



The Corporation of the City of Stratford  
Planning and Heritage Committee  
Open Session  
**AGENDA**

**Date:** Monday, January 11, 2021

**Time:** 3:05 P.M.

**Location:** Electronic Meeting

**Committee Present:** Councillor Ingram - Chair Presiding, Councillor Ritsma - Vice Chair, Mayor Mathieson, Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Sebben, Councillor Vassilakos

**Staff Present:** Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Ed Dujlovic - Director of Infrastructure and Development Services, David St. Louis - Director of Community Services, John Paradis - Fire Chief, Kim McElroy - Director of Social Services, Janice Beirness - Director of Corporate Services, Jodi Akins - Council Clerk Secretary, Chris Bantock - Deputy Clerk, Alyssa Bridge - Manager of Planning, Jeff Leunissen - Planner

To watch the Council meeting live, please click the following link: <https://stratford-ca.zoom.us/j/86204058943?pwd=dm5uZGRuOVhYYVJWUEx5cHF4am8ydz09>

A video recording of the meeting will also be available through a link on the City's website at <https://www.stratford.ca/en/index.aspx> following the meeting.

Pages

**1. Call to Order**

The Chair to call the Meeting to Order.

**2. Disclosure of Pecuniary Interest and the General Nature Thereof**

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a

member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

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**3. Delegations**

None scheduled.

**4. Report of the Manager of Planning**

**4.1. January 2021 Comprehensive Zoning By-law Review Update (PLA21-001)**

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Motion by \_\_\_\_\_

**Staff Recommendation: THAT Council receive for information this report on Comprehensive Zoning By-law Review (PLA21-001);**

**AND THAT staff send Notice of Consideration to consider adoption of a new Comprehensive Zoning By-law to all those who requested receiving such notice.**

**5. Adjournment**

Meeting Start Time:

Meeting End Time:

Motion by \_\_\_\_\_

**Committee Decision: THAT the Planning and Heritage Committee meeting adjourn.**



## MANAGEMENT REPORT

**Date:** January 11, 2021  
**To:** Chair and Members of Planning and Heritage Committee  
**From:** Alyssa Bridge, Manager of Planning  
**Report#:** PLA21-001  
**Attachments:** Planning and Heritage Sub-committee Report – November 28, 2019

**Title:** January 2021 Comprehensive Zoning By-law Review Update

**Objective:** To provide Council an update in the Comprehensive Zoning By-law Review.

**Background:** In a report submitted to the November 28, 2019 Planning and Heritage Sub-committee staff recommended the following:

*THAT Council adopt the new Comprehensive Zoning By-law dated May 29, 2019, as modified by Table 2 above;*

*THAT Council repeal City of Stratford Comprehensive Zoning By-law No. 201-2000 in its entirety;*

*THAT Council repeal the Township of Perth East Zoning By-law No. 30-1999 as it applies to those lands located within City limits in its entirety;*

*THAT Council repeal the Township of Perth South Zoning By-law No. 4-1999 as it applies to those lands located within City limits in its entirety;*

*AND THAT Council, in accordance with Section 34 (10.0.0.2) of the Planning Act, declare that all zoning by-law amendment applications may be submitted before the second anniversary of the day this By-law is adopted and the previous By-laws are replaced;*

Following a lengthy discussion, focused on the proposed regulations around short-term rental establishments, the Sub-committee resolved the following:

*THAT staff look at the City of Toronto LPAT decision and bring back options related to that model to the Planning and Heritage Sub-committee;*

*AND THAT the effective area be expanded beyond the Heritage Area.*

Also,

*THAT staff bring back statistics on the workload of the by-law enforcement officers and a breakdown on the types of occurrences and the resolutions.*

On February 3, 2020, staff submitted a report on the City of Toronto Local Planning Appeal Tribunal (LPAT) decision and By-law Enforcement Services workload to the Planning and Heritage Sub-committee. In this report, several approaches to dealing with short term rental accommodations in the new comprehensive zoning by-law were evaluated. This resulted in an approach being recommended by Council on March 9, 2020 as it related to the governance and licensing of short-term rentals in principal residences and/or one other dwelling unit.

Staff reviewed the approach recommended by the March 9, 2020 Council resolution and identified concerns with allowing for one other dwelling unit as a short term rental.

At the December 21, 2020 Regular Council meeting, following a motion to reconsider, Council adopted the following resolution:

*THAT the March 9, 2020 Council resolution regarding short term rental accommodations (R2020-113) be rescinded;*

*AND THAT staff be directed to proceed to prepare the short term rental accommodations provisions of the Comprehensive Zoning By-law to limit short term rental accommodations to principal residences for a maximum of 180 days and that safety inspections be incorporated as part of the City's licensing process of short term rentals.*

The revised regulations no longer restrict short term rental establishments by geographic area. In its place, the proposed regulations permit short term rental accommodations throughout the City and require that short term rental accommodations to be operated by principal resident for a maximum of 180 days. The December 21, 2020 Council resolution regulating short term rental accommodations will be implemented through a combination of the Zoning By-law and a Licensing by-law. For example, regular inspections to ensure safety standards will be implemented through a Licensing by-law.

Other changes to the Draft By-law recommended in November 2019 include zoning amendments adopted by Council during the intervening period, for example Council amended the zoning for 3194 Vivian Line 34 (our file Z10-10) from a Future Residential

(FR) Zone and Agricultural (A) Zone to a Residential Fifth Density R5(1)-Special Provision Zone in February 2020, and other minor revisions such as typo's, format corrections and terminology for example, term "marihuana" is recommended to be deleted and replaced with "cannabis".

**Analysis:** Since the November 28, 2019 Planning and Heritage Sub-committee report, and based on the December 21, 2020, Council resolution, staff have:

- Continued to update the draft comprehensive By-law, both text and schedules, to include amendments adopted by Council.
- Revised the Short-Term Rental Accommodations regulations to limit short term rental accommodations to the principal resident for a maximum of 180 days per year and that safety inspections be incorporated as part of the City's Licensing process; and
- Continue to make minor revisions to the By-law when errors identified by staff or members of the public. For example – replacement of "cannabis" with "marijuana".

### **Next Steps**

In accordance with Council Policy on changes to the Zoning By-law, Notice of Consideration shall be circulated to individuals who requested notice 14 days in advance of any meeting to consider the matter. As the number of individuals and organizations who have requested to be notified when the Comprehensive Zoning By-law will be submitted for adoption is approximately ±180, staff believe the matter should be considered at a special meeting of Council. The recommended next steps are the following:

- Schedule a special meeting of Council to receive a report recommending adoption of the new Comprehensive Zoning By-law, as amended from November 2019. (Expected in January or February of 2021); and,
- Send out Notice of Consideration to the ±180 individuals/organizations who requested notice when the By-law would be submitted for adoption

**Financial Impact:** None.

### **Alignment with Strategic Priorities**

#### **Strengthening our Plans, Strategies and Partnerships**

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

#### **Developing our Resources**

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

**Staff Recommendation: THAT Council receive for information this report on Comprehensive Zoning By-law Review;**

**AND THAT staff send Notice of Consideration to consider adoption of a new Comprehensive Zoning By-law to all those who requested receiving such notice.**




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Jeff Leunissen, Planner




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Alyssa Bridge, Manager of Planning




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Joan Thomson, Chief Administrative Officer



## MANAGEMENT REPORT

**Date:** November 28, 2019  
**To:** Planning and Heritage Sub-committee  
**From:** Jeff Leunissen, Manager of Development Services  
**Report#:** PLA19-042  
**Attachments:** None

**Title:** Report recommending adoption of a new Comprehensive Zoning By-law and repealing the existing Zoning By-laws No. 201-2000 (Stratford), 30-1999 (Perth East) and 4-1999 (Perth South)

**Objective:** To adopt a new Comprehensive Zoning By-law for the City of Stratford that satisfies the requirements of the *Planning Act*, incorporates the policies of Comprehensive Official Plan Amendment No. 21, addresses emerging issues and trends, and includes the annexed lands.

To repeal the existing Comprehensive Zoning By-law No. 201-2000 and remove annexed lands from inherited Township of Perth East Zoning By-law No. 30-1999 and inherited Township of Perth South Zoning By-law No. 4-1999.

**Background:** Following the adoption of Official Plan Amendment No. 19, being the City's five year review of its Official Plan on December 14, 2014, the City retained MMM Group, a WSP Company, at a total price of \$79,690 (excluding HST), to undertake a comprehensive review of the City's Comprehensive Zoning By-law (February 9, 2015).

Council ultimately repealed Official Plan Amendment No. 19 and adopted Official Plan Amendment No. 21 (OPA No. 21). OPA No. 21 contains updated mapping from the Upper Thames River Conservation Authority, and Agricultural policies and lands annexed into the City of Stratford as of January 1, 2015.

On July 21, 2016, the Ministry of Municipal Affairs and Housing approved OPA No. 21 without any amendments. One site specific appeal to OPA No. 21 was received that was subject of a Local Planning Appeal Tribunal (LPAT) decision dated March 25, 2019. Official Plan Amendment No 21 is now in effect for all lands in the City of Stratford, with the exception of the lands annexed on January 1, 2019.

This comprehensive zoning review was undertaken in accordance with Section 26(9) of the *Planning Act* that states that “no later than three years after a revision under subsection (1) or (8) comes into effect, the Council of the municipality shall amend all zoning by-laws that are in effect in the municipality to ensure that they conform with the official plan.” The reason the *Planning Act* requires zoning by-laws to be amended following adoption of a comprehensive Official Plan amendment is because a zoning by-law is the principal tool relied upon to implement the policies of the official plan. Zoning by-laws control the use of land through regulations and restrictions on the placement of buildings and structures on a lot.

#### Public Consultation Process

In preparation of this By-law for adoption, staff and the City’s consultant conducted a comprehensive public consultation process that consisted of the following:

- October 21, 2015 – Public Information Centre (PIC) #1. Approximately 20 members of the public attended;
- November 2015, Discussion Paper released and posted on the [shapingstratford](http://shapingstratford.ca) website. The Discussion Paper contained a number of zoning issues that would be addressed through the review including the following:
  - Revisions to implement new policies in the Official Plan, including secondary suites, source water protection, bonusing and open space uses;
  - Bringing annexed lands into the City of Stratford zoning by-law;
  - New parking provisions including shared parking (complementary parking requirements for mixed use buildings), bicycle parking, and parking requirements for single detached dwellings;
  - Standardized holding provisions;
  - The need to review the Home Occupation provisions; and
  - Revisions to bed and breakfast establishment regulations.
- November 2016 - The initial draft of the new Comprehensive Zoning By-law was released on [shapingstratford](http://shapingstratford.ca) website;
- March 9, 2017 – PIC #2. 24 individuals signed in. Similar to PIC #1, most of the questions were focused on bed and breakfast establishments and a new use listed in the draft Comprehensive Zoning By-law - “short term rental accommodations”;
- May 15, 2017 – Public open house focused solely on bed and breakfast establishments and short term rental accommodations. 62 individuals signed in;
- June 2017 – Update report to Council;



- August 15, 2018 – Second draft of the Comprehensive Zoning By-law released on shapingstratford website;
- November 14, 2018 – PIC #3. Approximately 50 individuals attended (41 signed in);
- February 28, 2019 – Update and Directions Report submitted to Planning and Heritage Sub-committee;
- April 8, 2019 – Council resolution confirming directions set out in Update and Directions report;
- May 30, 2019 – Notice of Statutory Public Meeting advertised in Beacon Herald. The Notice was sent to required departments and agencies, and emailed to individuals on the City's mailing list; and
- June 19, 2019 – Statutory Public Meeting.

Notice of the PIC's and open house were advertised in the Beacon Herald and sent by email to individuals who have requested to be kept informed of the review. Currently, there are 170 individuals on the City's mailing list. Individuals were also emailed and notified when the draft by-law was posted on shapingstratford for review and comment. Staff recommend a Notice of Consideration be circulated to the individuals on the City's mailing list when this matter is scheduled to be heard by Planning and Heritage Committee.

In addition to consulting with individuals, staff met with stakeholder groups such as Heritage Stratford, Accessibility Advisory Committee (AAC), Stratford and Area Builders' Association (SABA) and the Town and Gown Committee on three occasions.

#### Public Feedback

In response to the May 30, 2019, Notice of Public Meeting, staff received 14 written responses, with one being signed by 14 individuals. Three individuals spoke at the statutory public meeting. The table below contains a summary of the oral and written comments received. Staff's response to those comments is in *italics*.

**Table 1**

<b>Section</b>	<b>Comment</b>
Section 16(3) (b) of the <i>Planning Act</i>	Provisions to permit use of residential unit in a building ancillary to a single detached, semi-detached or rowhouse containing a single residential unit. <i>Section 16(3)(a) of the Planning Act requires an Official Plan to contain policies allowing two residential units in a detached house, semi-detached house or townhouse if no building or structure ancillary to the dwelling contain a residential unit and (b) requires the Official Plan to contain policies allowing a residential unit in</i>

Section	Comment
	<i>building ancillary to a detached house, semi-detached house or a townhouse if that dwelling contain a single unit. These provisions have been incorporated into the updated Official Plan in Table 1, Land Uses Permitted In All Designations, and Section 4.24 of the Zoning By-law which allow second suites in a single detached, semi-detached or townhouse dwelling subject to certain criteria including being above the UTRCA Regulatory Limit, serviced by public water and sanitary sewers, and providing 1 additional parking space. No change.</i>
Table of Contents, Section 2, Section 4.14, Table 9.2	Replace "Marihuana" with "Cannabis" <i>To be consistent with federal and provincial legislation, "marihuana" should be deleted and replaced by "cannabis".</i>
Section 1.9 Measurements and Rounding Provisions	Clarification of the rounding provisions. <i>No change</i>
1.10 Transition Protocol	Should we require a complete building permit application or building permit issued? <i>Staff is concerned that if Section 1.10 was amended from building permit issued to building permit submitted, building permit applications may be submitted prior to adoption of the By-law to avoid the new regulations. The existing zoning by-law contains a similar provision requiring the building permit to be issued. No change.</i>
2.3.2 – Lots More Than One Zone	Is this just split zoning? Wording makes it seem like two lots. <i>Section 2.3.2, Lots with More Than One Zone, is a carry forward of Section 4.4.2, More Than One Zone, of the existing By-law. No change.</i>
2.3.3 a) Lots with Compounding Zone	a) not required <i>There are no subsects within Section 2.3.3. Delete "a)".</i>
3.0 Definition of Commercial Greenhouse	Would this include cannabis? <i>A commercial greenhouse would be permitted to grow cannabis as cannabis is a plant.</i>
3.0 Definition of Marihuana	Change to cannabis <i>Reference to the term "Marihuana" should be deleted from the by-law and replaced with the term "Cannabis", add definition of Cannabis contained in the Cannabis Control Act.</i>
3.0 Definition of Outdoor Amenity Space	What about an open air roof? <i>An open air roof falls within the definition of Landscaped Open Space as a "recreation area". No change.</i>
3.0 Definition of Parking Aisle	Depending on the design, could a parking aisle be driveway? It is difficult to distinguish between the two. <i>It can be difficult to distinguish between a parking aisle and a driveway. To assist in the interpretation, the By-law contains an</i>

Section	Comment
	<i>illustration of parking area and parking aisle. No change.</i>
3.0 Definition of Pet Care Establishment	<p>The term is confusing. Would it be better to call the use "pet grooming".</p> <p><i>The term "Pet Grooming Establishment" is used only once in the existing By-law. The term "Pet Care Establishment" was selected to match the naming convention of "Personal Care Establishment". While defined, the term Pet Care Establishment may lead one to believe a broader range of services are available than just washing and grooming. It may be confused with that for a veterinary clinic. Pet Care Establishment should be replaced with Pet Grooming Establishment.</i></p>
3.0 - Definition of Private Home Day Care	<p>Reference the Early Years and Child Care Act. It allows licensed home day care up to 6 children and unlicensed home day care up to 5 children.</p> <p><i>The existing definition of Private Home Day Care does not reflect recent amendment to the Child Care and Early Years Act. Licensed operators are permitted to care for 6 children and unlicensed operators are permitted to care for 5 children. The definition in the By-law should be revised to reflect provincial regulations.</i></p>
3.0 - Definition of Quadruplex Dwelling	<p>Would inclusion of a common vestibule not create an apartment building?</p> <p><i>The By-law defines an apartment building as a building containing 5 or more units. No change.</i></p>
4.1 2 Accessory Structure Location	<p>This section is confusing. Can it be simplified.</p> <p><i>Placing the regulations in a table form would make it less confusing to a reader and easier to understand.</i></p>
4.2.1 c) Lot Frontage Requirements	<p>Condominium common element roadway - also known as a private road. Is there a way to incorporate either terminology?</p> <p><i>Staff have no concerns allowing development as-of-right on lots tied to a condominium common element roadway because a mechanism is in place to maintain the road. Staff is concerned with allowing development as-of-right on other private streets as there may not be a mechanism for the long-term maintenance of the road. No change.</i></p>
4.3 Short Term Rental Accommodations	<p>Do not support current approach.</p> <p><i>A detailed review of the Short Term Rental Accommodations regulations can be found elsewhere in this report.</i></p>
4.3 Short Term Rental Accommodations	<p>Opposed to proposed Short Term Rental Accommodations provisions.</p> <p><i>A detailed review of the Short Term Rental Accommodations regulations can be found elsewhere in this report.</i></p>

Section	Comment
4.3 Short Term Rental Accommodations	<p>Supports no principal resident requirement for Short Term Rental Accommodations</p> <p><i>A detailed review of the Short Term Rental Accommodations regulations can be found elsewhere in this report.</i></p>
4.3.1 Short Term Rental Accommodations	<p>Are density provisions required to assist with noise/parking, perhaps 3 bedrooms maximum?</p> <p><i>Intensity of Short Term Rental Accommodations is proposed to be regulated through a combination of regulations including, minimum parking requirements, maximum tandem parking depth of two vehicles, restrictions on the location of parking areas and minimum outdoor amenity space and the prohibition of other uses (i.e. no home occupations or garden suites). Inclusion of an additional regulation to limit the number of bedrooms is not considered warranted at this time. No change.</i></p>
4.3.2 a) ii) Short Term Accommodations	<p>The parking rate seems insufficient. Should it be 1 space per bedroom? If it is too large, it can be rolled back later.</p> <p><i>The recommended rate of 0.66 spaces per bedroom would require the following number of parking spaces:</i></p> <p><i>1 bedroom – 1 parking space</i></p> <p><i>2 bedroom – 2 parking spaces</i></p> <p><i>3 bedroom – 2 parking spaces</i></p> <p><i>4 bedroom – 3 parking spaces</i></p> <p><i>5 bedroom – 4 –parking spaces</i></p> <p><i>In addition to the parking rate provision, the by-law permits tandem parking to a depth of 2 vehicles only.</i></p> <p><i>It is expected most Short Term Rental Accommodations will contain 2 or 3 bedrooms that would require 2 parking spaces regardless of whether the rate is 0.66 spaces per bedroom or 1 parking space per bedroom. Requiring Short Term Rental Accommodations to provide 1 parking space per bedroom would limit the number of properties that could accommodate the use and only those properties that could accommodate the use would have large driveway and parking areas that may be out of character for the area. The By-law requires single detached dwellings to provide 2 parking spaces. No change.</i></p>
4.3.4 c) Short Term Accommodations	<p>A 1.5 m high planting strip is too large for a corner lot.</p> <p><i>The by-law defines a planting strip as 1.5 m in height by 1.5 m in depth if a fence. Section 4.6, Daylight and Visibility Triangles contains provision to protect sightlines at intersections and where driveways access a street.</i></p> <p><i>Section 4.3.4 f) of the by-law states that "all other applicable City by-laws shall remain applicable to bed and breakfast establishments and short term rental accommodations." One of</i></p>

Section	Comment
	<p><i>these "other applicable by-laws" would be By-law No. 128-2003, the Fence and Hedge By-law. The Fence and Hedge By-law contains provisions to maintain a visibility along streets and at the edge of each driveway. To reinforce, visibility at intersections and driveways, it is recommended that the Fence and Hedge By-law be referenced in 4.3.4.f).</i></p>
4.4 Consents Subject to an Agreement	<p>This does not take into account parcels that do not abut each other. The wording is difficult.</p> <p><i>Conformity with the Zoning By-law is a requirement of site plan approval. After site plan approval is granted, it is not uncommon for a property owner to want to subdivide their property. Examples of where this may arise include property owner wanting to sell a separate building in a commercial development or apply for a plan of condominium. In such instances, lot and Unit boundaries may match a number of physical features including curbs, walkways, or buildings. Matching lot or Unit boundaries to such features can result in the lots and/or Units that do not comply with all the provisions of the zoning by-law. The purpose of this provision is to allow lots or Units to be created even if such lots or Units do not meet all the provisions of the By-law. To ensure the development functions properly, this provision will only apply where site plan agreement, plan of subdivision or plan of condominium is registered on title.</i></p> <p><i>This provision is expected to reduce the number of minor variance applications submitted to the Committee of Adjustment.</i></p> <p><i>The future parcels of land do not have to be contiguous for this provision to apply. The provision is wordy but it must include all instances where this provision may apply. No change</i></p>
4.6.3 c) Prohibition of Obstructions within Visibility Triangles	<p>How finished grade determined for the average owner</p> <p><i>Section 4.6.3 c), Prohibition of Obstructions within the Visibility Triangle, is a carry forward of Section 3.18.1 c) Sight Triangles of the existing by-law. Interpretation of average finished grade of the highest point of the adjacent street has not been an issue. No change.</i></p>
4.7 iii) – Drive Throughs, Stacking Lanes and Stacking Spaces	<p>10 stacking spaces seem excessive as we are trying to reduce the amount of asphalt.</p> <p><i>The current by-law requires 10 stacking spaces for all drive-through lanes. The proposed by-law varies the number of drive-through stacking spaces by use. Restaurant drive-throughs require 10 spaces, other uses such as financial institutions require only 4 stacking spaces. The City of London Zoning By-law requires 15 stacking spaces for restaurants and the City of Kitchener has proposed to require 13 stacking spaces for restaurants. No</i></p>

Section	Comment
	<i>change.</i>
4.9 – Garden Suites	Is a Garden Suite the same a coach house? <i>A Garden Suite is a small, independent building that may be used as a dwelling unit and may be in a coach house if it satisfies the other provisions of the by-law. No change.</i>
4.12 – Home Occupations	Concerns about impacts of Home Occupations – <i>Home Occupations can have impacts but so can Bed and Breakfast Establishments and Short Term Rental Accommodations. The regulations attempt to balance a reasonable use of a dwelling unit and impacts on surrounding properties. No change</i>
4.12 c) – Home Occupations	Including any signage? <i>The proposed by-law limits signs to what is permitted in the Sign By-law and the Sign By-law would only permit an 0.2m<sup>2</sup> sign that may include the name of the place, business, and person. No change</i>
4.12 e) – Home Occupations	Reword to “permit the retail sale of products produced on the premise or those products directly associated with the home occupation but ...”. <i>Home occupations are not required to include the retail sale of products. The revised wording is preferred.</i>
4.12 h) – Home Occupations	Does this include tandem parking <i>4.12.g) requires one parking space for a home occupation and it does allow it tandem. No change</i>
4.21 Planting Strips	Fence heights not listed. Will this review include looking at fence heights. <i>Section 4.21 does state the minimum height of a fence or wall shall be 1.5 m. It is not the intent of this review to alter existing City of Stratford Fence and Hedge By-law requirements.</i>
4.22 Public Uses - allowed in every zone	Table 1 of Official Plan indicates public uses are subject to a zoning by-law amendment where proposed in a residential area. <i>The Official Plan permits a broad range of public uses in all designations. It separates some public uses, such as water intake and filtration plants and sewage treatment plants, from other public uses because they may impact adjacent lands. Where new, separated public uses are located in a Residential designation, they are subject to a zoning by-law amendment.</i> <i>Section 4.22, Public Uses, of the By-law does not distinguish between parks and pumping stations, which have no negative impacts, from water intake and filtration plants and sewage treatment plants which may impact adjacent uses. Section 4.22 of the By-law should be revised to require a Zoning By-law Amendment prior to allowing a new public agency and public</i>

Section	Comment
	<i>utility uses which may have noise, odour, vibration and/or dust impacts in a Residential zone.</i>
5.1 Minimum Parking Requirements – Duplex Dwelling	Why does a duplex require 1.5 spaces per unit and a triplex requires 1 per unit. The current standard for a duplex dwelling is 1 per unit <i>Duplex dwellings are purpose designed 2 unit buildings. Requiring 1.5 spaces per duplex dwelling unit is in keeping with current parking demands. No change.</i>
5.1 Minimum Parking Requirements – Apartment Dwellings	Should the parking rate for apartment dwellings be 2.0 not 1.25? <i>Parking rates for apartment buildings have been reduced from the current requirement of 1.5 spaces per dwelling unit to 1.25 spaces per dwelling unit to encourage multi-unit form of intensification. At the same time, minimum visitor parking requirements have been added to the By-law to ensure residential developments do provide visitor parking. No change</i>
Section 5.2 – Parking Space Dimensions and Requirements	Reduce parking stall length to 5.5 m <i>The By-law requires a parking space to be 5.6 m. This is a reduction from the current requirement of 6.0 m. No further reduction is recommended given the mix of vehicles common to Stratford. No change.</i>
5.4.3 a) and b) – Barrier Free Parking Space Requirements (5 like responses have been received to this same regulation)	Type B accessible parking space should be 2.8 m wide not 2.4 m, <i>The By-law requires Type B accessible parking spaces to be a minimum of 2.4 m wide which satisfies Provincial requirements. No change</i>
Section 6 - R3 Zone	R3 Zones should permit semi-detached dwellings <i>This requested change has the potential to alter existing streetscapes. No change</i>
Section 15 - various special provisions	Regulations should be flexible to reflect all existing uses (and special regulations) over time <i>Site specific zones including permitted existing uses are reflected in Section 15 the proposed By-law. No change</i>
Map 1 203, 211, 233 Britannia St & 2 Churchill Cir ) Section 15.5	Change from R5(1) to R5(1) - 19 Special Provisions maximum density 100 uph, maximum height 15 m <i>These existing regulations have been incorporated into the final by-law.</i>
Map 2 - Countryside Subdivision	Proposed zoning should recognize current planning applications on the lands <i>The existing zoning is incorporated into the By-law. Applications in process cannot be included in the By-law in advance of a decision of Council.</i>

Section	Comment
Map 6 - 25 to 105 Oxford Street	R5(1)-18 should reflect minor variances <i>Incorporation of all minor variances would result in a cumbersome, lengthy By-law. Section 1.10.2 Minor Variances and Consent Applications recognizes and carries forward all minor variances issued since November 9, 2000. No change</i>
Schedule B	Existing width not listed in HCD. Design width says HCD. Should we change how this is displayed? <i>The purpose of including HCD in the table was to identify why no road widening is required. Including "Heritage Conservation District – HCD, no road widening required" would provide an explanation why no road widening is required on these streets.</i>
Schedule B	Some road segments are missing, Downie west side between Ontario and St Patrick's, Romeo St S between Ontario to Frederick and York St north side. <i>No change to Ontario Street and Romeo St. S. Replace 18 with HCD for York Street (North Side)</i>

At the Statutory Public Meeting on June 19, 2019, members of the public raised the following matters:

- Proposed regulations surrounding cement foundations and what constitutes as a sunroom;  
*The By-law contains a definition for Sunroom. A sunroom is treated similar to a porch. The By-law is silent on whether a sunroom requires a cement foundation or not but as it contains a roof, provisions in the Building Code would apply. Both sunrooms and porches are permitted to encroach into a front, exterior and rear yard. No change.*
- The lack of accessible parking and the size of the parking spots.  
*The By-law's provisions for accessible parking spaces are in compliance with the Accessibilities for Ontario with Disabilities Act.*  
  
*The size of a standard parking space has been reduced from the current requirement of 2.8m x 6m to 2.8m x 5.6m. This reduction in the size of a parking space is intended to match the trend to smaller, more fuel efficient vehicles. Most vehicles have dimensions less than the proposed minimum dimension of a parking space. It is recognized, some vehicles, particularly pickup trucks are longer than 5.6 m in length. No change.*
- A recommendation to use the Festival Theatre parking lot;  
*This comment appears to be regarding a specific development and not a proposed regulation in the By-law.*



- A suggestion to put parking on the west side of City Hall;  
*This comment appears to be regarding a specific development and not a proposed regulation in the By-law.*
- The by-law should restrict having a secondary suite and a Bed and Breakfast Establishments in the same building;  
*This concern is addressed in Section 4.3.4 d). No change.*
- The Grand Trunk site needs to have provision for real potential of the site. In addition, the development should be linked to allow for pedestrian traffic between buildings under cover.  
*On March 26, 2018 Council adopted the Grand Trunk Master Plan. The Master Plan will inform and guide future detailed design decisions for development and redevelopment of the site. A Key Direction in the Master Plan is to "promote safety and ease-of-movement within and from the site for buses, vehicles, bicycles and pedestrians". Another Key Direction is to "promote shared and phased parking solutions to address on-site needs and contribute to Downtown supply.*

*The By-law contains a site specific zone to facilitate the redevelopment of the Grand Trunk lands and this zone is designed to implement the recommendations and directions of the Master Plan. Pedestrian links between buildings and underground parking will be considered as part of any detailed development. It would be inappropriate to require such a provision through the comprehensive zoning by-law review. No change.*

- A recommendation to include additional affordable high-density housing and include underground parking.  
*The Grand Trunk Anchor District Zone, and the By-law in general, is enabling regarding with respect to affordable high density housing and underground parking. The proposed by-law permits such uses and also contains Bonus Provisions that allow an increase in height and density if developments incorporate affordable and/or underground parking. No change.*
- The regulations for Short Term Rental Accommodations should not be restricted to having the owner on site.  
*The proposed By-law does not restrict Short Term Rental Accommodations to the principal resident. That provision was included in earlier drafts but has since been removed. No change.*
- Both a Bed and Breakfast Establishments and Short Term Rental Accommodations should be licensed. Licencing will allow the City to limit the number of Short Term Rental Accommodations in a certain area.  
*The proposed By-law requires both bed and breakfast establishments and short term rental accommodations be licensed. No change.*

- It is recommended the number of Short Term Rental Accommodations be limited in order to see how the new rules will work and then once the licencing program is firmly in place, open the program up to additional units. Licencing will allow the City to limit the number of STRA in a certain area.

*A detailed review of the Short Term Rental Accommodations regulations can be found elsewhere in this report.*

- Concerns were expressed with the proposed 28 consecutive day limit, as this will limit rental options during the theatre's off-season.

*A detailed review of the Short Term Rental Accommodations regulations can be found elsewhere in this report.*

### Proposed Changes From the Current Zoning By-law

The proposed By-law is a significant change from the current Comprehensive Zoning By-law No. 201-2000. The major changes listed below, will make it easier to use, implement the policies of the Updated Official Plan, and reflect new and emerging trends. The Updated Comprehensive Zoning By-law contains the following:

- New format
- New definitions
- Revisions to the Bed and Breakfast Establishment provisions
- New Short Term Rental Accommodations regulations
- Revised Home Occupations regulations
- Revised Non-Conforming Use regulations
- Revised Parking Regulations including – revisions to the minimum size of a parking space, revised barrier free parking requirements, new shared parking provisions, cash-in-lieu of parking and new bicycle parking requirements
- Revised Drive Through, Stacking Lanes and Stacking Space regulations
- New regulations allowing Second Suites
- New Source Protection regulations (Wellhead Protection Areas)
- New Overlay of Upper Thames River Conservation Authority Regulated Areas
- New Bonus Provisions
- New Holding Provisions
- New structure to allow for Temporary Zones
- New Theatre Zone
- New Grand Trunk Anchor District Zone
- New Open Space Zones
- Revisions to the Industrial Zone structure
- New Urban Reserve Zone
- New Agricultural Zone

In addition to the revisions noted above, the proposed Comprehensive Zoning By-law incorporates all the lands in the City limits. Upon the By-law coming into effect, Zoning By-laws from the Township of Perth East and Township of Perth South will no longer apply to the annexed lands.

### Pre-Zoning

As noted in previous reports to Council, the Comprehensive By-law does not contain significant pre-zoning underutilized lands for new or additional uses. Neither staff nor its consultants have the information necessary to undertake a detailed review of underutilized or underdeveloped lands to propose alternate zoning. The process to adopt the Comprehensive By-law did not allow the site specific community consultation necessary to pre-zone lands for a broader range of uses or different uses entirely. One exception to this approach is the recommended zoning for the Cooper Block. As part of the Grand Trunk District Master Plan, the City did conduct a detailed evaluation of the Cooper Block and undertook extensive public consultation. Based on the work conducted through the Master Plan process and the Council adopted Grand Trunk Community Hub Master Plan, staff are recommending site specific zoning provisions in conformity with the Grand Trunk Anchor District policies (Section 4.11) of the Official Plan.

**Analysis:** Section 26 of *The Planning Act* requires a municipality to amend its zoning by-law within three years of a new Official Plan or comprehensive Official Plan Amendment coming into effect to ensure it conforms to the Official Plan. The Ministry of Municipal Affairs approved Comprehensive Official Plan Amendment in July 2016 creating the City's new updated Official Plan. The existing comprehensive Zoning By-law was adopted in 2000, it does not contain provisions to permit secondary suites, contemporary definitions and parking rates, is not AODA compliant and was not created using current technology such as hyperlinks, GIS mapping and colour coding, it was decided a new By-law would be required.

### Bed and Breakfast Establishment and Short Term Rental Accommodation

Throughout the public consultation process, the issue of Short Term Rental Accommodations generated the most feedback. While comments ranged from "they are a commercial use and should be prohibited in residential areas" to "they should be allowed everywhere", the majority of respondents supported permitting these uses within the City limits. There was no support for maintaining the status quo, which from a zoning perspective is omitting Short Term Rental Accommodation regulations from the by-law entirely. In preparing regulations around Short Term Rental Accommodations, staff has considered the Guiding Principles in the Official Plan including Complete Communities, Economic Development and Public Participation. Staff believe the proposed regulations address the following: the needs of tourists, changes in the way people book accommodations, the needs of the local economy, the desire to promote stable residential neighbourhoods and the need to maintain a rental housing stock. Below are several dot matrix boards from a public open house dedicated to bed and breakfast establishments and short term rental accommodations).

Public Open House Board 2

Board 2

**GUIDING PRINCIPLE PRIORITIES**  
(IDENTIFY THE 4 BOXES MOST IMPORTANT TO YOU)

4 Blue Dots

NOISE	PARKING PROBLEMS (PARKING ON GRASS, ETC.)	GENERATE INCOME
SUPPLY LOCAL BUS STOPS IMPROVING ACCESS	CONTRIBUTES TO CHARACTER OF AREA	INCREASED PROPERTY MAINTENANCE
SIGNAGE	TECHNOLOGICAL INNOVATION	DIVERSIFY ECONOMY
WASTE STORAGE AND DISPOSAL	INCREASE TAX BASE	COMMERCIAL VEHICLES
DESTABILIZE NEIGHBOURHOOD	CONTRIBUTE TO CITY'S POSITIVE REPUTATION	HOURS OF OPERATION
RECOMMEND STORIES TO ABSENTEE LANDLORDS	UNKNOWN NEIGHBOURS	LOSS OF RENTAL HOUSING
INCREASE REVENUE TO C	SHARING ECONOMY	PROMOTE CITY
	LOSS OF ON-STREET PARKING	LOSS OF RENTAL ACCOMMODATION

*don't use blue dots as our*  
*measures*  
*me*

Public Open House Board 3

Board 3

**OPTIONS BEING CONSIDERED**  
(IDENTIFY THE OPTION YOU PREFER – 1 RED DOT)

<p><b>1</b></p> <p><b>STATUS QUO</b></p> <p>PERMIT ACCESSORY GUEST ROOMS &amp; BED AND BREAKFAST ESTABLISHMENT BUT NOT SHORT-TERM RENTAL ACCOMMODATIONS</p>	<p><b>2</b></p> <p><b>MINIMAL REGULATIONS</b></p> <p>PERMIT ACCESSORY GUEST ROOMS, BED AND BREAKFAST ESTABLISHMENTS &amp; SHORT-TERM RENTAL ACCOMMODATIONS SUBJECT TO HEALTH &amp; SAFETY MATTERS BEING ADDRESSED</p>
<p><b>3</b></p> <p><b>COMPREHENSIVE REGULATIONS</b></p> <p>PERMIT ACCESSORY GUEST ROOMS, BED AND BREAKFAST ESTABLISHMENTS &amp; SHORT-TERM RENTAL ACCOMMODATIONS SUBJECT TO HEALTH, SAFETY &amp; COMMUNITY COMPATIBILITY MATTERS BEING ADDRESSED</p>	<p><b>4</b></p> <p><b>NO REGULATIONS</b></p> <p>PERMIT ACCESSORY GUEST ROOMS, BED AND BREAKFAST ESTABLISHMENTS &amp; SHORT-TERM RENTAL ACCOMMODATIONS WITH NO REGULATIONS</p>

Public Open House Board 4

Board 4

**REFINEMENT OF OPTION 2**  
**MINIMAL REGULATIONS**  
FOR ACCESSORY GUEST ROOMS, B&B'S  
& SHORT-TERM RENTAL ACCOMMODATIONS  
(ASSUME LICENSING) (IDENTIFY THE 2 BOXES MOST  
IMPORTANT TO YOU – 2 RED DOTS)

GUEST REGISTER	INSURANCE
INSPECTION BY BUILDING, FIRE & HEALTH UNIT	EMERGENCY ESCAPE PLAN POSTED, EMERGENCY EXIT LIGHTING INSTALLED INTERCONNECTED SMOKE ALARMS
ALL OF THE ABOVE	OTHER HEALTH AND SAFETY MATTERS

Public Open House Board 5

Board 5

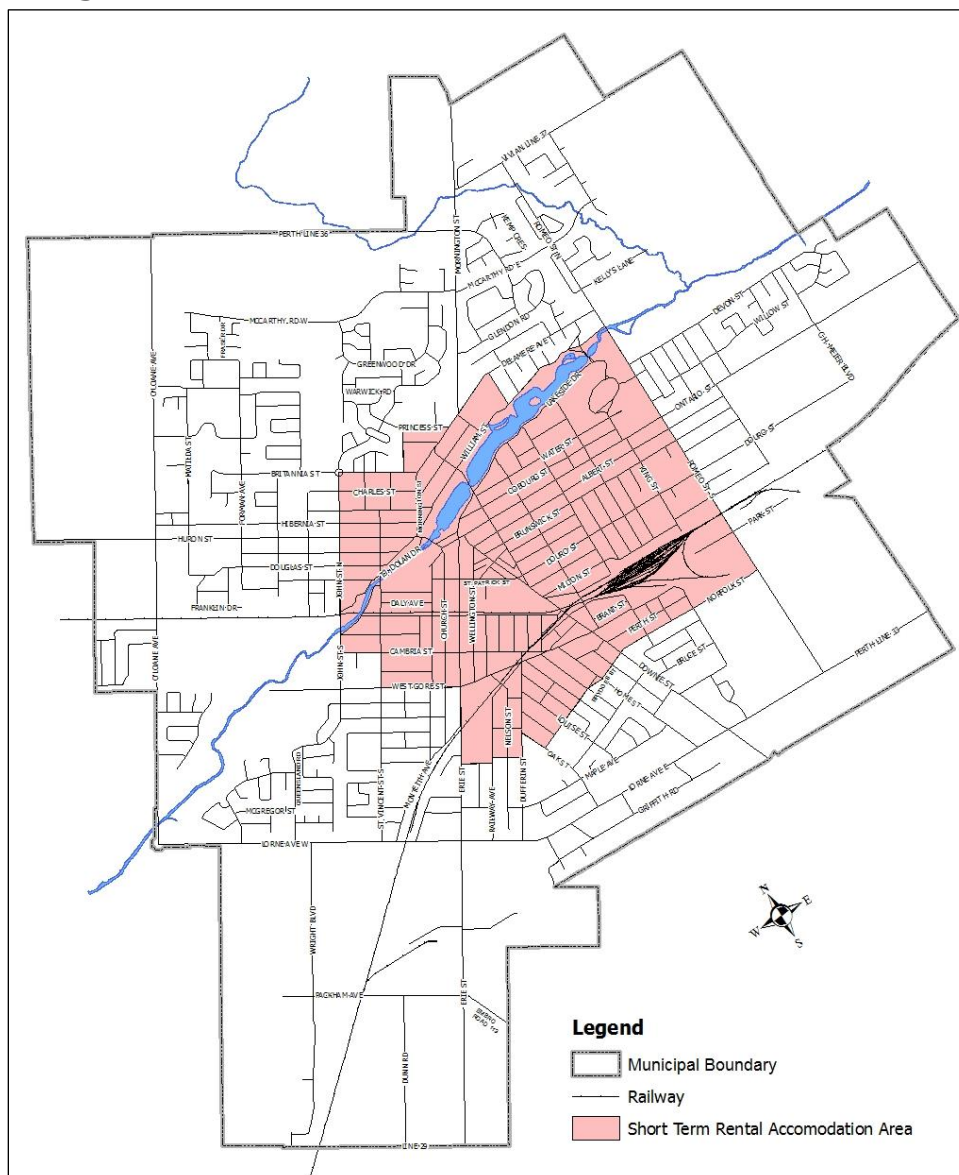
**REFINEMENT OF OPTION 3**  
**COMPREHENSIVE REGULATIONS**  
FOR ACCESSORY GUEST ROOMS, B&B'S & SHORT-  
TERM RENTAL ACCOMMODATIONS TO ADDRESS  
COMMUNITY ISSUES (ASSUME LICENSING)  
(IDENTIFY THE THREE BOXES MOST IMPORTANT TO YOU – 3 YELLOW DOTS)

LOCATIONAL CRITERIA: PROXIMITY TO FESTIVAL FACILITIES & DOWNTOWN	SITE CRITERIA: PARKING
LOCATIONAL CRITERIA: RESTRICTED TO ARTERIAL ROADS	SITE CRITERIA: ALLOWED IN SINGLE DETACHED DWELLING ONLY
LOCATIONAL CRITERIA: RESTRICTED TO ARTERIAL AND COLLECTOR ROADS	SITE CRITERIA: ALLOWED IN MULTI-UNIT BUILDINGS
LOCATIONAL CRITERIA: ONLY ALLOWED IN CERTAIN ZONES	LIMIT ON THE NUMBER OF LICENCES ISSUED
LOCATIONAL CRITERIA ONLY	ALLOWED PROVIDED THEY DO NOT IMPACT HOUSING MARKET
LOCATIONAL CRITERIA: SEPARATION DISTANCE	
ALLOWED WITH REGULATIONS TIED TO OWNERSHIP	ALL OF THE ABOVE

In preparation of the revised regulations (set out below), staff has considered not only public and stakeholder input and sound planning principles, but also input from the City solicitor as some proposed regulations are not available to a municipality. For example, the City is not able to restrict licenses to only individuals who live in, or near, Stratford.

The By-law recommended for adoption does not require Bed and Breakfast Establishments and Short Term Rental Accommodations to be operated by the principle resident. It does limit Short Term Rental Accommodations to a defined geographic area only (See Figure 4.3.1 below). The Comprehensive Zoning By-law allows Short Term Rental Accommodation in a dwelling unit beyond 30 days and limits the number of Short Term Rental Accommodations in a converted dwelling to one (1). The recommended By-law would not permit Short Term Rental Accommodations in apartment dwellings.

**Figure 4.3.1 Short Term Rental Accommodation Area**



Bed and Breakfast Establishments were originally allowed to provide an accommodation option for tourists. While the type of accommodation has expanded since Bed and Breakfast Establishments were originally allowed to now include Short Term Rental Accommodations, the reasons most tourists are coming to Stratford has not. Most tourists using Bed and Breakfast Establishments and Short Term Rental Accommodations are in the City to visit the downtown core and attend the Festival. In order to meet the needs of tourists while maintaining rental housing stock, staff believes it is necessary to restrict Short Term Rental Accommodations to a specified geographic area. The Heritage Area, Schedule "E" of the Official Plan was selected as the area where Short Term Rental Accommodations should be permitted for the following reasons:

- It is a geographic area already delineated in a City document;
- It includes all the major tourist attractions such as the downtown core and the Festival theatres;
- It contains a mix of dwelling types and lot sizes;
- Restricting Short Term Rental Accommodations to a geographic area allows the City to monitor their use, their impact on surrounding properties and the rental housing market to determine if changes are required; and
- Allows an area that can be licensed through the City.

To see all the changes to Section 4.3 Bed and Breakfast Establishments and Short Term Rental Accommodations see Table 2 below.

In addition to new zoning regulations, staff is recommending a revision to the existing Bed and Breakfast Establishment Licensing By-law and adoption of new Short Term Rental Accommodation and Inn Licensing By-laws. Those by-laws are attached.

#### Non-Conforming Uses

Staff indicated in the Update and Directions Report earlier this year, that it would review the Non-Conforming Uses provisions of section 4.17 with the intention of "resetting the clock" to a date other than when the first comprehensive zoning by-law was adopted (October 15, 1951). While the recommended revisions in Table 2 do include some minor changes to section 4.17, it does not contain provisions "resetting the clock". Staff has researched this matter further and has received advice from the City's solicitor. While such a provision may address difficulties obtaining information about long-standing uses, it may inhibit the City's ability to prosecute where deemed appropriate and may expose the City to liability should an "illegal" use be deemed legal by the by-law and an actionable claim arise. For these reasons, no provision to "reset the clock" is recommended.

#### Proposed Changes to Final Draft By-law (dated May 29, 2019)

Comments received in advance of, at, and following the Statutory Public Meeting have resulted in revisions to the May 29, 2019 Final Draft By-law. During this period staff has continued to review and refine the May 29 version of the By-law. A complete list of the revisions to the May 29, 2019 Final Draft Comprehensive By-law are listed below:



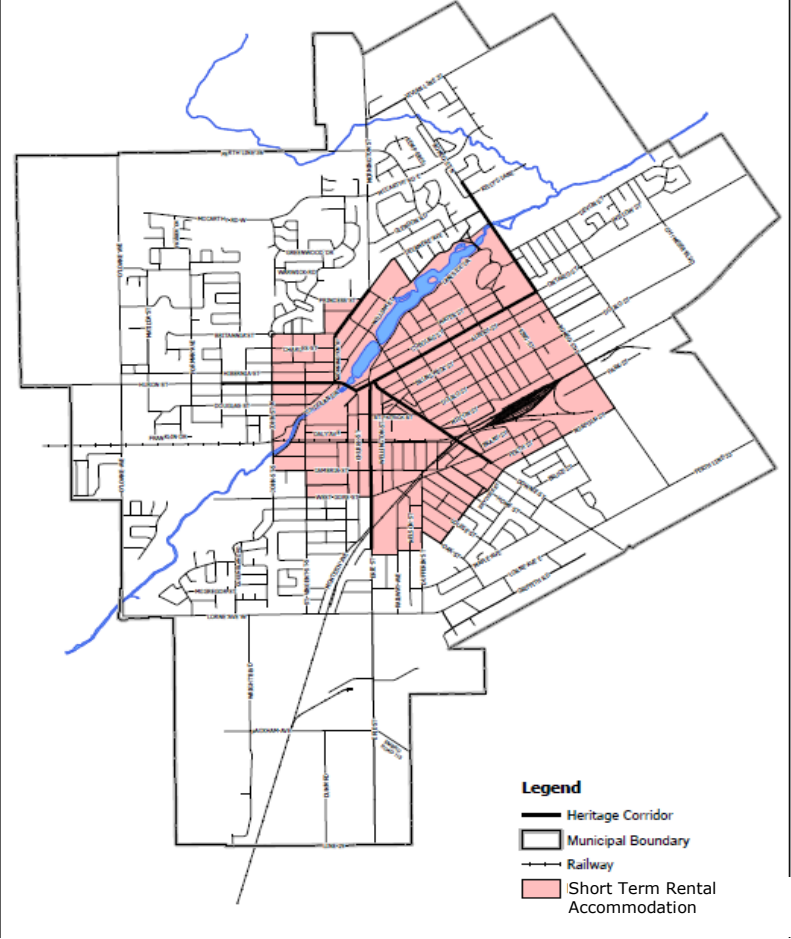
**Table 2**

<b>SECTION or MAP</b>	<b>CHANGE</b>
1.8 Clarification and Convenience	Add the following: "1.8.h) Revisions may be made to this by-law without the need for a zoning by-law amendment in the following cases: i) correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not ii) adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends or title blocks; and iii) changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this by-law and are editorially inserted for convenience of reference only."
2.3.3. a) Lots with Compounding Zoning	Delete "a)", and reformat.
Table 2.5.2 Holding Provisions, H15	Delete "asthe" in the first line and replace it with "as the".
Table 2.5.3 Bonus Provisions	In two locations, correct spelling of Heritage
3.0 – Definitions Agriculture use	Add "and may include a farm dwelling" after "structures".
3.0 – Definitions - Pet Care Establishment; Tables, 5.1, 6.2 and 7.2; Sections 6.3.6.1 and 15.2.28.1	Delete "Care" in "Pet Care Establishment" and replace it with "Grooming".

SECTION or MAP	CHANGE																				
3.0 – Definitions - Private Home Day Care	Delete existing definition and replace with the following "PRIVATE HOME DAY CARE" means the temporary care and custody for reward or compensation of not more than six persons in a provincially licensed home day care, or not more than five persons in an unlicensed home day care in a private residence other than the home of a parent or guardian of any such person for a continuous period not exceeding 24 hours. Care may be provided for children, seniors and/or persons with disabilities.																				
3.0 – Definitions Religious Institution	Delete "Religious Institution" and replace with "Place of Worship", definition will have to be relocated.																				
3.0 – Definitions Short Term Rental Accommodation	Delete ““for a period of up to 28 consecutive days” and add the end. “When occupied continuously as a principal residence, a “Short Term Rental Accommodation” can be used as a “dwelling unit”.”																				
4.1.2 Accessory Buildings – Location	Add “yard other than” after “any” in the first line.																				
4.1.2 a) Accessory Building – Location	<div>Delete “a)” in its entirety and replace it with the following: “an accessory building or structure in accordance with Table 4.1.2.</div> <table><tr><th colspan="5">Table 4.1.2 Accessory Building or Structure Locations</th></tr><tr><th></th><th>Interior Lot Zoned C1 or Residential R</th><th>Corner lot Zoned C1 or Residential R</th><th>Interior Lot not zoned C1 or Residential R</th><th>Corner Lot not zoned C1 or Residential R</th></tr><tr><td>Distance from a Front lot line</td><td>6.0 m or existing building setback whichever is the greater</td><td>6.0 m or existing building setback whichever is the greater</td><td>Setback as set out in the zone</td><td>Setback as set out in the zone</td></tr><tr><td>Distance from an</td><td>N/A</td><td>6 m or existing</td><td>Setback as set out in</td><td>Setback as set out in</td></tr></table>	Table 4.1.2 Accessory Building or Structure Locations						Interior Lot Zoned C1 or Residential R	Corner lot Zoned C1 or Residential R	Interior Lot not zoned C1 or Residential R	Corner Lot not zoned C1 or Residential R	Distance from a Front lot line	6.0 m or existing building setback whichever is the greater	6.0 m or existing building setback whichever is the greater	Setback as set out in the zone	Setback as set out in the zone	Distance from an	N/A	6 m or existing	Setback as set out in	Setback as set out in
Table 4.1.2 Accessory Building or Structure Locations																					
	Interior Lot Zoned C1 or Residential R	Corner lot Zoned C1 or Residential R	Interior Lot not zoned C1 or Residential R	Corner Lot not zoned C1 or Residential R																	
Distance from a Front lot line	6.0 m or existing building setback whichever is the greater	6.0 m or existing building setback whichever is the greater	Setback as set out in the zone	Setback as set out in the zone																	
Distance from an	N/A	6 m or existing	Setback as set out in	Setback as set out in																	



SECTION or MAP	CHANGE					
	exterior lot line		building setback whichever is the greater	the zone	the zone	
	Distance from an interior lot line	1.0 m	1.0 m where a 1.5 m continuous unobstructed path is provided, otherwise 1.5 m	Setback as set out in the zone	Setback as set out in the zone	
	Distance from a rear lot line	1.0 m	1.0 m where a 1.5 m continuous unobstructed path is provided, otherwise 1.5 m	Setback as set out in the zone	Setback as set out in the zone	
4.3. Bed and Breakfast Establishments and Short Term Rental Accommodation	Delete 4.3 in its entirety and replace with the following: "No person shall use a building or operate a <i>bed and breakfast establishment</i> or <i>short term rental accommodation</i> unless they hold a valid license issued by The Corporation of the City of Stratford in accordance with all of the applicable provisions of this by-law and the provisions set out in this section 4.3. Where there is a conflict between the general provisions and this section 4.3, the specific provisions relating to <i>bed and breakfast establishment</i> and <i>short term rental accommodation</i> shall apply."					
4.3.1 Bed and Breakfast Establishments and Short Term Rental Accommodation	Add the following as 4.3.1: "4.3.1 Bed and Breakfast Establishment The regulations below applicable to bed and breakfast establishments apply within the Residential R1, R2, R3, R4, and R5 Zones, the Mixed Use Residential MUR Zone, the Commercial C1, C2, and C3 Zones, the Urban Reserve UR Zone and the Agricultural A Zone."					

SECTION or MAP	CHANGE
<p>4.3.2 Bed and Breakfast Establishments and Short Term Rental Accommodation</p>	<p>Add the following as 4.3.2: "4.3.2 Short Term Rental Accommodation Area</p> <p>The regulations below applicable to short term rental accommodations apply within the Residential R1, R2, R3, R4, and R5 Zones, the Mixed Use Residential MUR Zone, the Commercial C1, C2, and C3 Zones, and the Urban Reserve UR Zone within the area identified in Figure 4.3.2 <i>Short Term Rental Accommodation Area</i>. <i>The Short Term Rental Accommodation Area matches the Heritage Area as shown on Schedule "E" of the City of Stratford Official Plan.</i></p> <p><b>Figure 4.3.2 Short Term Rental Accommodation Area</b></p> 

SECTION or MAP	CHANGE					
Table 4.3.1 Bed and Breakfast Establishments and Short Term Rental Accommodation	Delete Table 4.3.1 and replace it with the following: <b>4.3.3 Permitted Dwelling Types, Permitted Zones, Maximum Number of Bedrooms, and Licensing</b>					
	Table 4.3.3: Bed and Breakfast Establishments and Short Term Rental Accommodation Requirements					
			Type of Dwelling			
			Single Detached Dwelling	Semi-Detached Dwelling (each unit)	Converted Dwelling	Street Townhouse Dwelling (each unit)
	Permitted Dwelling Type	bed and breakfast establishment	Permitted	Permitted	Permitted	Permitted
		short term rental accommodation	Permitted	Permitted	Permitted	Permitted
	Permitted Zones	bed and breakfast establishment	R1, R2, R3, R4, R5, MUR, C1, C2, C3, UR, and A Zones			
		short term rental accommodation	R1, R2, R3, R4, R5, MUR, C1, C2, C3 and UR Zones within Short Term Rental Accommodation Area on Figure 4.3.2			
	Maximum Number by Type of Dwelling	bed and breakfast establishment	1	1	1	1
		short term rental accommodation	1	1	1	1
	Maximum Number of Bedrooms	bed and breakfast establishment	R1 Zone (Local Street): 2 bedrooms R1 Zone (Collector or Arterial Street): 4 bedrooms R1 Zone (Erie Street, Huron Street or Ontario Street): no maximum  R2 and R3 Zones (Local, Collector or Arterial Street): 4 bedrooms R2 and R3 Zones (Erie Street, Huron Street or Ontario Street): no maximum  R4 and R5 Zones: 2 bedrooms  MUR, C2, and C3 Zones: no maximum  UR Zone: 4 bedrooms. No expansion to an existing dwelling shall be permitted to accommodate a Bed and Breakfast Establishment			

SECTION or MAP	CHANGE					
			in an UR Zone. A Zone: 4 bedrooms			
		short term rental accommodation	Not Applicable			
	Business License	bed and breakfast establishment	Required	Required	Required	Required
		short term rental accommodation	Required	Required	Required	Required
4.3.2 b) Bed and Breakfast Establishments and Short Term Rental Accommodation – Parking Requirements	Add the following between “vehicles” and “.” “provided such parking does not in any way block, obstruct or otherwise hinder the sidewalk.”					
4.3.2 c) Bed and Breakfast Establishments and Short Term Rental Accommodation – Parking Requirements	Delete “, and provided all other requirements herein are satisfied” and replace it with “in accordance with the provisions of this zoning by-law”					
4.3.2 f) Bed and Breakfast Establishments and Short Term Rental Accommodation – Parking Requirements	Delete “be complied with” and replace it with “apply to bed and breakfast establishments and short term rental accommodations.”					
4.3.3 Bed and Breakfast Establishments and Short Term Rental Accommodation –Private Streets	Delete “which has” and replace it with “having a” and delete “4.3.5” and replace it with “4.3.7.”					

<b>SECTION or MAP</b>	<b>CHANGE</b>
4.3.4 a) Bed and Breakfast Establishments and Short Term Rental Accommodation – Other Requirements	Delete 4.3.4 a) in its entirety and renumber b) to f)
4.3.4 d) Bed and Breakfast Establishments and Short Term Rental Accommodation – Other Requirements	Delete "A" and replace it with "When a dwelling unit is used as a" and delete "shall comprise the sole use of the lot, and"
4.3.4 e) Bed and Breakfast Establishments and Short Term Rental Accommodation – Other Requirements	Delete the word "appropriately"
4.3.4 f) Bed and Breakfast Establishments and Short Term Rental Accommodation – Other Requirements	Delete "The" and replace it with "All City by-laws including but not limit to the", add "Fence and Hedge By-law," after "Noise By-law", delete "any municipal", and delete "and all other applicable City by-laws shall remain applicable to" and replace it with "apply to". .
4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6	Renumber to 4.3.4. 4.3.5, 4.3.6, 4.3.7 and 4.3.8
4.4 Consents Subject to An Agreement	delete "Subdivision Agreement" and "or any one of them"
Table of Contents 4.14, 3.0 Definition,	Delete "Marihuana" and replace with it "Cannabis", add the following definition of cannabis, "CANNABIS has the same meaning as in subsection 2(1) of the Cannabis Act (Canada), as may be amended

<b>SECTION or MAP</b>	<b>CHANGE</b>
4.14	and or replaced from time to time."
4.12 e) Home Occupations	Delete "include" in the first line and replace it with "permit" Delete "are permitted" in the second line
4.17.1 – Non-Conformity - Continuation	Delete "November 9, 2000" and replace it with "the day of the passing of this By-law".
4.17.4 – Legally Existing Lots	Delete "least" in the last sentence and replace it with "most".
4.18 b) – Outdoor Swimming Pools and Hot Tubs	add ", heaters" after pumps in the first line
4.22 Public Uses	add the following: "c) Notwithstanding a) and b) above, new public agency and public utility uses which have noise, odour, vibration and/or dust impacts are shall require a Zoning By-law Amendment to be permitted in a Residential Zone.
4.26.4 Established Building Line in Residential and MUR Zones	Delete in its entirety and replace with the following: "In any residential or mixed use residential zone where the lot has a frontage of not more than 20m, the required front yard depth may be reduced: a) where a vacant interior lot abuts lots on which dwellings have setbacks from the front lot line or exterior side lot line of a lesser depth than that required by this by-law, the minimum setback from the front lot line for any dwelling to be erected on the said vacant interior lot is equal to the average of the setbacks from the front lot line of the dwellings on the abutting lots but shall not be greater than the minimum front yard setback required for the zone; b) where a vacant interior lot abuts a lot on which a dwelling has a setback from the front lot line or exterior side lot line of a lesser depth than that required by this by-law and also abuts a vacant lot, the minimum setback from the front lot line for any dwelling to be erected on the vacant interior lot is equal to the average of the setback from the front lot line of the adjacent dwelling and the required setback of the adjacent vacant lot but shall not be greater than the minimum front yard setback required for the zone; c) where a vacant corner lot abuts a lot on which a dwelling has

<b>SECTION or MAP</b>	<b>CHANGE</b>
	<p>setbacks from the front lot line of a lesser depth than that required by this by-law, the minimum setback from the front lot line for any dwelling to be erected on the corner lot is equal to the setback from the front lot line of the dwelling on the abutting lot;</p> <p>Provided it does not conflict with Section 4.6.(Daylight Triangles and Visibility Triangles) of this By-law.</p>
Table 7.2 – Permitted Uses in Commercial Zones	add "Commercial School" as a permitted use in the C3 Zone
Table 7.2 – Permitted Uses in Commercial Zones	Add "Private School" as a permitted use in the C3 Zone
Table 7.4 – Regulations in the Commercial Zones	<p>Add "and Exterior side" after "Front" to the row "Minimum Front Yard Setback" and the Row "Maximum Front Yard Setback".</p> <p>Delete "side" and replace it with "rear" in the rows under "Rear Yard Depth".</p>
8.3.2 - Parking Rates and 8.3.3. - Shared Parking	Delete "Director, Transportation Services" and replace it with "Director of Infrastructure and Development Services".
Table 9.2 – Permitted Uses In Industrial Zones	add "Service Trade" as a permitted use in the I2 Zone
Table 11.2 Theatre District	Delete "①" after " <i>Business and / or Professional Office</i> "
11.3 Special Use Regulations	Add "11.3.1 Theatre District Zone" in front of "Business and/or professional office"
13.3. – Agricultural Special Use Regulations	Add "13.3.1.3. In an Agricultural Zone, a dwelling unit shall not be established except on a lot with an area of 15 ha or larger and in accordance with the Minimum Separation Distance I Formulae (MDSI).
15.1.5 – R1 Zone Exception	210 Water Street R1(3)-5 to add clinic as a permitted use
15.1.22 e) – R1 Zone Exception	Delete "4.3.2 b)" and replace it with "4.3.2 d)".

<b>SECTION or MAP</b>	<b>CHANGE</b>
15.1.29 – R1 Zone Exception	Delete 15.1.29 in its entirety
15.1.33 – R1(2)-33 Zone	Delete “Kelly`s” and replace it with Kelly’s”.
15.1.34 – R1(2)-34 Zone	Delete “Kelly`s” and replace it with Kelly’s”.
15.1.35 & 15.1.34 – R1 Zone Exception	Delete “15.1.35” and add “The portion of the lot that abuts the private right-of-way (Kelly’s Lane) is deemed to be the front lot line” to 15.1.34 c).
15.1.42 – R1 Zone Exception	Add the following: “15.1.42 a) <u>Defined Area</u> (northeast corner of Mornington Street and Perth Line 36) R1(4)-42 and R1(4)- 42 H12 b) Minimum Rear Yard Depth: 6.0m c) Minimum Lot Frontage (Corner Lot): 12.6 m d) Minimum Lot Area (Corner Lot) 415 m <sup>2</sup> e) Minimum Interior Side Yard: 1.2 m f) Minimum Landscaped Open Space: 35% g) Minimum Lot Coverage: 45% h) General Use Regulation: If the exterior side yard is less than 4.5 m, no driveway shall be permitted along the exterior lot line or off the exterior lot line”
15.2.1 b) – R2 Zone Exception	Delete “home occupation” as a permitted use
15.2.4 b) – R2 Zone Exception	R2(1)-4 - to add “clinic” as a permitted use
15.2.5 c) – R2 Zone Exception	Delete “Section 9.2” and replace it “R5(3) of Table 6.4.5”
15.2.38 c) – R2 Zone Exception	Delete “Section 9.2” and replace it with “R5(3) of Table 6.4.5”
15.2.40 a) – R2 Zone Exception	Delete “R2(1)-40” and replace it with “R2(2)-40”
15.2.42 – R2 Zone Exception	add “15.2.42 a) defined area northeast corner of West Gore and Dufferin Street (Pt Lot 30 C Plan 93- By-law 74-2019) R2(2)-42 as shown on Schedule "A" Map 8"- b) permitted uses: Parking Area for lands known municipally as 45 Cambrian Street c) Minimum setback to a parking area or parking aisle – West Gore Street 2.7 m.
15.4.12 – R4 Zone Exception	Delete “seniors’ apartment dwelling” from “b) Permitted uses”
15.4.13 – R4 Zone Exception	Delete “seniors’ apartment dwelling” from “b) Permitted uses”



SECTION or MAP	CHANGE
15.4.18 – R4 Zone Exception	<p>Add the following:</p> <p>"15.4.18 a) <u>Defined Area</u> 355 Douro Street (south side of Douro Street between High Street and Romeo Street South R4(2)-18</p> <p>b) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Back to back townhouse dwellings</li> <li>• Townhouse dwellings</li> </ul> <p>c) Front Lot Line Douro Street</p> <p>d) Required parking spaces to be allowed in tandem and count toward the minimum required parking for each individual townhouse dwelling</p> <p>e) Maximum density 40uph</p> <p>f) Minimum common element landscaped open space 1225m<sup>2</sup></p> <p>g) Minimum setback - Douro Street 6.0m</p> <p>h) Minimum interior side yard width 6.0 m</p> <p>i) Minimum rear yard depth 7.5 m</p> <p>j) Minimum setback from a patio door to a patio door 12.0 m</p> <p>k) Minimum setback from a patio door to a side wall 6.0m</p> <p>l) Minimum setback from an end unit wall to end unit wall 2.5m</p> <p>m) Maximum building height 10.5m</p> <p>n) Minimum Front Yard Depth: 4.5 m</p> <p>o) General Use Regulation: Any attached or detached garage shall not exceed sixty (60) percent the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall."</p>
15.4.19 – R4 Zone Exception	<p>Add the following:</p> <p>"15.4.19 a) <u>Defined Area</u> 355 Douro Street (south side of Douro Street between High Street and Romeo Street South R4(2)-1</p> <p>b) Permitted uses and regulations</p> <ul style="list-style-type: none"> <li>• All uses and regulations as described in the R4(2)-21 Zone</li> </ul> <p>c) Maximum building height 13m"</p>
15.4.20 – R4 Zone Exception	<p>Add the following:</p> <p>"15.4.20 a) <u>Defined Area</u> 355 Douro Street (south side of Douro Street between High Street and Romeo Street South R4(2)-20</p> <p>b) Permitted uses and regulations</p> <ul style="list-style-type: none"> <li>• All uses and regulations as described in the R4(2)-21 Zone</li> </ul> <p>c) Minimum setback</p> <ul style="list-style-type: none"> <li>- High Street 6.0m</li> <li>- King Street 6.0m</li> </ul> <p>d) Minimum interior side yard width 2.3 m"</p>

<b>SECTION or MAP</b>	<b>CHANGE</b>
15.4.21 – R4 Zone Exception	Add the following: "15.4.21 a) <u>Defined Area</u> 355 Douro Street (south side of Douro Street between High Street and Romeo Street South R4(2)-21 b) Permitted uses and regulations • All uses and regulations as described in the R4(2)-21 Zone c) Minimum setback - High Street 4.5m"
15.4.22 – R4 Zone Exception	Add the following: "15.4.19 a) <u>Defined Area</u> (northeast corner of Mornington Street and Perth Line 36) R4(2)-22 b) Permitted Use: Street townhouse dwellings c) Minimum Front Yard Depth: 4.5 m d) General Use Regulation: Any attached or detached garage shall not exceed sixty (60) per cent the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall."
15.5.15 – R5 Zone Exception	Delete "(4117 Perth Line 36 Con 2 Pt Lot 4 Pt Lot 3 – By-law 64-2015)" and replace it with "125 Orr Street" and add the following: "15.5.15 a) <u>Defined Area</u> 125 Orr Street) R5(1)-15" and c) Maximum Height: 15 m
15.5.17 – R5 Zone Exception	Delete "swelling" in g) and replace it with "dwelling".
15.5.18 – R5 Exception Zone	Delete "1.5" following "Planting Strip" and replace it with "7.5".
Section 15.5.19 – R5 Zone Exception	Add "15.5.29 a) <u>Defined Area</u> : 379 Romeo Street North R5(1) – 19 b) Permitted Uses: shared living residence, townhouse dwelling, all uses permitted in the R5 Zone 5) Definition: • shared living residence means a building containing dwelling units or rooms used for the accommodation for people as their residence, and includes the living accommodations of the operator of the establishment and which contains a common dining area for the residents thereof, any may contain a common lounge, recreation room and other amenities. d) Minimum Rear Yard Setback: 7.5 m e) Minimum Density: 30 units per hectare f) Maximum Density: townhouse dwellings: 40 units per hectare, all other permitted uses: 60 units per hectare g) Density Equivalence: shared living residence: where dwelling units are not proposed, 2 beds shall equal 1 dwelling unit, retirement

<b>SECTION or MAP</b>	<b>CHANGE</b>
	<p>home/ lodge and nursing home: 3 beds shall equal 1 dwelling unit</p> <p>h) Parking: shared living residence: 1 parking space per dwelling unit or 1 parking space per 2 beds.</p> <p>i) General Use Regulations: With the exception of the provisions contained 15.5.19 d), e) and f), townhouse dwellings shall be developed in accordance with the Residential Fourth Density R4(2) zoning provisions in Table 8-1."</p>
Section 15.5.20 R5-Zone Exception	<p>Add "15.5.20</p> <p>a) Defined Area: 203, 211, 233 Britannia and 2 Churchill Circle R5(1) – 20</p> <p>b) Maximum Density: 100 uph</p> <p>c) Maximum Height: 15 m"</p>
Section 15.10.3 – C4 Zone Exception	<p>Delete definition of "Brew Pub" in c) Definition and renumber</p> <p>Delete subsection e) ii) and renumber</p>
Section 15.10.4 – C4 Zone Exception	<p>Delete "brewery" and "scientific and medical laboratory" from b) Permitted Uses,</p> <p>Delete section "c) Definition" in its entirety and renumber</p> <p>Delete subsection e) i) and renumber</p> <p>Delete "4.4.2 a)" e) ii) and replace it with "2.3"</p>
15.14.25 – I2 Exception Zone	<p>Add "animal shelter" to "b) Permitted Uses"</p>
15.14.30 – I2 – Zone Exceptions	<p>add "15.14.30- a) Defined Area (45 Cambria- By-law 74-2019) I2-30 as shown on Schedule "A", Map 8 –b) permitted uses- business office, contractor's yard or shop, dwelling unit as an accessory use, eat-in or take out restaurant, factory store, food processing establishment, industrial use, personal care establishment, personal service establishment, private club, professional office, veterinary clinic, warehouse,</p> <p>c) Maximum setback to a parking area or parking aisle – West Gore Street 2.7 m,</p> <p>d) Maximum size of a restaurant at 45 Cambria Street (excluding space dedicated to permitted industrial use or a food processing establishment – 350 m<sup>2</sup></p> <p>e) Maximum size of all restaurants at 45 Cambria Street (excluding space dedicated to permitted industrial use or a food processing establishment – 500 m<sup>2</sup></p> <p>f) The require parking space for any restaurant use shall not include square footage dedicated permitted industrial use or a food processing establishment."</p>

<b>SECTION or MAP</b>	<b>CHANGE</b>
15.14.31 – I2 Exception Zone	<p>Add "15.14.31</p> <p>a) Defined Area: 667 Erie Street (southeast corner of Lorne Avenue East and Erie Street –I2-31</p> <p>b) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• business office of a consulting engineer or surveyor</li> <li>• car wash</li> <li>• commercial school</li> <li>• data centre</li> <li>• dry cleaning establishment</li> <li>• equipment service establishment</li> <li>• factory store</li> <li>• food processing establishment</li> <li>• gas bar</li> <li>• industrial use</li> <li>• motor vehicle repair shop</li> <li>• motor vehicle sales or rental establishment</li> <li>• motor vehicle service station</li> <li>• neighbourhood store</li> <li>• private club</li> <li>• public use</li> <li>• scientific or medical laboratory</li> <li>• recreational park</li> <li>• veterinarian clinic</li> <li>• warehouse</li> </ul> <p>c) Maximum floor area of a neighbourhood store: 300 m<sup>2</sup>"</p>
15.14.32 – I2 Exception Zone	<p>Add "15.14.32</p> <p>a) Defined Area: approximately 61 m east of the intersection of Lorne Avenue East and Erie Street I2-32</p> <p>b) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• business office of a consulting engineer or surveyor</li> <li>• car wash</li> <li>• commercial school</li> <li>• data centre</li> <li>• dry cleaning establishment</li> <li>• equipment service establishment</li> <li>• factory store</li> <li>• food processing establishment</li> <li>• hotel</li> <li>• industrial use</li> <li>• motor vehicle repair shop</li> <li>• motor vehicle sales or rental establishment</li> </ul>

<b>SECTION or MAP</b>	<b>CHANGE</b>
	<ul style="list-style-type: none"> <li>• motor vehicle service station</li> <li>• private club</li> <li>• public use</li> <li>• scientific or medical laboratory</li> <li>• recreational park</li> <li>• veterinarian clinic</li> <li>• warehouse"</li> </ul>
15.14.33 – I2 Exception Zone	Add "15.14.33 a) Defined Area 58 Griffith Road West I2-35 b) Permitted Uses: <ul style="list-style-type: none"> <li>• religious institution</li> <li>• all uses permitted in the I2 Zone</li> </ul> c) Minimum parking for a religious institution: 1 per 5.5 persons seating capacity"
15.17.1 – IN1 Exception Zone	Delete "IN-1-1" in a) and replace it with "IN1-1" Delete "Figure 13.14.2" in a), the title of the figure and e) and replace it with "Figure 15.17.1".
15.17.2 IN1 Exception Zone	Add "15.17.2 a) Defined Area 426 Britannia Street IN1-2 b) Permitted Uses: <ul style="list-style-type: none"> <li>• Type 1 Group Home</li> <li>• All uses permitted in the IN1 zone</li> </ul> d) Setbacks: The minimum front yard setback for parking is 3m. e) Parking Rate: <ul style="list-style-type: none"> <li>i) Notwithstanding the minimum parking standards in Section 5.1, where the subject lands contain an Auditorium associated with a Type 1 Group Home or Business Office of an incorporated not-for-profit organization a minimum of 25 parking spaces is required.</li> <li>ii) A minimum of 0.25 bicycle parking spaces per each required parking space.</li> </ul> f) Design Width of Britannia Street: Notwithstanding Schedule B, the design width of the road allowance of Britannia Street along the subject lands shall be 20m."
15.22.9 – A Exception Zone	Add "15.22.9 a) Defined Area 4272 Line 34 A-9 5) Permitted Uses: <ul style="list-style-type: none"> <li>• Agricultural use</li> <li>• Conservation use</li> <li>• Forestry use</li> </ul> c) Definitions:

SECTION or MAP	CHANGE
	<p>Agricultural use means the growing of crops such as nursery and horticultural crops; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures. No dwelling units shall be permitted.</p> <p>d ) Minimum Lot Area: 33 ha</p> <p>e ) Minimum Lot Frontage: 200 m</p> <p>f ) Minimum Distance Separation (MDS) Formula: Any repairs or rebuilds to any existing buildings or structures and enlargements and new buildings or structures shall comply with MDS.</p> <p>g ) Services: Notwithstanding section 4.25, on lands within the A-9 zone no building shall be erected, or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided."</p>
15.22.10 – A Exception Zone	<p>Add "15.22.10</p> <p>a) Defined Area west side of 4272 Line 34 A-10</p> <p>b) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Single detached dwelling</li> <li>• Home occupation</li> <li>• Bed and breakfast establishment</li> </ul> <p>5) Bed and Breakfast Site Specific Regulations: Notwithstanding section 3.3 a Bed and Breakfast is permitted in the A-2 zone with a maximum of four (4) accessory guest rooms. All other provisions of section 3.3 apply.</p> <p>5) Minimum Setbacks (Main Building):</p> <ul style="list-style-type: none"> <li>• Front Yard: 15 m</li> <li>• Side Yard: 7.5 m</li> <li>• Rear Yard: 15 m</li> </ul> <p>e) Minimum Lot Area: 3000 m<sup>2</sup></p> <p>f) Minimum Lot Frontage: 37 m</p> <p>g) Maximum Lot Coverage: 30%</p> <p>h) Minimum Landscaped Open Space: 30%</p> <p>i) Maximum Height: Maximum 12 m</p> <p>j) Minimum Setbacks (Accessory Structures):</p> <ul style="list-style-type: none"> <li>• Side Yard: 3 m</li> <li>• Rear Yard: 3 m</li> <li>• Shall not be located in a front yard or within a required setback.</li> </ul> <p>k) Maximum Lot Coverage (Accessory Structures): 5%</p> <p>l) Services: Notwithstanding section 4.25, on lands within the A-10</p>

<b>SECTION or MAP</b>	<b>CHANGE</b>
	zone no building shall be erected, or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided."
15.23.5 – UR Exception Zone	Delete b) Permitted Uses bullets in their entirety and replace with the following: <ul style="list-style-type: none"> <li>• automobile sales and service establishment</li> <li>• automobile repair establishment</li> <li>• and accessory uses.</li> </ul> Delete c) and d) in their entirety.
Index Map and Map 5	Change Central Business District Boundary to match Central Business District Boundary in By-law 201-2000
Map 1	Remove "R1(3)-29" Zone from 220 Hibernia Street and replace it with "R1(3)".
Map 1	Remove "A" Zone on 4272 Line 34 and replace it with "A-9" and "A-10"
Map 2	Remove "R5(1)" Zone on 203, 211, 233 Britannia and 2 Churchill Circle and replace it with "R5(1) – 20"
Map 2	Move the R4(1)-10 label off the zone boundary.
Map 2	Delete "R1(5) 34(H1)" and "R1(5) 35(H1)" on the west side of Orr Street (108 to 134, both inclusive) and replace it with a "R1(5)-8 (H1)" Zone
Map 2	Remove "A" Zone from lands on the north-northeast corner of Mornington Street and Perth Line 36 and replace it with "R1(4)-42, R1(4)-42H12, R4(2)-22, R4(2)-22 H12, and OS".
Map 2	Remove "IN2" from 426 Britannia Street and replace it with "IN2-2"
Map 2	Change the west boundary of the R1(5) – 32 Zone from the east limit of Block 97, 44M-44 to the west limit of Block 97 44M-44
Map 3	Add label for "Morison Street"
Map 3	Label Perth Line 37
Map 3	Remove "UR" Zone on 379 Romeo Street North and replace it with "R5(1) – 19 and OS"
Map 4	Remove "IN1" Zone on 46 General Hospital Drive and 130 Young Street and replace it with "IN1-1"
Map 4	Remove "I4" Zone on 355 and 365 Douro Street, 267 King Street and 54 Frederick Street and replace it with a "R4(2) – 18 Zone, a R4(2) – 19 Zone, a R4(2) – 20 Zone, a R4(2) – 21 Zone and a R2(2) Zone".
Map 7	Remove UTRCA regulation area from 90 Packham Ave
Map 7	Remove "I2-9" Zone from lands on the southeast corner of Lorne Ave East and Erie Street and replace it with "I2-31 and I2-32".
Map 8	Remove "R2(2) Zone from lands on the northeast corner of West Gore and Dufferin Street Pt Lot 30 c Plan 93 and replace it with

<b>SECTION or MAP</b>	<b>CHANGE</b>
	"R2(2)-42"
Map 8	Remove "I2" Zone from lands at 45 Cambria Street and replace it with "I2-30"
Map 8	Remove "I2" Zone from lands at 58 Griffith Road West and replace it with "I2-33."
Schedule B - Brunswick	Delete "Bruniswick" and replace it with "Brunswick"
Schedule B	Add "- HCD, no road widening required" in the footnote.
Schedule B - York	Delete "18" and a replace it with "HCD" for York Street (North Side)
Schedule B – Quinlin	Delete "Quinlin Road"
Schedule B – Gibb	Delete "Gibb Road"
Schedule B – first Lorne Avenue	Delete "easterly City" and replace it with Romeo Street S
Schedule B – second Lorne Ave	Add "O'Loane Avenue" after "widening for" Add "Avenue" after "O'Loane"
Schedule B	Add "Perth Line 33 – Class A – From Romeo Street S To Eastern City Limits, Existing Width (m) 20, Design Width (m) 30.

In addition to the revisions to the By-law regulations and maps noted above, the following changes to the By-law format is recommended:

- Revise the Index map to include the lands annexed in 2019;
- Increase the scale of all the maps in Schedule "A";
- Allow the street names in front of the map boundaries;
- Add "HCD, no road widening required" in the footnote on Schedule "B"; and
- Add recently approved subdivisions i.e. Plan 44M-47

Following adoption of the new Comprehensive Zoning By-law, staff will bring forward revisions to Bed and Breakfast Establishment Licensing By-law and new Short Term Rental Accommodation and Inn Licensing By-laws. The three licensing by-laws are required to implement the provisions contained in the new Comprehensive Zoning By-law.

#### Bill 73 – Smart Growth For Our Communities Act

In 2015, the *Planning Act* was amended to include a provision applicable to municipal councils when they pass a comprehensive zoning by-law as a requirement of section 26(9). Section 26(9) states that no person or public body shall submit an application for an amendment to any of the by-law before the second anniversary of the day Council repeals



and replaces them unless the council has declared by resolution that such application is permitted. As this review did not include the pre-zoning of lands, it is the opinion of staff that all zone change applications should be permitted to be submitted before the second anniversary that Council adopts the by-law. Included in the recommendation below is a clause that would allow zone change applications to be submitted.

#### Bill 108 – the More Homes, More Choices Act

On June 6, 2019, the Province gave Third Reading and Royal Assent to Bill 108, the More Homes, More Choices Act. This comprehensive piece of legislation amends a number of statutes including The *Conservation Authorities Act*, the *Development Charges Act*, the *Local Planning Appeal Tribunal Act*, the *Ontario Heritage Act*, and the *Planning Act*. Some of Bill 108's changes repeal recent changes to the Planning Act including the following:

- Appeals are no longer limited to inconsistency with inconsistency with the PPS, provincial plan or Official Plan.
- The Local Planning Appeal Tribunal (LPAT) has the authority to make a final decision. (They will no longer be referred back to a municipal Council.).
- Bonusing provisions and cash-in-lieu of parkland dedication are to be combined into a Community Benefits Charge.
- Timelines before an application can be appealed has been reduced
  - Official Plan Amendments – 120 days
  - Zoning By-law Amendments – 90 days
  - Draft Plan of Subdivisions – 120 days
- Only applicants, municipalities or public bodies have the right to appeal a decision on a draft plan of subdivision.
- Inclusionary zoning is limited to areas around major transit stations that are areas with a development permit system; and
  - Municipalities are required enact zoning regulations to permit additional dwelling units in single detached, semi-detached, townhouse or ancillary buildings if the single detached, semi-detached or townhouse dwelling contains only one unit.

Portions of Bill 108 were Proclaimed on September 3, 2019.

Adoption of the Comprehensive By-law will conform to Bill 108 as it permits additional dwelling units in all single detached, semi-detached and townhouses.

This report has been prepared with the assistance of the City Solicitor.

**Financial Impact:** None. If appealed, a subsequent report will be submitted and this report will provide financial impact details.

**Staff Recommendation: THAT Council adopt the new Comprehensive Zoning By-law dated May 29, 2019, as modified by Table 2 above;**

**THAT Council repeal City of Stratford Comprehensive Zoning By-law No. 201-2000 in its entirety;**

**THAT Council repeal the Township of Perth East Zoning By-law No. 30-1999 as it applies to those lands located within City limits in its entirety;**

**THAT Council repeal the Township of Perth South Zoning By-law No. 4-1999 as it applies to those lands located within City limits in its entirety;**

**AND THAT Council, in accordance with Section 34 (10.0.0.2) of the *Planning Act*, declare that all zoning by-law amendment applications may be submitted before the second anniversary of the day this By-law is adopted and the previous By-laws are replaced;**

**Council takes the actions above for the following reasons:**

- **The actions above implements and conforms to the Planning Act and the Provincial Policy Statement;**
- **The actions above implements the City of Stratford Official Plan;**
- **The actions above are the result of a comprehensive public consultation process that included**
  - **over 150 individuals attending one of 4 open houses or the statutory public meeting,**
  - **approximately 150 individuals who provided feedback and/or requested to be kept informed of the process (on the mailing list);**
  - **discussions with stakeholder groups; and**
  - **offered feedback through the City's Shaping Stratford web-page;**
- **The new Comprehensive By-law will be more user friendly and AODA compliant; and**
- **The new Comprehensive By-law is considered appropriate and will result in sound land use planning.**




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Jeff Leunissen, Manager of Development Services



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Ed Dujlovic, Director of Infrastructure and Development Services



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Joan Thomson, Acting Chief Administrative Officer