



# Public Meeting – Housekeeping Amendment to Zoning By-law 2010-078 (ZBA No. 30)

City Council  
May 30, 2022

- On April 20, 2022, the City's Community Services Committee endorsed Zoning By-law Amendment (ZBA) No. 30, being the fourth City-initiated housekeeping amendment to the Zoning By-law.
- The amendment was subsequently endorsed by City Council on May 9, 2022, through adoption of the meeting minutes.
- The proposed housekeeping amendment is an interim measure until such time as Staff can initiate a Comprehensive Zoning By-law Review, as required by the *Planning Act*.

# Proposed Zoning Amendment

- Zoning By-law Amendment No. 30 is the fourth City-initiated housekeeping amendment.
- The application proposes to amend eight (8) sections of the by-law to clarify interpretation, improve readability, and correct certain omissions as generally achieved through:
  - Amending, adding, and removing definitions (Sec. 4).
  - Amending, adding, and removing general provisions (Sec. 5).
  - Amending and removing Residential, Commercial and Mixed Use, Industrial and Institutional Zone regulations (Sec. 6 to 9).
  - Amending site-specific provisions for technical clarity (Sec. 14).
  - Amending Zone Maps 6 and 12 for technical clarity.

# Section 4: Definitions

- Remove definitions of 'Body Piercing Establishment' and 'Tattoo Parlour' & encompass within 'Personal Service Use'.
- Modify 'Converted Dwelling' to remove reference to a building originally designed to contain a non-residential use.
- Add new definitions:
  - Model Home
  - Accessible Aisle
  - Accessible Stall
  - Indirect Sales
  - Vehicle-for-Hire Service

# Section 5: General Provisions

- The bulk of housekeeping amendments are proposed to the General Provisions section of the by-law.
- Highlights include:
  - Remove use-specific regulations for Group Homes (Sec. 5.17.3), Body Piercing Establishments and Tattoo Parlours (Sec. 5.17.7) and Boarding or Lodging Houses (Sec. 5.17.10).
  - Remove Sec. 5.11 which requires that a dwelling unit located in a basement be at least 50 percent (50%) above grade.
  - Update barrier-free parking regulations to align with AODA.
  - Clarify and add criteria that apply to home occupations. Add a new subsection to regulate certain uses that are restricted or prohibited as a home occupation (e.g., manufacturing activities).
  - Add two (2) new sections respecting the location and buffering of garbage, refuse, and storage facilities on a lot and the construction/placement of model homes.

# Section 6: Residential Zones

- Permit an Accessory Apartment within a Single Detached Dwelling in the R1 Zone as of right and remove the requirement for the dwelling to be owner-occupied.
- Revise the required interior side yard setback to 0.0 m for semi-detached and townhouse dwellings, where there is a common party wall.
- Remove minimum gross floor area (GFA) requirements for all residential dwelling types.



# Section 7: Commercial & Mixed Use Zones

- Remove Body Piercing Establishments and Tattoo Parlours as a permitted use, as these would be permitted where 'Personal Service Uses' are allowed.
- Add a Group Home as a permitted use in the C1 and MC Zones, consistent with permissions previously provided under Sec. 5.17.3.
- Clarify zoning provisions for single detached, semi-detached, duplexes and converted dwellings in the MC Zone.
- Modify the C1 Zone provisions to require a minimum building height of 6.0 m (2 storeys) within the core of the River District.
- Remove the required minimum gross floor area of 35 sq. m. per dwelling unit.

# Other Proposed Amendments

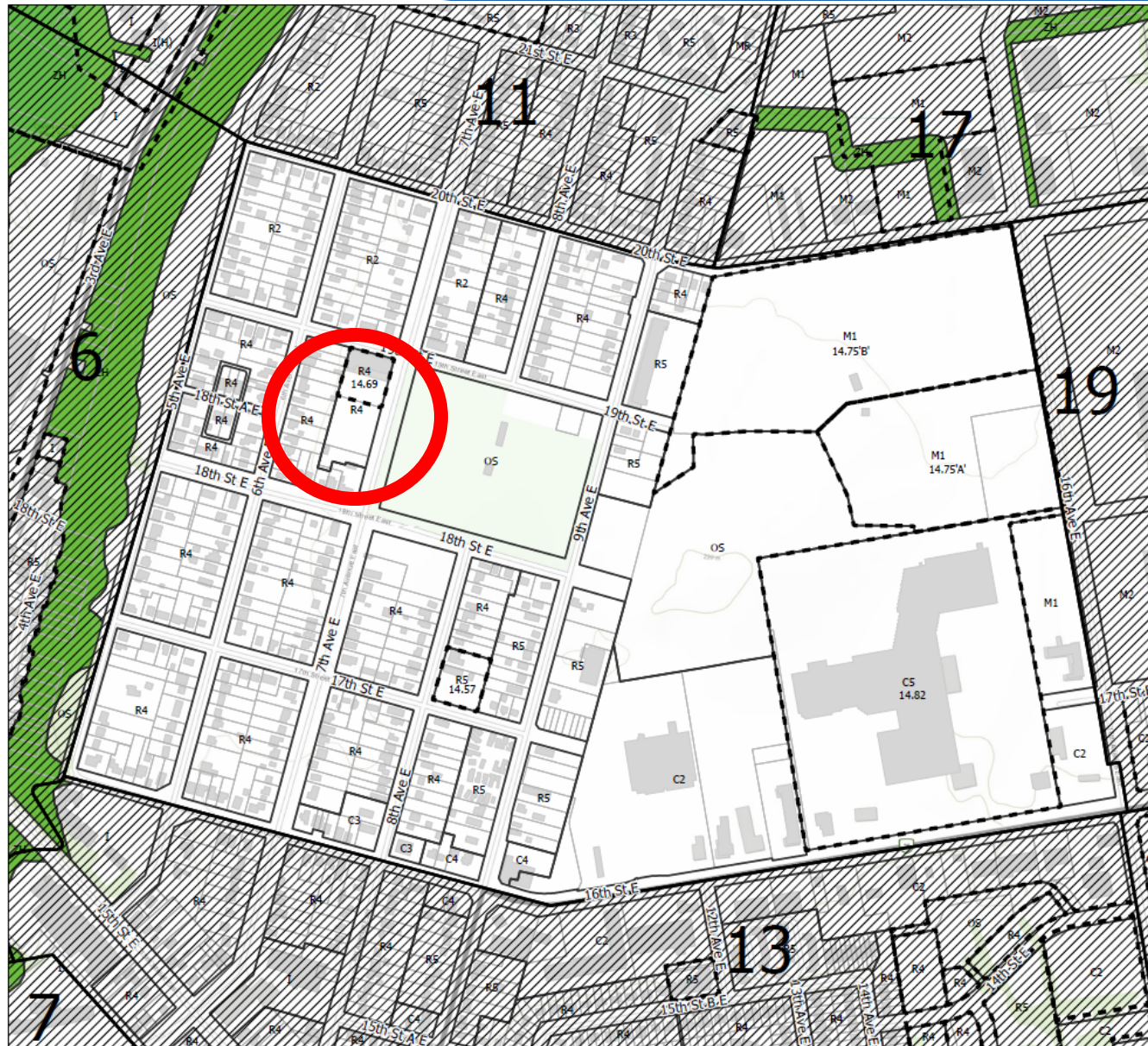
- **Section 8: Industrial Zones**
  - Remove body piercing establishments, tattoo parlours, financial establishments, and places of worship as permitted uses.
  - Add a new section pertaining to accessory uses within an Industrial Mall, which previously existed under Section 5.9 of the by-law.
- **Section 9: Institutional Zones**
  - Ensure consistency with the updated use specific regulations for places of worship provided in Section 5.17.4.
- **Section 14: Special Provisions**
  - Various administrative amendments are proposed to improve the readability of certain special provisions and ensure that correct reference is made to underlying zone provisions.
  - Renumber Special Provision 14.102 to 14.122 to remove duplication.







# Zone Map 12



# Process To Date:

Date	Step
April 20, 2022	Technical Report to Community Services Committee ( <a href="#">CS-22-045</a> )
May 6, 2022	Notice of Public Meeting published in the Sun Times newspaper and sent to prescribed persons and bodies.
May 9, 2022	Technical Report received by City Council through adoption of the Community Services Committee meeting minutes.
May 19, 2022	Request for comment circulated to commenting staff and agencies.
May 24, 2022	Report to Accessibility Advisory Committee ( <a href="#">CS-22-073</a> )
May 30, 2022	Public Meeting

Date	Step
June 3, 2022	Request for comment deadline.
June 27, 2022	Recommendation Report to City Council.
July 2022	Enacting by-laws to City Council.





# Questions / Comments