764 310">61-85 47-2005</td> <td data-bbox="764 239 971 310">M2</td> <td data-bbox="971 239 1247 310"><b>*27</b></td> </tr> </table> <p>Part Lot 6, Concession II (Nassagaweya) and Part Lot 13, concession VIII (Trafalgar)</p> <p><b>i) Only Uses permitted</b></p> <ul style="list-style-type: none"> <li>a) <i>Equipment Sales and Rental;</i></li> <li>b) <i>Industrial Use;</i></li> <li>c) <i>Outdoor Storage;</i></li> <li>d) <i>Motor Vehicle and Equipment Storage;</i></li> <li>e) <i>Seasonal Vehicle Storage;</i></li> <li>f) <i>Service and Repair Shop;</i></li> <li>g) <i>Transportation Terminal;</i></li> <li>h) <i>Veterinary Clinic – Small Animal;</i></li> <li>i) <i>Veterinary Clinic – Large Animal;</i></li> <li>j) <i>Veterinary Hospital- Small Animal;</i></li> <li>k) <i>Warehouse Distribution Centre;</i></li> <li>l) <i>a dwelling for a watchman or caretaker or other similar person employed on the premises concerned.</i></li> </ul>	<b>13.1.1.27</b>	61-85 47-2005	M2	<b>*27</b>	<p>Part 1 of 2</p> <ul style="list-style-type: none"> <li>- Typographical error in site-specific zoning by-law 107-2017 directed staff to delete the wrong section within the Comprehensive Zoning By-law.</li> <li>- Technical change for record keeping purposes.</li> </ul> <p>Note: this text has already been reintroduced to the correct section of the Zoning By-law to ensure that site-specific provisions for the property zoned M2*27 remained in place.</p>
<b>13.1.1.27</b>	61-85 47-2005	M2	<b>*27</b>				
17	Section 13.2 (Holding Provisions)	<p><i>Delete Section 13.2.1.27 in its entirety.</i></p>	<p>Part 2 of 2</p> <ul style="list-style-type: none"> <li>- Typographical error in site-specific zoning by-law 107-2017 directed staff to delete the incorrect section.</li> <li>- Technical change for record keeping purposes.</li> </ul> <p>Note: the noted section has already been removed from the zoning by-law.</p>				

18	Section 13.2 (Holding Provisions)	Revise subsections 13.2.1.168 – 13.2.1.172 by changing the section references to 13.2.1.68 – 13.2.1.72 and relocating the subsections in the appropriate numerical order.	<ul style="list-style-type: none"> <li>- Incorrect section numbers were referred to in site-specific zoning by-law 061-2019.</li> <li>- Technical change for record keeping purposes</li> </ul>
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### BY-LAW 144-2003

Item No.	Section or Schedule	Description of Change in By-law	Rationale
1	Section 13.1 (Special Provisions)  Subsection 13.1.1.180 7) (RLD*180)	<i>Revise existing site-specific subsection 13.1.1.180 7) as follows:</i>  7) For all lots fronting onto <del>the lay-by street parallel to Peru Road</del> <u>Peru Road, South of Street 'A'</u> , the following provisions apply:	<ul style="list-style-type: none"> <li>- Revise to reflect updated draft plan of subdivision.</li> </ul>

**MAPS – Not to scale. For demonstration purposes only.**



