

**PROPOSED ZONING BY-LAW AMENDMENTS AND STAFF EXPLANATION**

PROPOSED ZONING BY-LAW AMENDMENT		STAFF EXPLANATION
<b>Part 1 – General Conditions and Provisions</b>		
1.	<p>Amend Section 1.6 Compliance with this By-law, Subsection 1.6.1 (j), as follows:</p> <ul style="list-style-type: none"> <li>i. Deleting “Except in accordance with Footnote (a) of Part 2, Table 2.3.1 of this By-law, where the applicable zone designation establishes minimum lot width and lot area requirements for an individual dwelling unit, only one dwelling unit shall be permitted on one lot.”; and</li> <li>ii. Replacing it with “Except in accordance with Part 1, Subsection 2.21 (u) “Additional Residential Units”, where the applicable zone designation establishes minimum lot width and lot area requirements for an individual dwelling unit, only one dwelling unit shall be permitted on one lot.”</li> </ul>	<p>To refer to the new (proposed) subsection regulating additional residential units (ARUs) in all zones, ensuring that the limit of only one dwelling unit per lot does not apply to ARUs.</p>
2.	<p>Amend Section 2.21 Uses Permitted in All Zones, as follows:</p> <ul style="list-style-type: none"> <li>i. Adding: <ul style="list-style-type: none"> <li>“(u) Additional Residential Units</li> <li>• Permitted in the R1, R2, R3, R4, R5, RM1, RM2, RM3, RM4, RM5, RH1, RH2, RH4, RH5, RO1, RO2, RO3, RO4, RAL1, RAL2, RAL3, RAL4, MXG, MXC, MXT, DRM, DRL, UCR1, UCR2, UCR3, URH, URM, RNA1, RNA2, RNA3, SNA, ONA, and DNA zones, and any exception numbers associated with these zones, and in the O2-195, O2-196, and O3-196 zones.</li> <li>• Also permitted in a zone preceded by an H (Holding) zone prefix in an existing building lawfully permitted on the date the amending By-law creating the ‘H’ zoning was enacted.</li> <li>• In addition to the principal dwelling unit, up to two Additional Residential Units are permitted on a parcel of urban residential land where one Detached</li> </ul> </li> </ul>	<p>To add a new subsection to provide regulations for Additional Residential Units in all zones. Including these regulations in one subsection provides an efficient way to regulate ARUs without repeating the regulations in each zone. The regulations included are generally limited to those that are necessary to ensure compliance with the <i>Planning Act</i>. Additional regulations restricting the number of entrances on an elevation of a principal building facing a street and restricting the location of parking are relocated to this subsection from Part 2, Section 3, Table 2.3.1, Footnote (a) which applied to accessory dwelling</p>

	<p>Dwelling, Semi-Detached Dwelling, Street Townhouse, or Townhouse is permitted. For clarity, Additional Residential Units in association with a Townhouse are only permitted on a POTL where one Townhouse is permitted.</p> <ul style="list-style-type: none"> <li>• Only one Additional Residential Unit may be located within an Accessory Building.</li> <li>• Only one exterior entrance is permitted on each elevation of the principal building facing a street.</li> <li>• Parking shall not be permitted in that portion of the rear yard defined as the area between the extension of the two lines projected backward from the two side walls of the principal building.</li> <li>• Tandem parking spaces are permitted.</li> <li>• Additional Residential Units shall not be included in the calculation of maximum density, maximum number of dwelling units, or minimum number of visitor parking spaces.</li> <li>• Requirements for minimum floor area per dwelling unit and Minimum Floor Area Ratio shall not apply to lots with Additional Residential Units.”</li> </ul>	<p>units in the R1, R2, and R3 Zones.</p>
<p>3.</p>	<p>Amend Section 2.25, Table 1.2.6: Off-Street Parking Standards, as follows:</p> <ul style="list-style-type: none"> <li>i. Deleting: “Accessory Dwelling Unit”; and</li> <li>ii. Replacing it with: “Additional Residential Unit and adding: “per unit” after “1 space” in the corresponding “Parking Standard” column listing.</li> </ul>	<p>To change the term “Accessory Dwelling Unit” to “Additional Residential Unit” to ensure consistency with the new Official Plan and throughout the Zoning By-law.</p> <p>To clarify that the parking standard applies to each Additional Residential Unit.</p>
<p>4.</p>	<p>Amend Section 2.33, Parcel of Tied Land (POTL), as follows:</p> <ul style="list-style-type: none"> <li>i. Deleting: “Part 1, Section 2.2 Accessory Buildings and Structures and Unitary Equipment, Section 2.3 Patios and Decks – Residential, Section 2.4 Fencing and Privacy Screens, and Section 2.5</li> </ul>	<p>To clarify that the regulations for Additional Residential Units apply to POTLs as well as lots (e.g., ARUs are permitted on a POTL that is developed with one townhouse).</p>

	<p>Swimming Pools, shall also apply per POTL”; and</p> <p>ii. Replacing it with: “Part 1, Section 2.21, Subsection (u) Additional Residential Units, Section 2.2 Accessory Buildings and Structures and Unitary Equipment, Section 2.3 Patios and Decks – Residential, Section 2.4 Fencing and Privacy Screens, and Section 2.5 Swimming Pools, shall also apply per POTL”.</p>	
<b>Part 2 – Residential Zones</b>		
5.	<p>Amend Section 3, Table 2.3.1, as follows:</p> <p>i. Deleting: “One Accessory Dwelling Unit”; and</p> <p>ii. Replacing it with: “Additional Residential Units” and adding: “√(a)” to the corresponding “R4”, and “R5” column listings.</p>	To permit Additional Residential Units in all Low Density Residential Zones.
6.	<p>Amend Section 3, Footnote to Table 2.3.1, as follows:</p> <p>i. Deleting: all of Footnote (a); and</p> <p>ii. Replacing it with: “(a) Subject to Part 1, Section 2.21, Subsection (u)”</p>	<p>To remove provisions that apply in the R1, R2, and R3 Zones which restrict permissions for Additional Residential Units (i.e., allowing ARUs in detached dwellings only and on lots with a minimum width and amenity space, limiting the floor area of ARUs). Other provisions are proposed to be relocated to Part 1, Section 2.21, Subsection (u).</p> <p>To indicate that ARUs in Low Density Residential Zones are subject to the new (proposed) subsection regulating ARUs in all zones.</p>
7.	<p>Amend Section 7, Table 2.7.1, as follows:</p> <p>i. Adding: “Additional Residential Units” to the column listing “Use” and “√(g)” to the corresponding “RM1”, “RM2”, “RM3”, “RM4”, and “RM5” column listings.</p>	To permit Additional Residential Units in all Medium Density Residential Zones.

8.	Amend Section 7, Footnotes to Table 2.7.1, as follows:  i. Adding: “(g) Subject to Part 1, Section 2.21, Subsection (u)”	To indicate that ARUs in Medium Density Residential Zones are subject to the new (proposed) subsection regulating ARUs in all zones.
9.	Amend Section 13, Table 2.13.1, as follows:  i. Adding: “Additional Residential Units” to the column listing “Use” and “√(b)” to the corresponding “RH1”, “RH2”, “RH4”, and “RH5” column listings.	To permit two Additional Residential Units in the High Density Residential Zones where street townhouses are permitted.
10.	Amend Section 13, Footnotes to Table 2.13.1, as follows:  i. Adding: “(b) Subject to Part 1, Section 2.21, Subsection (u)”	To indicate that ARUs in applicable High Density Residential Zones are subject to the new (proposed) subsection regulating ARUs in all zones.
11.	Amend Section 16, Table 2.16.1, as follows:  i. Adding: “Additional Residential Units” to the column listing “Use” and “√(c)” to the corresponding “RO1”, “RO2”, “RO3” and “RO4” column listings.	To permit Additional Residential Units in all Orchard Community Residential Zones.
12.	Amend Section 16, Footnotes to Table 2.16.1, as follows:  i. Adding: “(c) Subject to Part 1, Section 2.21, Subsection (u)”	To indicate that ARUs in Orchard Community Residential Zones are subject to the new (proposed) subsection regulating ARUs in all zones.
13.	Amend Section 21, Table 2.21.1, as follows:  i. Adding: “Additional Residential Units” to the column listing “Use” and “√(i)” to the corresponding “RAL1”, “RAL2”, “RAL3”, and “RAL4” column listings.	To permit Additional Residential Units in all Alton Community Residential Zones.
14.	Amend Section 21, Footnotes to Table 2.21.1, as follows:  i. Adding: “(i) Subject to Part 1, Section 2.21, Subsection (u)”	To indicate that ARUs in Alton Community Residential Zones are subject to the new (proposed) subsection regulating ARUs in all zones.

<b>Part 5 – Mixed Use Corridor Zones</b>		
15.	Amend Section 2, Table 5.2.1, as follows:  i. Adding: “Additional Residential Units” to the column listing “Uses” under “Residential” and “√(r)” to the corresponding “MXG”, “MXC”, and “MXT(m)” column listings.	To permit Additional Residential Units in the Mixed-Use Corridor Zones where townhouses are permitted.
16.	Amend Section 2, Footnotes to Table 5.2.1, as follows:  i. Adding: “(r) Subject to Part 1, Section 2.21, Subsection (u)”	To indicate that ARUs in applicable Mixed-Use Corridor Zones are subject to the new (proposed) subsection regulating ARUs in all zones.
<b>Part 6 – Downtown Mixed-Use Centre Zones</b>		
17.	Amend Section 2B, Table 6.2.2, as follows:  i. Deleting: “One Accessory Dwelling Unit” from the column listing “Uses” and “√(b)” from the corresponding “DRM” column listing and “√(c)” from the corresponding “DRL” column listing; and  ii. Adding: “Additional Residential Units” to the column listing “Uses” and “√(f)” to the corresponding “DRM” and “DRL” column listings.	To change the term “Accessory Dwelling Unit” to “Additional Residential Unit” to ensure consistency with the new Official Plan and throughout the Zoning By-law.  To permit Additional Residential Units in the Downtown Mixed-Use Centre Zones where detached, semi-detached, townhouse, and/or street townhouse dwellings are permitted.
18.	Amend Section 2B, Footnotes to Table 6.2.2, as follows:  i. Adding: “(f) Subject to Part 1, Section 2.21, Subsection (u)”	To indicate that ARUs in applicable Downtown Mixed-Use Centre Zones are subject to the new (proposed) subsection regulating ARUs in all zones.
<b>Part 7 – Uptown Mixed-Use Centre Zones</b>		
19.	Amend Section 2, Table 7.2.1, as follows:  i. Adding: “Additional Residential Units” “to the column listing “Uses” under “Residential” and “√(l)” to the “UCR1”, “UCR2”, “UCR3”, “URH”, and “URM” column listings.	To permit Additional Residential Units in the Uptown Mixed-Use Centre Zones where detached, semi-detached, townhouse, and/or street townhouse dwellings are permitted.

20.	<p>Amend Section 2, Footnotes to Table 7.2.1, as follows:</p> <p>i. Adding: "(l) Subject to Part 1, Section 2.21, Subsection (u)"</p>	<p>To indicate that ARUs in applicable Uptown Mixed-Use Centre Zones are subject to the new (proposed) subsection regulating ARUs in all zones.</p>
<b>Part 9 – North Aldershot Zones</b>		
21.	<p>Amend Section 3, Table 9.3.1, as follows:</p> <p>i. Adding: "Additional Residential Units" to the column listing "Use" and "✓(h)" to the "RNA1", "RNA2", "RNA3", "SNA", "ONA", and "DNA".</p>	<p>To permit Additional Residential Units in the North Aldershot Zones where detached and townhouse dwellings are permitted.</p>
22.	<p>Amend Section 3, Footnotes to Table 9.3.1, as follows:</p> <p>i. Adding: "(h) Subject to Part 1, Section 2.21, Subsection (u)"</p>	<p>To indicate that ARUs in applicable North Aldershot Zones are subject to the new (proposed) subsection regulating ARUs in all zones. This subsection requires lots to be serviced by municipal water and sewer services.</p>
<b>Part 11 – Holding Zones Provisions</b>		
23.	<p>Amend Section 1.1 Permitted Uses, as follows:</p> <p>i. Adding: "(g) An Additional Residential Unit in an existing building lawfully permitted on the date the amending By-law creating the 'H' zoning was enacted, subject to Section 2.21, Subsection (u)."</p>	<p>To permit ARUs in an existing building in a Holding Zone, subject to the new (proposed) subsection regulating Additional Residential Units in all zones.</p>
<b>Part 14 – Exceptions to Zones Designations</b>		
24.	<p>Amend Exception 408, Subsection 2, as follows:</p> <p>i. Deleting: "Accessory Dwelling Unit"; and</p> <p>ii. Replacing it with: "Additional Residential Unit"</p>	<p>To change the term "Accessory Dwelling Unit" to "Additional Residential Unit" to ensure consistency with the new Official Plan and throughout the Zoning By-law.</p>
25.	<p>Amend Exception 409, Subsection 2, as follows:</p> <p>i. Deleting: "Accessory Dwelling Unit"; and</p> <p>ii. Replacing it with: "Additional Residential Unit"</p>	<p>To change the term "Accessory Dwelling Unit" to "Additional Residential Unit" to ensure consistency with the new Official Plan and throughout the Zoning By-law.</p>

Part 16 – Definitions		
<p>25.</p>	<p>Amend Definitions, as follows:</p> <p>i. Deleting:</p> <p style="padding-left: 40px;"><b>“Accessory Building or Structure</b></p> <p style="padding-left: 40px;">A detached building or structure not used for human habitation, the use of which is naturally or customarily incidental and subordinate to, or exclusively devoted to a principal use, building or structure and located on the same lot therewith. Accessory Buildings may include a detached garage, workshop, shed, or pool house. Accessory Structures may include arbours, gazebos, pergolas, play structures, or detached car port exclusive of patios or decks.”</p> <p>ii. Adding:</p> <p style="padding-left: 40px;"><b>“Accessory Building or Structure</b></p> <p style="padding-left: 40px;">A detached building or structure that is not used for human habitation, unless it has been approved as an additional residential unit, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building and located on the same lot. Accessory Buildings are 50% or more enclosed by walls or privacy screens and may include a detached garage, workshop, shed, additional residential unit, and/or pool house. Accessory Structures may include arbours, unenclosed gazebos, pergolas, play structures, and/or detached car ports exclusive of patios or decks.”</p> <p>iii. Deleting:</p> <p style="padding-left: 40px;"><b>“Accessory Dwelling Unit</b></p> <p style="padding-left: 40px;">One self-contained dwelling unit created through converting part of or adding on to one existing detached dwelling unit, also</p>	<p>To update the definition for “Accessory Building or Structure” so that it is consistent with the new Official Plan definition and to recognize how accessory buildings are differentiated from accessory structures to facilitate implementation of separate regulations.</p> <p>To replace the term and definition for “Accessory Dwelling Unit” with a new term and definition for “Additional Residential Unit” to ensure consistency with the new Official Plan and throughout the Zoning By-law.</p> <p>To update the definition for “Floor Area Ratio – Low Density Residential” to clarify that Floor Area Ratio is calculated based on the floor area of the principal building.</p> <p>To add a definition for “Parcel of Urban Residential Land” to ensure consistence with the <i>Planning Act</i> and the new Official Plan.</p> <p>To add a definition for “Tandem Parking Space” that is consistent with the definition in O. Reg. 299-19: Additional Residential Units under the <i>Planning Act</i>.</p>

	<p>referred to as an additional residential unit in the Ontario Planning Act.”</p> <p>iv. Adding:</p> <p><b>“Additional Residential Unit</b></p> <p>A self-contained dwelling unit which is located within, and/or on the same lot as a principal dwelling unit in a detached dwelling, semi-detached dwelling, townhouse or street townhouse”</p> <p>v. Deleting:</p> <p><b>“Floor Area Ratio – Low Density Residential</b></p> <p>The mathematical relationship between the floor area of a dwelling and its lot area determined by dividing the floor area of a building (including attached garage and stair case) by the net area of that lot.”</p> <p>vi. Adding:</p> <p><b>“Floor Area Ratio – Low Density Residential</b></p> <p>The mathematical relationship between the floor area of a principal building, excluding any accessory buildings, and its lot area determined by dividing the floor area of a building (including attached garage and stair case) by the net area of that lot.”</p> <p>vii. Adding:</p> <p><b>“Parcel of Urban Residential Land</b></p> <p>A lot or parcel of tied land (POTL) that is within an area of settlement on which one detached dwelling, semi-detached dwelling, townhouse or street townhouse is permitted in accordance with this By-law</p>	
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	<p>and that is served by municipal water and sewer services.”</p> <p>viii. Adding:</p> <p><b>“Tandem Parking Space</b></p> <p>A parking space that can only be accessed by passing through another parking space from a street, lane or driveway.”</p>	
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