
From: Catherine Rose
Chief Planner

Subject: Zoning By-law Amendment Application A 01/24
City Initiated: City of Pickering Consolidated Zoning By-law

1. Purpose of this Report

The purpose of this report is to provide information on the second draft of the Consolidated Zoning By-law (Draft Zoning By-law). This report contains general information on the public engagement undertaken, how the current six parent Zoning By-laws were consolidated, the new structure of the zoning categories, and the new zoning provisions.

This report is intended to assist members of the public and other interested stakeholders in understanding the proposed Draft Zoning By-law. The Planning & Development Committee will hear public delegations on the Draft Zoning By-law, ask questions for clarification, and identify any planning matters for further consideration. This report is for information purposes, and no decision is to be made at this time. Following a review of the public, agency and stakeholder comments, staff will bring forward a recommendation report, and a final Draft Zoning By-law for consideration by the Planning & Development Committee.

2. The Draft Zoning By-law

A copy of the Draft Zoning By-law is available for viewing on the City's website at Let's Talk Pickering, or at the offices of the City of Pickering, City Development Department.

3. Background

Report PLN 18-19 to the Planning & Development Committee outlined the need to update and consolidate the City's existing six parent Zoning By-laws 2511, 2520, 3036, 3037, 7364/14 (Seaton) and 7553/17 (City Centre). In 2020, a multi-phase Comprehensive Zoning By-law Review (CZBR) was initiated. Phase 1 of the CZBR continued throughout 2020 and 2021, during which staff, with the assistance of the consulting firm of WSP Canada Group Ltd. (WSP) prepared a public consultation strategy, completed eight discussion papers, and hosted an electronic open house.

The discussion papers provided an overview of the relevant provisions in each of the existing parent zoning by-laws, and an analysis of how the existing zoning relates to planning policies and legislation at the local, regional, and provincial levels. Also discussed were recent best practices in Ontario municipalities that have undertaken a comprehensive zoning by-law review. Guiding principles, and an approach to structuring zoning categories, were recommended.

As Phase 2 of the CZBR commenced, the project was renamed as the “Consolidated” Zoning By-law Review, to more accurately reflect the nature of the work completed. By contrast, a “Comprehensive” Review would imply updating the zoning to implement the Official Plan designations. A Comprehensive Review of the Zoning By-law will be initiated following completion of a new Pickering Official Plan.

Phase 2 includes the preparation of the Draft of the Consolidated Zoning By-law, and public engagement. In 2022, staff released the first Draft Zoning By-law for public review and comment. Staff reports PLN 03-22 and PLN 36-22 provided information on the first Draft Zoning By-law. Following comments received from City staff, the public, agencies, and stakeholders, a second Draft Zoning By-law was released on February 6, 2024. This Information Report 01-24 provides general information on the second Draft Zoning By-law.

4. Community Engagement

The City’s website page, Let’s Talk Pickering, has been the central place for information about the CZBR and the Draft Zoning By-law. The site contains the following information: the eight discussion papers; reports to Council; open house and informational videos; the text and mapping of the Draft Zoning By-law; staff answers to submitted questions; the community consultation program; and next steps.

To date, as part of Phases 1 and 2, four virtual open houses, and two in-person open houses have been held to address the discussion papers and the Draft Zoning By-law. The most recent in-person open house was held on March 12, 2024, at Pickering City Hall. Another in-person open house will be held at Pickering City Hall, immediately prior to the April 2, 2024 Statutory Public Meeting. Notice for these events has included ads in the News Advertiser (when in publication), and more recently, the Toronto Star; mobile boulevard signage; City website notices; brochure and post card drops; and emailing.

In total, over 160 people have attended, or viewed, in-person and virtual open houses. The comments received are summarized in the Comment Summary Matrix available for viewing on Let’s Talk Pickering. This matrix also includes consultant/staff responses to each comment. To date, approximately 165 comments have been received from the public, agencies, and City staff. Comments on the Draft Zoning By-law will be accepted until May 1, 2024, and will be reviewed to inform the preparation of the final Draft Zoning By-law. The final Draft Zoning By-law will be presented later in 2024 to Council for consideration.

The comments received to-date fall generally into one of the following themes:

- general zoning inquiries for particular properties, requests for clarification of zoning provisions, and corrections to the online zoning map
- requests from landowners/developers, some with submitted development applications, for site-specific zoning changes (staff advises that requests for site-specific zoning changes are not being considered through the Consolidated Zoning By-law Review)

- requests from the Toronto and Region Conservation Authority to rezone certain Authority-owned lands to Environmental Protection that are currently zoned for residential uses, despite the presence of natural heritage features or hazard lands
- general comments on the structure of the Draft Zoning By-law
- comments that support more mixed-use zoning and implementation of Official Plan policies

5. Consolidating the Existing Zoning By-laws

5.1 The existing six parent Zoning By-laws are consolidated

Except for the Seaton Zoning By-law 7364/14, the zones and provisions of all the existing parent zoning by-laws have been consolidated and harmonized in the Draft Zoning By-law. This includes administrative provisions; definitions; general regulations; parking and loading standards; definitions; zone-specific provisions for permitted uses, and lot and building standards; and provisions for enactment and transition. Seaton Zoning By-law 7364/14 has been retained except for its administration and enactment chapters as a chapter within the Draft Zoning By-law.

In addition to the six parent zoning by-laws, the Draft Zoning By-law incorporates the following two zoning amendments recently passed by Council:

- regulations for Infill and Replacement Housing in Established Neighbourhoods, which were adopted by Council in 2021 and approved by the Ontario Land Tribunal in 2023, are applied to the certain neighbourhoods through an overlay map, and establish additional lot and building standards that supersede the provisions for a given zone
- regulations for Additional Dwelling Units, adopted by Council in 2023, bringing the Draft Zoning By-law in conformity with the changes to the *Planning Act* in 2022

5.2 Zoning categories are restructured

The structure of the zone categories in the six existing zoning by-laws was reviewed to establish a single structure of new zones for the Draft Zoning By-law that would apply city-wide. The approach to consolidating the existing zone categories was to establish a clear zone structure to guide future development, simplify and consolidate the similar provisions of existing zones, reduce the number of zones, order residential zones according to density, and carry forward some site-specific zoning as exceptions. See Attachment 1 for a table of the Proposed Zone Categories.

Consolidating residential zones from the six existing Zoning By-laws is a critical step in the new city-wide Draft Zoning By-law. The intent of this step of the process was not to result in any significant variances from the existing residential standards, but rather simplify and consolidate the similar provisions of the existing zones. The residential zones are reorganized into the three broader zone categories of R1 – Residential First Density, R2 – Residential Second Density, and R3 – Residential Third Density, according to the density of their permitted dwelling types. Within each category, there are subzones that establish lot frontage and lot area provisions.

Attachment 2 of this report is a concordance table, demonstrating how the zones from the existing parent Zoning By-laws have been consolidated into the zone structure for the Draft Zoning By-law.

5.3 Site-specific Exceptions

The existing six parent Zoning By-laws contain exceptions approved through site specific rezonings after the enactment of the original parent by-laws. All exceptions were reviewed to determine if they could be consolidated, deleted, or carried forward into the Draft Zoning By-law. This review looked at whether there were similarities among the exceptions, and whether they complied with zones and provisions of the Draft Zoning By-law. Exceptions were deleted if they complied with the provisions of the Draft Zoning By-law.

Exceptions were carried forward if they did not comply with the Draft Zoning By-law provisions. Carrying forward exceptions into the Draft Zoning By-law ensures that existing zoning permissions are not removed from properties. This approach has reduced, in half, the total number from approximately 850 to 412 Exceptions.

The exceptions that are carried forward are numbered, and the numbers are displayed at a property level on the interactive zone map. The user of the By-law can then search for it numerically if their property is subject to an exception.

5.4 Transition provisions

The Draft Zoning By-law contains provisions that recognize, for a five-year period, the status of existing *Planning Act* and *Building Act* applications. These proposed provisions allow applications submitted prior to the Draft Zoning By-law coming into effect, to continue to be processed according to the Zoning By-laws that were in effect at the time of application. A by-law comes into effect once Council passes a by-law and the appeal period lapses without any appeals, or when a by-law is appealed, and the Ontario Land Tribunal (OLT) issues an order dismissing the appeal, or approving, or approving with modifications.

5.5 Kingston Road Corridor and Specialty Retail Node Intensification Areas

Council adopted Official Plan Amendment 38 (OPA 38) for the Kingston Road Corridor and Specialty Retail Node Intensification Areas on January 24, 2022. On November 4, 2022, the Region of Durham issued a notice of decision to approve OPA 38. That decision was appealed to the OLT. The Draft Zoning By-law does not propose zoning for the lands subject to OPA 38. The new Zoning By-law will be amended following the decision of the Tribunal, and preparation of an implementing zoning by-law for the OPA 38 lands. Until then, the OPA 38 lands will continue to be subject to the current Zoning By-law 3036.

5.6 Minister's Zoning Orders

The *Planning Act* authorizes the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order (MZOs) and enact an Ontario Regulation to regulate the use of land, buildings, and structures anywhere in Ontario. MZOs are a level of zoning that

supersedes municipal zoning wherever the municipal and provincial zoning conflict. Four provincial Minister's Zoning Orders cover certain lands in Pickering, and often, the public are unaware that their property may be subject to an MZO. To improve the understanding of zoning in Pickering, the Draft Zoning By-law contains an informational schedule (Schedule 2) that outlines the lands that are subject to the four MZOs. Schedule 2 – Minister's Zoning Orders, can be viewed on Let's Talk Pickering. In addition, Section 16, Enactment, states that the MZOs remain in effect and supersede the Draft Zoning By-law.

6. New and modified zoning provisions

In addition to consolidation, the six existing Zoning By-laws were reviewed against the City's Official Plan, current best practices, and emerging issues. Attachment 3 outlines the sections of the CZBL that were updated or modified. Below is a discussion of the new zoning provisions that were added to address the various emerging issues of Council or community interest.

6.1 Short-term rentals

The existing parent Zoning By-laws do not contain provisions regulating short-term rentals. New provisions are proposed that would permit, in all residential zones, a maximum of one short-term rental in an owner-occupied principal residence, as defined by the federal *Income Tax Act*.

6.2 Nightclubs

In response to public comments with concerns over noise, a new general regulation is introduced that prohibits nightclubs within 150 metres of a Residential Zone, as well as prohibiting an outdoor patio accessory to a nightclub.

6.3 Agriculture-Related and On-Farm Diversified Uses

To conform to the City's Official Plan and Provincial Policy, zoning regulations within the Rural Zones in the Draft Zoning By-law are updated to permit a range of agriculture-related uses, such as a farm winery or cidery, and on-farm diversified uses, such as an agritourism use. On-farm diversified uses are restricted to one hectare or two percent of the total lot area. These uses provide flexibility for farm-owners in diversifying their income, and boost the rural economy, while protecting primary agricultural use.

6.4 Driveway widenings and minimum interior garage size

The current Seaton and Duffin Heights By-laws restrict driveway widths. The Draft Zoning By-law proposes zoning provisions regulating a maximum driveway width, and minimum landscaped open area, to accommodate additional parking. All residential lots in the City will be subject to restrictions to accommodate additional parking while protecting on-site drainage and streetscape concerns. These proposed provisions align with the additional dwelling unit zoning provisions.

Also introduced are zoning provisions requiring a minimum interior garage size. These provisions ensure residential garages adequately accommodate the minimum required vehicle parking and storage.

6.5 Integrated Sustainable Design Standards

To support the Integrated Sustainable Design Standards (ISDS), and as directed by Council Resolutions #914/22 and #3323/23, new definitions, and provisions that address heat island reduction, permit rooftop solar panels, specify minimum outdoor amenity areas for certain uses, and required minimum bicycle parking rates, are included in the Draft Zoning By-law.

7. Next Steps

As noted in Section 2, a copy of the Draft Zoning By-law is available for viewing on the City's website at Let's Talk Pickering, or at the offices of the City of Pickering, City Development Department.

Comments on the Draft Zoning By-law will be accepted up to May 1, 2024. Until this time, staff will continue to engage the public and stakeholders through providing information on the City's website and meeting with stakeholders as requested. Comments received will inform staff of the preparation of a final Draft Zoning By-law. A staff recommendation report along with the final Draft Zoning By-law will be presented to Council later in 2024.

8. Procedural Information

- written comments regarding the Draft Zoning By-law should be directed to the City Development Department
- oral comments may be made at the Statutory Public Meeting
- all comments received will be noted and used as input to a Recommendation Report and a final Draft Zoning By-law prepared by the City Development Department for consideration at a subsequent meeting of Council or a Committee of Council
- any member of the public who wishes to reserve the option to appeal Council's decision must provide comments to the City before Council adopts the final Draft Zoning By-law
- any member of the public who wishes to be notified of Council's decision regarding this proposal must request such in writing to the City Clerk

Attachments

1. Proposed Zone Categories
2. Concordance of Zoning Categories
3. New and Modified Provisions

Prepared By:



Mimi Lau, MCIP, RPP
Senior Planner, Zoning & Administration



Deborah Wylie, MCIP, RPP
Manager, Zoning & Administration

ML:DW:ld

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Approved/Endorsed By:



Catherine Rose, MCIP, RPP
Chief Planner

Proposed Zone Categories

Zone Name	Zoning Symbol(s)	Main Permitted Uses
Residential		
Residential First Density	R1A, R1B, R1C, R1D, R1E, R1F, R1G, R1H, R1I	Single-detached
Residential Second Density	R2A, R2B	R1 permitted uses plus semi-detached, duplex
Residential Third Density	R3A, R3B, R3C	R2 permitted uses plus townhouses, apartments
Commercial		
Commercial General	C1	Range of commercial uses
Commercial Automotive Service	C2	Automobile Service Station, Car Wash, Convenience Store, Restaurant, Outdoor Display Area uses
Commercial Highway	C3	Range of Retail and Automobile Service uses
Commercial Hamlet	CH	Range of Retail and Automobile Service uses
Mixed-Use		
Local Node	LN	Retail, service and office uses
Community Node	CN	Community, cultural and limited retail uses
Mixed-Use General	MU1	Residential, retail, service uses
City Centre		
City Centre One	CC1	Residential, commercial and community uses
City Centre Two	CC2	Residential and commercial
City Centre Residential One	CCR1	Townhouses, office and personal service, park
City Centre Residential Two	CCR2	Similar but wider range of uses permitted in CCR1

Proposed Zone Categories

Zone Name	Zoning Symbol(s)	Main Permitted Uses
City Centre Civic	CCC	Civic, community and office uses
City Centre Open Space	CCOS	Park and community uses
City Centre Natural Heritage System	CCNHS	Community garden and park
Employment		
Employment General	E1	Manufacturing
Employment Prestige	E2	Light manufacturing, warehousing
Employment Commercial	E3	Places of assembly, light manufacturing, warehousing, limited retail
Environmental Protection and Open Space		
Environmental Protection	EP	Agriculture, conservation, passive recreation
Open Space	OS	Agriculture, community centre, park, community garden
Open Space Waterfront	OSW	Aquaculture, marina, community centre, conservation
Stormwater Management Facility	SWM	Stormwater management pond
Golf Course	GC	Golf course
Rural and Oak Ridges Moraine		
Agriculture	A	Agriculture, a detached dwelling, farm related uses, community centre, schools
Quarry	Q	Agriculture, quarry, forestry
Oak Ridges Moraine – Agricultural	ORMA	Agriculture, a detached dwelling, conservation

Proposed Zone Categories

Zone Name	Zoning Symbol(s)	Main Permitted Uses
Oak Ridges Moraine – Environmental Protection	ORMEP	Conservation uses
Oak Ridges Moraine – Institutional	ORMI	Community uses, school, recreation, place of worship
Oak Ridges Moraine – Commercial	ORMC	Limited commercial uses
Oak Ridges Moraine – Residential General	ORMR5, ORMR6	Detached dwelling
Institutional and Other		
Institutional General	I1	Community uses
Urban Reserve	UR	Uses legally existing at the date of the passing of the Draft Zoning By-law, passive recreation
Utility	UT	Conservation, passive recreation, parking lot, stormwater management
Seaton Urban Area		
Seaton Low Density Type 1	SLD1	Detached, semi, duplex, multi-attached, block & back-to-back townhouses
Seaton Low Density Type 1 Heritage Lot	SLD1HL	Detached, semi, duplex, multi-attached, block & back-to-back townhouses
Seaton Low Density Type 1 Townhouses	SLD1T	Detached, semi, duplex, multi-attached, block & back-to-back townhouses
Seaton Low Density Type 2	SLD2	Detached, semi, duplex, multi-attached, block & back-to-back townhouses
Seaton Low Density Type 2 Multiple	SLD2M	Detached, semi, duplex, multi-attached, block & back-to-back townhouses

Proposed Zone Categories

Zone Name	Zoning Symbol(s)	Main Permitted Uses
Seaton Medium Density Detached & Semi	SMDDS	Seaton Low Density uses and apartment dwelling
Seaton Medium Density Multiple	SMDM	Seaton Low Density uses and apartment dwelling
Seaton High Density	SH	Street multiple attached dwelling, apartment dwelling, personal service uses
Seaton Mixed Corridor Type 1	SMC1	Range of residential, community, retail and automotive uses
Seaton Mixed Corridor Type 2	SMC2	Range of residential, community, retail and automotive uses
Seaton Mixed Corridor Type 3	SMC3	Range of residential, community, retail and automotive uses
Seaton Minor Commercial Cluster	SMCC	Apartment dwelling, live work, and retail uses
Seaton Local Node	SLN	Block and back-to-back townhouses, live work, and apartment dwelling, and retail, service, entertainment uses
Seaton Community Node	SCN	Seaton Local Nodes uses, home improvement centre, hotel
Seaton Community Node Pedestrian Predominant Area	SCNPP	Seaton Local Nodes uses, home improvement centre, hotel
Seaton Prestige Employment General	SPEG	Light manufacturing, business services, schools, hotel, data and communications
Seaton Prestige Employment Node	SPEN	Light manufacturing, business services, schools, hotel, data and communications
Seaton Prestige Employment Heritage Lot	SPEHL	Light manufacturing, business services, schools, hotel, data and communications

Proposed Zone Categories

Zone Name	Zoning Symbol(s)	Main Permitted Uses
Seaton Employment Service	SES	Office, retail, business service
Seaton Community Use	SCU	Schools, place of worship, community
Seaton District/Community Park	SDCP	Community and recreational uses
Seaton Open Space	SOS	Limited community and recreational uses
Seaton Utility	SUT	Water and sewage pumping and treatment, energy pipelines, highways

Concordance of Zoning By-law Categories

	Parent Zoning By-law Zone Category	Draft Zoning By-law Zone Category
Residential		
	R6	First Density – R1A
	V	First Density – R1B
	R1	First Density – R1C
	R3	First Density – R1D
	R4	First Density – R1E
	S1	First Density – R1F
	S2	First Density – R1G
	S3	First Density – R1H
	S4	First Density – R1I
	SD	Second Density – R2A
	RM	Second Density – R2B
	RMM	Second Density – R3A
	n/a	Third Density – R3B
	n/a	Third Density – R3C
Mixed Use, Commercial and Other Zones		
City Centre	City Centre One – CC1	City Centre One – CC1
	City Centre Two – CC2	City Centre Two – CC2
	City Centre Residential One – CCR1	City Centre Residential One – CCR1
	City Centre Residential Two – CCR2	City Centre Residential Two – CCR2
	City Centre Civic – CCC	City Centre Civic – CCC
	Open Space – OS	City Centre Open Space – CCOS
	Natural Heritage System – NHS	City Centre Natural Heritage System – CCNHS
Mixed Use	LCA, C1	Local Node Zone – LN
	CCA	Community Node Zone – CN
	MU	Mixed Use Zone – MU
Commercial	SC, SPC, CO, C2	Commercial General – C1
	CA, CA3	Automotive Service Commercial – C2
	C3	Highway Commercial – C3

Concordance of Zoning By-law Categories

	Parent Zoning By-law Zone Category	Draft Zoning By-law Zone Category
	HM, HMC	Hamlet Commercial – CH
Employment	M2, M2S	General Employment – E1
	M1	Prestige Employment – E2
	MC	Employment Commercial – E3
Open Space and Environmental Protection	G	Environmental Protection – EP
	O1, O2, OS, CP, and NP Exceptions	Open Space – O
	O3B	Open Space Water – OSW
	OS – SWM	Storm Water Management Facility – SWM
	GC	Golf Course – GC
Agriculture and Rural	A	Agriculture A
	Q	Quarry Q
	ORM-A	ORMA
	ORM-EP	ORMEP
	ORM-I, ORM-R	ORMI
	ORM-M1	ORM-M1
	ES, I(C), I(R), I(PRA), CU	General Institutional – I1
Institutional and Other	R(NH)	Institutional/Residential – I2
	UR	Urban Reserve – UR
	CNR	Utility – U

Concordance of Zoning By-law Categories

	Parent Zoning By-law Zone Category	Draft Zoning By-law Zone Category
Seaton		
Residential	Low Density Type 1 – LD1	Seaton Low Density Type 1 – SLD1
	Low Density Type 1 – Townhouses – LD1-T	Seaton Low Density Type 1 – Townhouse (SLD1T)
	Low Density Type 1 – Heritage Lot – LD1-HL	Seaton Low Density Type 1 – Heritage Lot (SLD1HL)
	Low Density Type 2 – LD2	Seaton Low Density Type 2 (SLD2)
	Low Density Type 2 – Multiple – LD2-M	Seaton Low Density Type 2 – Multiple (SLD2M)
	Medium Density – Detached & Semi – MD-DS	Seaton Medium Density – Detached & Semi (SMDDS)
	Medium Density – Multiple – MD-M	Seaton Medium Density – Multiple (SMDM)
	High Density – H	Seaton High Density (SHD)
Mixed Use	Mixed Corridor Type 1 – MC1	Seaton Mixed Corridor Type 1 – SMC1
	Mixed Corridor Type 2 – MC2	Seaton Mixed Corridor Type 2 – SMC2
	Mixed Corridor Type 3 – MC3	Seaton Mixed Corridor Type 3 – SMC3
	Minor Commercial Cluster – MCC	Seaton Minor Commercial Cluster – SMCC
	Local Node – LN	Seaton Local Node – SLN
	Community Node – CN	Seaton Community Node – SCN
	Community Node Pedestrian Predominant Area – CN-PP	Seaton Community Node Pedestrian Predominant Area – SCNPP
Employment	Seaton Prestige Employment General – PEG	Seaton Prestige Employment General – SPEG
	Seaton Prestige Employment Node – PEN	Seaton Prestige Employment Node – SPEN

Concordance of Zoning By-law Categories

	Parent Zoning By-law Zone Category	Draft Zoning By-law Zone Category
	Seaton Prestige Employment Heritage Lot – PE-HL	Seaton Prestige Employment Heritage Lot – SPEHL
	Seaton Employment Service – ES	Seaton Employment Service – SES
Community Use	Seaton Community Use – CU	Seaton Community Use – SCU
Natural Heritage and Open Space	Seaton District/Community Park – DCP	Seaton District/Community Park – SDCP
	Seaton Open Space – OS	Seaton Open Space – SOS
	Seaton Stormwater Management – SWM	Seaton Stormwater Management – SSWM
	Seaton Golf Course – GC	Seaton Golf Course – SGC
	Seaton Natural Heritage System – NHS	Seaton Natural Heritage System – SNHS
	Seaton Cemetery – CE	Seaton Cemetery – SCE
	Seaton Hamlet Heritage Open Space – HHOS	Seaton Hamlet Heritage Open Space – SHHOS
	Seaton Utility – Utility – UT	Seaton Utility – SUT

New and Modified Provisions

Draft Zoning By-law Section	Added/Modified
1 Administration	
1.9 Transition	Clarifies how provisions apply to applications that have been submitted and deemed complete at the time the Draft Zoning By-law comes into effect. Transition provisions are proposed to be repealed 5 years from the effective date of the CZBL.
3 Definitions	
3.2 Defined Terms	<p>Definitions added include:</p> <p>Adverse Effect; Amenity Area, Common Outdoor; Amenity Area, Common Indoor; Ancillary Retail Sales; Aquaculture; Common Outdoor; Dwelling Width; Electric Vehicle Supply Equipment; Flat Roof; Front Entrance; Green Roof; Dwelling Depth; Dwelling Width; Landscaped Open Space; Main Front Wall; Shipping Container; Short-term Rental; Solar or Shade Parking Structure; Stacking Lane; Vertical Farming; Veterinary Clinic</p> <p>Definitions modified include:</p> <p>Amenity Area; Area of High Aquifer Vulnerability; Commercial Vehicle; Contractor's Yard; Drive-through Facility; Driveway; Dwelling Unit, Additional; Grade Existing; Average Grade; Ground Floor; Height; Landscaped Area; Lot coverage; Lot Depth; Motor Vehicle; Nightclub; Obnoxious; Park; Person; Retirement Home; Self-storage Facility; Setback; Theatre</p>
4 General Regulations	
4.3 Additional Dwelling Unit	Zoning By-laws 8034/23, 8035/23, 8036/23, 8037/23, 8038/23, and 8039/23 permitting additional dwelling units are consolidated here.
4.9 CLOCA and TRCA Regulated Areas	Recognizes Bill 23 and the evolving role of conservation authorities in application review. Provisions maintain that boundaries of regulated areas "shall be" determined by CLOCA and TRCA as applicable. However, the provision stating that "final boundaries of the regulated area shall be determined by CLOCA or TRCA, as appropriate" is removed.
4.11 Established Neighbourhood Precinct Overlay Zone	Infill & Replacement Housing and Building Height Zoning By-laws 7872/21, 7873/21, 7874/21, 7900/22, 7901/22, and 7902/22 are consolidated here.

New and Modified Provisions

Draft Zoning By-law Section	Added/Modified
4.14 Height Exceptions	<p>Responds to Integrated Sustainable Design Standards (ISDS):</p> <p>a) Performance Measure ER2 to ER4 (Heat Island Reduction) general regulation for Height Exceptions permits rooftop solar panels and associated equipment to exceed the maximum permitted building height by 1.5 metres.</p> <p>b) Performance Measure ER1 (Emissions, Renewable Energy, and Resilience) general regulation for Height Exceptions permits a parapet wall that forms part of a green room to exceed the maximum permitted building height by 1.5 metres.</p>
4.22 Nightclubs	Establishes minimum distance separation from residential areas for night clubs.
4.23 Oak Ridges Moraine Area Special Provisions	For clarification, Subsection 8 Areas of High Aquifer Vulnerability added to reference to Schedule 3 and the Official Plan, in particular section 10.13 Areas of Groundwater Protection and 16.43 Groundwater Vulnerability – Oak Ridges Moraine.
4.24 On-farm Diversified Uses	Identifies that home industry is subject to a maximum gross floor area and applies the provisions of Section 4.16 Home Industries.
4.27 Outdoor Storage	Permits outdoor storage as a principal use in any zone that permits outdoor storage and requires a visible barrier to any adjacent yard, highway, or street. Conditions remain and permission does not apply to Open Space Waterfront zone.
4.30 Public Uses Permitted in All Zones	Clarifies the provisions that apply to public uses.
4.33 Rooming Homes	Rooming houses are required to encompass the entire dwelling and limited to one per lot; the maximum number of bedrooms changed from 10 to 6.
4.35 Seasonal Farm Help Dwelling	Removes the minimum floor area of 58.0 square metres as a requirement.
4.38 Shipping Containers	Provides direction on the location of shipping containers used for storage.
4.39 Short term rental and definition	Responds to public concerns and supports possible future licensing.

New and Modified Provisions

Draft Zoning By-law Section	Added/Modified
5 Parking, Stacking, and Loading Regulations	
5.11 Residential Driveway and Front Yard Landscaping Requirements	Responds to need for additional parking on private property.
5.12 Parking and Storage of Vehicles in Residential and City Centre Zones	Provision implemented City-wide.
5.13 Bicycle Parking Space Requirements	Responds to ISDS Performance Measure T3 (Bicycle Parking and Storage Facilities) minimum short-term and long-term bicycle parking rates applied.
6 Residential Zone Regulations	
Sections 6 Residential and Section 8 Mixed Use Zone Regulations	Responds to ISDS Performance Measure LN7 (Common Outdoor Amenity Space) minimum outdoor amenity areas are specified for apartment dwellings in the City Centre zones and the Residential Third Density zones.
8 Mixed-Use Zone Regulations	
8.3 Lot and Building Requirements	Mixed Use General (MU1) the intent of the zone provisions changed from permitting high-rise mixed-use development to permitting low-rise mixed-use development.
12 Rual and Oak Ridges Moraine Zone Regulations	
12.3 Oak Ridges Moraine Zones	Adds Oak Ridges Moraine Commercial (ORMC) to reflect existing uses in the hamlet of Claremont.
13 Institutional and Other Zone Regulations	
13.2 Permitted Uses UR Zone	Urban Reserve Zone recognizes existing uses and permits a new detached dwelling provided a detached dwelling was already a permitted use