



Agenda
Council - Public Meeting

Monday, November 25, 2024, 7:00 p.m.
Electronic and In-Person Participation - Council
The Corporation of the Town of Orangeville
(Mayor and Clerk at Town Hall - 87 Broadway)
Orangeville, Ontario

NOTICE

Members of the public who have an interest in a matter listed on the agenda may, up until 10:00 a.m. on the day of a scheduled Council meeting, email councilagenda@orangeville.ca indicating their request to speak to a matter listed on the agenda. There will be an option to provide comments to Council either in person or virtually. Correspondence submitted will be considered public information and entered into the public record.

Members of the public wishing to view the Council meeting or raise a question during the public question period will have the option to attend in-person in Council Chambers, located at Town Hall, 87 Broadway, Orangeville; or by calling 1-289-801-5774 and entering Conference ID: 140 845 418#. The Council meeting will also be livestreamed, for members of the public that wish to view the meeting online, please visit: <https://www.youtube.com/c/OrangevilleCouncil>

Accessibility Accommodations

If you require access to information in an alternate format, please contact the Clerk's division by phone at 519-941-0440 x 2242 or via email at clerksdept@orangeville.ca

Pages

1. **Call To Order**
2. **Approval of Agenda**
Recommendations:
That the agenda and any addendums for the November 25, 2024 Council - Public Meeting, be approved.
3. **Disclosure of (Direct and Indirect) Pecuniary Interest**
4. **Closed**
None.
5. **Singing of National Anthem**
6. **Land Acknowledgement**
We would like to acknowledge the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. We also recognize that Dufferin County is the traditional territory of the Wendat and the

Haudenosaunee, and is home to many Indigenous people today.

7. **Announcements by Chair**

This meeting is being aired on public television and/or streamed live and may be taped for later public broadcast or webcast. Your name is part of the public record and will be included in the minutes of this meeting.

Any member of the public connecting via telephone is reminded to press *6 to mute and unmute. Please remain muted until the Chair requests comments or questions from the public.

8. **Public Meetings**

8.1 **Presentation by James Bramley, Licensing and By-law Enforcement Supervisor - False Alarm By-law**

In-Person

8.1.1 **False Alarm By-law, PM-2024-006**

4 - 21

Recommendations:

That report PM-2024-006, False Alarm By-law, be received for information.

8.2 **Presentation by Raylene Martell, Town Clerk - Procedure By-law Mid-Term Review**

In-Person

8.2.1 **Procedure By-law Mid-Term Review, PM-2024-008**

22 - 40

Recommendations:

That report PM-2024-008, Procedure By-law Mid-Term Review, be received for information.

8.3 **Presentation by Brandon Ward, Planning Manager and Larysa Russell, Senior Planner - Town-Initiated Official Plan and Zoning By-law Amendments, Additional Residential Units and Other Zoning Housekeeping Amendments**

In-Person

8.3.1 **Delegate - Rob Strang, Fead Street - Prioritizing Universal Level 1 EV Charging Infrastructure Before Level 2**

41 - 41

In-Person

8.3.2 **Town-Initiated Official Plan and Zoning By-law Amendments, Additional Residential Units and Other Zoning Housekeeping Updates, PM-2024-007**

42 - 100

Recommendations:

That report PM-2024-007, Town-initiated Official Plan and Zoning By-law Amendments, Additional Residential Units and other Zoning Housekeeping Updates, be received for information.

9. **By-Laws**

Recommendations:

That the by-laws listed below be read three times and finally passed:

9.1 A by-law to confirm the proceedings of the Council of The Corporation of the Town of Orangeville at its Council - Public Meeting held on November 25, 2024

101 - 101

10. **Adjournment**

Recommendations:

That the meeting be adjourned.



Public Meeting Cover Sheet

Subject: False Alarm By-law

Department: Corporate Services

Report #: PM-2024-006

Public Meeting Date: 2024-11-25

Previous Council Meeting Date:

Link to Access Previous Council Report: [CPS-2024-034, False Alarm Calls Update](#)

Attachment(s):

1. False Alarm By-law Presentation
2. False Alarm By-law Draft

Respectfully submitted

Antonietta Minichillo
General Manager, Corporate Services

Reviewed by

James Bramley,
Supervisor, Licensing and By-law
Enforcement

Reviewed by

Raylene Martell
Town Clerk, Corporate Services

Prepared by

Carrie Cunningham,
By-law and Property Standards Officer,
Corporate Services

False Alarm By-law

Public Meeting Presentation

November 25, 2024

Timeline

July 11, 2022,
Council directed
staff to review
and assess false
alarm data
provided by the
OPP

September 9, 2024,
staff presented
Report CPS-2024-
034 to Council

Q1 2025, staff will
report to Council
on feedback
received in
relation to the
proposed False
Alarm By-law

January 1, 2023, staff
initiated an Education
Program whereby
businesses / residents
were notified if a security
alarm system was set off
accidentally and OPP were
dispatched to attend

November 25, 2024,
a public meeting is
held to receive
feedback on the
proposed False
Alarm By-law

Background

False Alarm Data Collection Program – January 1, 2023

- As a result of Council's direction in 2022, By-law staff initiated a false alarm data collection program to analyze the frequency of false alarm calls and their financial impact on the municipality in anticipation of the 3 Year OPP contract coming to an end in 2024
- Staff utilized the bi-weekly data provided by OPP to log and review false alarm details, which would result in a False Alarm Education Notice being distributed to the property owner and/or alarm system owner

Background (cont'd)

OPP Provincial Billing Model - 2024

- In 2024, the Town transitioned from the 3 Year OPP Contract into the provincial billing model, whereby the municipality will now pay a base billing amount for policing, in addition to a billing amount for each call for service
- Staff have calculated an estimation of the financial impact that false alarm occurrences under the billing category “Operational 2” will have on the municipality in 2024, and are of the opinion that with the implementation of this By-law, the unnecessary strain on police resources and cost to the municipality will be mitigated

Background (cont'd)

The proposed False Alarm By-law has been designed to create an administrative framework that:

- decreases the number of false alarm calls for service
- provides cost recovery for program administration and associated OPP billing costs
- provides a consistent approach with the regulations set out in the Town's existing regulatory by-laws
- includes best practices of surrounding municipalities' false alarm by-laws, relevant legislation and Court decisions

Summary of Proposed Regulations

Proposed Regulations

Definitions

- At Fault False Alarm:

any **Alarm Incident** where there is no evidence that an unauthorized entry or unlawful act has been attempted or made into, on or in respect of a building, structure or premises and includes, but is not limited to:

- (a) the activation of an **Alarm System** during testing
- (b) an **Alarm System** activated by mechanical failure, malfunction, faulty equipment, sensitive or inappropriate placement of motion detectors or a battery failure
- (c) an **Alarm System** activated by atmospheric conditions, vibrations, power failure or by an animal
- (d) an **Alarm System** not maintained or cleaned
- (e) an **Alarm System** activated by user error

Proposed Regulations

False Alarm Reduction

- **Alarm System Owner** and registered title owner of the property containing an **Alarm System** is responsible to ensure at all times that the **Alarm System** is kept in good working order and condition and that users and the owner of the subject premises are kept fully apprised of the operation of the **Alarm System**
- **Alarm System Owner** and the registered title owner of a property containing an **Alarm System** which causes an **At Fault False Alarm** occurrence and a response or responses by the **Police Service** shall be jointly liable to pay the **Town** fees set out in the By-law

Proposed Regulations

False Alarm Reduction (cont'd)

- Where there is a **Police Service** response to an **At Fault False Alarm** occurrence, the **Town** shall upon receipt of the **Data Analysis Report**:
 - (a) on the first **At Fault False Alarm** – a fee shall be imposed on the **Alarm System Owner** and/or the registered title owner of the property as set out in the By-law
 - (b) on the second and subsequent **At Fault False Alarm** occurrence within a twelve (12) month period at the same premises – an increased fee shall be imposed on the **Alarm System Owner** and/or the registered title owner of the property as set in the By-law

Proposed Regulations

Collection of At Fault False Alarm Fees

- The **Town** shall be provided with a **Data Analysis Report** outlining the **At Fault False Alarm** occurrences for administration of this By-law by the **Police Service**. The **Data Analysis Report** is to include sufficient information related to the occurrence of the **At Fault False Alarm** and the **Alarm System Owner**
- The frequency of submissions of the **Data Analysis Report** to the **Town** will be provided, at a minimum, on a monthly basis, to ensure the **Town** can provide the required notice in a timely manner to the **Alarm System Owner**
- Fees not paid within the applicable time shall be added to the tax roll in accordance with the terms of Section 398 of the Municipal Act, 2001, S.O. 2001, c.25

Proposed Regulations

Fees – Schedule A

At Fault False Alarm	Fee (Applicable during each 12-month period)
First occurrence	\$150.00
All subsequent occurrences	\$300.00

Questions and Feedback

Thank you



The Corporation of the Town of Orangeville

By-law Number 2025-

A by-law to Impose Fees for At Fault False Alarm Calls for Service within the Town of Orangeville

WHEREAS pursuant to the Police Services Act, R.S.O. 1990, c.P.15, police services are provided within the Town of Orangeville by the Ontario Provincial Police (O.P.P.), subject to payment by the Municipality of O.P.P. contracted charges; and

WHEREAS Section 391 of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended hereinafter referred to as the "*Municipal Act*" provides authority for a municipality and a local board to pass by-laws imposing fees or charges on any class of persons for service or activities provided or done by or on behalf of it; and

WHEREAS Section 398(2) of the *Municipal Act* provides for the addition of fees and charges imposed by the municipality or local board, respectively, to the tax roll for the following property in the local municipality and collect them in the same manner as municipal taxes: any property for which all the owners are reasonable for paying the fees and charges; and

WHEREAS Section 345 of the *Municipal Act* authorizes the Council of a local municipality to establish: penalty and interest charges, notice as to time and notice of payment, payment of installments and options; and

WHEREAS the number of false alarms in the Town of Orangeville has been identified as consuming a significant quantity of Police Service resources, which could be better directed to enhancing police presence in the community through the reduction of false alarms.

NOW THEREFORE the Council of the Corporation of the Town of Orangeville hereby enacts as follows:

1. DEFINITIONS

1.1. In this By-law:

"Alarm Incident" means the activation of an **Alarm System** and direct or indirect reporting of the incident to the **Police Service**;

“Alarm System” means an assembly of mechanical or electrical devices which is designed or used for:

- (a) the detection of entry into or damage to a building, structure or premises and which emits sound or transmits sound, signal or message when activated, but does not include a device that is installed in a “motor vehicle” or “motor home” as those terms are defined in the Highway Traffic Act; or
- (b) the transmission of manually activated emergency signal to an alarm monitoring company but does not include a device designed to alert in case of a medical emergency;

“Alarm System Owner” means the owner, occupant, or lessee of a building, structure or premise that has an **Alarm System** or the lessee of an **Alarm System**;

“At Fault False Alarm” is any **Alarm Incident** where there is no evidence that an unauthorized entry or unlawful act has been attempted or made into, on or in respect of a building, structure or premises and includes, but is not limited to:

- (a) the activation of an **Alarm System** during testing;
- (b) an **Alarm System** activated by mechanical failure, malfunction, faulty equipment, sensitive or inappropriate placement of motion detectors or a battery failure;
- (c) an **Alarm System** activated by atmospheric conditions, vibrations, power failure or by an animal;
- (d) an **Alarm System** not maintained or cleaned;
- (e) an **Alarm System** activated by user error;

“Data Analysis Report” means a report provided by the **Police Service** including sufficient information related to the occurrence of the **At Fault False Alarm** and the **Alarm System Owner**;

“Police Service” shall mean the Ontario Provincial Police (O.P.P.) or a police service maintained by the **Town**;

“Town” means the Corporation of the Town of Orangeville and land within the geographic limits of the Town of Orangeville as the context requires.

2. GENERAL ADMINISTRATION

- 2.1. The Short Title of this By-law is the “False Alarm By-law”.
- 2.2. This By-law shall be administered by the Clerk and or their designate.
- 2.3. The provisions of this By-law do not apply to activities or matters undertaken by the **Town** or the County or a local board of the **Town** or the County.

3. False Alarm Reduction

- 3.1 The **Alarm System Owner** and the registered title owner of the property containing an **Alarm System** is responsible to ensure at all times that the **Alarm System** is kept in good working order and condition and that users and the owner of the subject premises are kept fully apprised of the operation of the **Alarm System**.
- 3.2 The **Alarm System Owner** and the registered title owner of a property containing an **Alarm System** which causes an **At Fault False Alarm** occurrence and a response or responses by the **Police Service** shall be jointly liable to pay the **Town** fees set out in Schedule A of this By-law.
- 3.3 Where there is a **Police Service** response to an **At Fault False Alarm** occurrence, the **Town** shall upon receipt of the **Data Analysis Report**:
 - (a) on the first **At Fault False Alarm** – a fee shall be imposed on the **Alarm System Owner** and/or the registered title owner of the property as set out in Schedule A of this By-law;
 - (b) on the second and subsequent **At Fault False Alarm** occurrence within a twelve (12) month period at the same premises – an increased fee shall be imposed on the **Alarm System Owner** and/or the registered title owner of the property as set out in Schedule A of this By-law.
- 3.4 The **Town** may take any action described in Section 4 of this By-law, regardless of whether the **Town** has taken any previous action in regards to any one or more responses to **At Fault False Alarm(s)** at the subject premises.

4. Collection of At Fault False Alarm Fees

- 4.1 The **Town** shall be provided with a **Data Analysis Report** outlining the **At Fault False Alarm** occurrences for administration of this By-law by the **Police Service**. The **Data Analysis Report** is to include sufficient information related to the occurrence of the **At Fault False Alarm** and the **Alarm System Owner**.
- 4.2 The frequency of submissions of the **Data Analysis Report** to the **Town** will be considerate of Section 3.2 of this By-law and at a minimum provided on a monthly basis for ensuring the **Town** can provide the required notice in a timely manner to the **Alarm System Owner**.
- 4.3 Fees not paid within the applicable time shall be added to the tax roll in accordance with the terms of Section 398 of the Municipal Act, 2001, S.O. 2001, c.25.

5. SEVERABILITY

- 5.1 If a court of competent jurisdiction declares any section or part of this By-law invalid, it is the intention of Council that the remainder of this By-law shall continue in force unless the court makes an order to the contrary.

6. INTERPRETATION

- 6.1 References in this By-law to any statute or statutory provision include references to that statute or statutory provision as it may from time to time be amended, extended or re-enacted.
- 6.2 In this By-law, unless the context otherwise requires words importing the singular shall include the plural and use of the masculine shall include the feminine, where applicable.

7. EFFECTIVE DATE

- 7.1 This By-law shall come into effect on _____, 2025.

Read a first, second and third time and finally passed this _____ day of _____, 2025.

Lisa Post, Mayor

Raylene Martell, Clerk

SCHEDULE 'A' to BY-LAW 2025-XXX

FEES

1. The table below outlines the fees payable under this By-law:

At Fault False Alarm	Fee (Applicable during each 12-month period)
First occurrence	\$150.00
All subsequent occurrences	\$300.00

DRAFT



Public Meeting Cover Sheet

Subject: Procedure By-law Mid-Term Review

Department: Corporate Services

Report #: PM-2024-008

Public Meeting Date: 2024-11-25

Previous Council Meeting Date: A report is prepared to go to Council for consideration on December 16, 2024.

Link to Access Previous Council Report: No previous report exists for this item. This is a best-practice mid-term review of the procedure by-law to happen at the mid-way point of the Council term.

The current procedure by-law was passed in 2017 with minor amendments made in 2020 and 2023. A fulsome review of the procedure by-law is slated to occur in 2026.

Link to Current Procedure By-law: [C2017-2017-064.pdf](#)

Attachment: Overview of Proposed Changes presentation

Respectfully submitted

Prepared by

Antonietta Minichillo
General Manager, Corporate Services

Raylene Martell
Town Clerk, Corporate Services

Procedure By-law Mid-Term Review

Public Meeting Presentation

November 25, 2024

Timeline

Council passed the
Current Procedure
By-law July 17, 2017

On September 11,
2023, this Council
term made
amendments to the
current by-law.

2022 election
commenced this
term of Council in
December 2022.

Fall 2024 – Mid-
term review of the
current by-law
commenced at the
half-way mark of
the term of Council.

Overview

- As a best practice, Council members should undertake a mid-term review of their procedure by-law.
- At the halfway point of the 2022-2026 term of Council, this review will provide information to Council on potential amendments to the by-law to address:
 - inconsistencies with the Municipal Act,
 - procedural issues encountered thus far in the term, and
 - items recommended for inclusion by the Clerk due to best practice suggestions or current processes.

Overview (2)

- Section 225 of the Municipal Act states one of the roles of the head of Council is “to preside over council meetings so that its business can be carried out efficiently and effectively”.
- The procedure by-law is the tool that assists Council in having efficient and effective meetings.
- This tool is not only utilized by the Chair, but for all members of Council.

Proposed Updates

Public Notice 3.8.2.1

Current Wording

3.8.2.1 Copies of all Council and standing committee meeting agendas shall be posted in the notice case outside the Second Street entrance to the municipal offices and agendas posted on the Town website at least twenty-four (24) hours in advance of the meeting.

Proposed Change

- Change “Copies” to Notice in the first line; and
- add “Whenever possible, agendas for Council meetings shall be published at least 3 business days prior to the meeting. Any addendums to the agenda shall be updated and posted to the website by 1 pm on the day of the Council meeting.”

Method & Technology 3.10.4

Current Wording

3.10.4 The method and technology used to facilitate electronic participation in a meeting shall be determined by the Clerk, in consultation with the Information Technology division.

Proposed Change

Add: "If at any time the stream for a meeting that is held electronically goes down, the meeting shall recess as soon as it is noticed for a minimum of 15 minutes to allow any participants watching the stream to either connect through telephone at the number listed on the current agenda for connectivity or attend the meeting location."

Electronic Participation 3.10 (sub. 5, 7, 9)

Current Wording	Proposed Change
<p>3.10.5 Members wishing to participate electronically for a Council meeting, must provide the Clerk (or designate) no less than 72 hours notice prior to the scheduled meeting. The request may be facilitated if technology permits and if physical quorum at the meeting location has been established.</p>	<p>3.10.5 Remove: "and if physical quorum at the meeting location has been established".</p>
<p>3.10.7 The Clerk and Mayor (or designate Chair) are to be physically present in Council Chambers for a meeting.</p>	<p>3.10.7 Remove: "Clerk and". Add: "The Clerk and all other members of Council shall be present in Council Chambers whenever possible."</p>
<p>3.10.9 A physical quorum (a majority of the members) at a meeting of Council shall be achieved at the commencement of the meeting and maintained throughout the meeting.</p>	<p>3.10.9 – Remove section</p>



Consent Agenda 6.2.1

Current Wording

6.2.1 When preparing the agenda for Council and Committee of the Whole meetings, the Clerk may identify items which are considered to be routine and non-controversial under the heading "Consent Agenda", which matters may be considered by Council and Committee of the Whole as a summary matter in one motion rather than as separate items, unless a member of Council otherwise requests.

Proposed Change

Remove: "may identify items which are considered to be routine and non-controversial"; and

Replace it with: "shall place all staff reports, committee minutes and relevant correspondence"

Amendment Motions 6.12

Current Wording

6.12 A motion to amend a motion properly before Council shall be presented in writing.

Proposed Change

Remove section.

Presentations, Petitions & Delegations 7.6

Current Wording

7.6.2 Person wishing to speak to an item on the Agenda should notify the Clerk no later than 10 am on the date of the meeting.

7.6.3 Any person desiring to be heard by Council shall submit a request in writing to the Clerk at least seven (7) days before a Council/Committee meeting. The request shall include the requester's name, mailing address and phone number, and state the nature of the business to be discussed, the requested course of action and the reasons therefor. Verbal remarks to Council at a meeting shall be confined to the stated business.

Proposed Change

Separate definitions:

Presentations: Staff, consultants or organizations presenting on behalf of the Town.

Delegations: Members of the public who register to speak to Council on an item not included on a current Council agenda – maximum speaking time 5 minutes.

Open Forum: Requests from members of the Public to speak to an item on the current agenda or ask questions of Council. Maximum speaking time of 3 minutes.

Note: *Multiple sections under this heading would be re-worded to meet the intent of the above definitions.*

Delegations – Restrictions 7.6.1.1

Current Wording

7.6.1 Except as provided in this by-law, no person shall address Council without the permission of Council.

Proposed Change

Add sections:

7.6.1.1 No member of the public shall be permitted to delegate to Council for the purposes of solicitation of services or other such endeavours.

7.6.1.2 No delegations will be approved for any member of the public who has previously spoken to the matter at a public meeting held for the same topic.

7.6.1.3 No delegations shall be permitted on any item that is deemed to be outside of the jurisdiction of Council.

7.6.1.4 Delegates speaking on a service or opportunity in the Town of Orangeville shall be required to consult with relevant staff prior to submitting a request to delegate.

Question Period 7.8.2

Current Wording	Proposed Change
<p>7.8.1 A person on his/her own behalf, or as a spokesperson for a delegation, may ask questions of Council during the public question period time.</p> <p>7.8.2 A person addressing Council with a question may speak for not more than three (3) minutes, except with the leave of Council.</p>	<p>7.8.1 Change “public question time” to “open forum time”</p> <p>7.8.2 Remove; “may speak for not more than three (3) minutes, except with the leave of Council.”; and Replace with: “shall be allocated three (3) minutes of time at the delegate stand after which time the microphone shall be turned off.”</p> <p>Add new section: 7.8.3 No person shall be permitted to speak at the same meeting for which they are a registered delegate or open forum speaker on any topic.</p> <p><i>*Additional changes may be required to address open forum.</i></p>

Notice of Motion Given Prior to Meeting

7.11

Current Wording

7.11.1 A written copy of a proposed motion submitted to the Clerk by a member of Council at least seven (7) days in advance of and included in the agenda for the next regular meeting of Council shall be considered at that meeting of Council.

Proposed Change

Add: "along with supporting background information" after "a written copy of a proposed motion"

Notice of Motion at Meeting 7.12.4

Current Wording

7.12.4 Notices of Motion for future consideration shall be received without comment or debate by any member.

Proposed Change

Add section:
7.12.4.1 The member who presented the notice for future consideration shall provide the Clerk with a written copy of the proposed motion along with supporting background information at least seven (7) days prior to the meeting they wish to have the motion considered.

Agenda Headings 7.3.4

Current Wording

7.3.4 The Clerk shall have prepared and provided for the use of members at the regular meetings of Council, an agenda under the following headings:

1. Call to Order
2. Approval of Agenda
3. Disclosures of (Direct or Indirect) Pecuniary Interest
4. Closed Meeting
5. Opening Meeting – 7:00 p.m.
6. Singing of National Anthem
7. Land Acknowledgement
8. Announcement by Chair
9. Rise and Report
10. Adoption of Minutes of Previous Council Meetings
11. Question Period
12. Presentations, Petitions and/or Delegations
13. Consent Agenda
14. Staff Reports
15. Correspondence
16. Notice of Motion Prior to Meeting
17. Notice of Motion at Meeting
18. Announcements
19. By-laws
20. Adjournment

Proposed Change

Add heading “Agenda Item Open Forum” after question period.

Add Separate sub-headings under Presentations , Petitions and/or Delegations for delegations vs presentations

Combine staff reports, correspondence and committee meetings as sub-headings under the consent agenda.

Conclusion

Questions & Feedback

Orangeville Public Meeting Nov. 25, 2024
Rob Strang - █ Fead Street, Orangeville, Ontario
Re: Prioritizing universal Level 1 EV charging infrastructure before Level 2

This presentation is about ensuring as many people as possible have the ability to charge an EV with at least a Level 1 charger at the parking place at their residence, whether a home or multi-unit residential building. Whether renter or owner.

It is about recognizing there is limited charging infrastructure, so our first priority should be to ensure that everyone has enough capacity to charge a car, before giving some the luxury of charging a car quickly.

It is about addressing needs vs wants. Access to a Level 1 trickle charger for all, before Level 2 fast charging for some.

- All electric cars can be charged with a Level 1 charger.
- Almost all makes of cars come with a Level 1 charger, so no need to buy one.
- Level 1 chargers plug into a typical 120 V outlet, the same outlet that you plug your holiday lights into, or your toaster.
- The charging is slow, but in a 12-hour overnight charge a typical EV can get about 70-80 km of range.
- This is much more than what most people use in a day.
- Ensuring everyone has access to a 120 V outlet should be a top priority to accelerate the transition to EVs.
- This approach reaches the most people.
- It allows people to use the Level 1 charger that came with their car to charge at home.
- It minimizes the infrastructure needed since 120 V outlets need much less infrastructure.
- It enables people to charge with cheap off-peak power.
- It makes the grid more stable by minimizing peak demand.

This approach is fair, efficient, fast to implement & reduces costs

Anecdotes:

- A condo has 33 units with two parking spots with Level 2 chargers and no more 120 V outlets. Therefore 31 people are not likely to buy an EV.
- A condo has four shared Level 2 chargers, but 10 people own EV s and fight over access to charging. No one else will be buying an EV.
- Block heater outlets at hotels and businesses are currently an example of providing capacity for Level 1 chargers at many parking spots.



Public Meeting Cover Sheet

Subject: Town-initiated Official Plan and Zoning By-law Amendments, Additional Residential Units and other Zoning Housekeeping Updates

Department: Infrastructure Services

Report #: PM-2024-007

Public Meeting Date: 2024-11-25

Previous Council Meeting Date: N/A

Link to Access Previous Council Report: N/A

Background and Analysis

Additional Residential Units (ARU's)

In November 2022, the provincial government enacted Bill 23, the “More Homes Built Faster Act, 2022”, which changed many pieces of legislation in an effort to increase housing supply and affordability throughout Ontario. Bill 23 amended the Planning Act to allow “additional residential units” (“ARU’s”) as-of-right on any parcel of urban residential land containing a single-detached, semi-detached or townhouse dwelling in the following manner:

- a) Up to one (1) ARU within a main dwelling AND one additional residential unit within an accessory building (3 units total); or
- b) Up to two (2) ARU’s within the main dwelling, provided there is no ARU in an accessory building (3 units total).

Subsections 16(2) of the Planning Act does not permit an official plan to contain any policy that has the effect of prohibiting the above. Further, Subsection 16(3) of the Act does not permit an Official Plan to contain any policy that has the effect of:

- i) prescribing a minimum floor area requirement for an ARU; or
- ii) requiring more than one (1) parking space per ARU aside from the parking required for the primary unit.

The Planning Act contains similar provisions for zoning by-laws under Section 35.1, stating that any zoning regulation contradicting the above requirements is of no effect. This section of the Act also allows the Minister to establish provincial regulations to

provide standards and requirements for ARU's. Such regulations would prevail over any municipal zoning regulations to the contrary.

Currently, Ontario Regulation 299/19, provides some detailed standards for ARU's. The regulations allow ARU parking spaces to be oriented in tandem with other resident spaces. Regulations also clarify that there are no requirements for owner occupancy of the primary dwelling or ARU's.

Recently, the Ministry of Municipal Affairs and Housing (the "Ministry") has proposed changes to this Regulation to introduce new standards, and/or override certain standards that may be regulated by municipal zoning by-laws. Proposed Regulations include:

- Overriding any angular plane requirements in zoning by-laws that apply to ARU's. An "angular plane" is described as an artificial angle barrier measured from a point on a property that regulates how tall a building may be relative to its horizontal depth from such point(s).
- Adjusting lot coverage requirements to allow at least 45% coverage for all buildings and structures on parcels which have ARUs.
- Overriding any floor space index requirements in zoning by-laws, for lots which include ARUs. Floor space index is a measurement of the gross floor area of all buildings on a lot, divided by the area of the lot.
- Overriding all minimum lot size requirements that are specific to parcels with ARUs.
- Restricting any building separation distance requirements between a primary building and any ancillary structure to a maximum of 4 metres.

The basis of these new regulations is that by removing or streamlining certain standards that may be regulated by municipal zoning by-laws, it will reduce a potential need for zoning by-law amendments or minor variances required for ARU's, making it easier to establish new ARU's within existing dwellings.

The Town's current Official Plan policies apply to "Second Units" and are found under Section E1.5. They allow second units only within detached and semi-detached dwellings subject to regulations in the Zoning By-law. These current policies also allow second units within an accessory building on a lot, subject to Zoning By-law provisions that will regulate placement of the building on the lot, height, parking, etc.

Consistent with the Official Plan, the Town's Zoning By-law contains general provisions for "Second Dwelling Units", permitting such only in a single detached or semi-detached dwelling provided that the following standards are met:

- i. There is only one entrance in the front wall of the main dwelling; and
- ii. At least three (3) parking spaces are provided for the two dwelling units.

The Town's Official Plan and Zoning By-law need to be updated to align with the Planning Act provisions for ARU's. Staff have drafted Official Plan Amendment No. 133, which proposes an updated series of policies to define and allow ARU's consistent with Planning Act provisions. New policies proposed will also provide direction on certain matters to be regulated through Zoning By-law provisions in order to maintain neighbourhood character and provide for appropriate access and amenity arrangements for such residential units. Similarly, a draft Zoning By-law amendment is proposed that will implement this Official Plan policy direction and provide specific ARU standards.

Collectively, these amendments will permit ARU's in any detached house, semi-detached house, or townhouse property, within the main dwelling and/or an accessory building on the same property. New zoning regulations will specify the number and configuration of units permitted on a lot, the number of bedrooms permitted, as well as pedestrian access and parking requirements. New performance standards are also included for detached ARUs, such as height and yard setback limits.

Copies of the draft OPA No. 133 and Amending By-law are included as Attachments No. 2 and 3 respectively.

Zoning By-law Housekeeping Updates

Since its enactment in 1990, Zoning By-law No. 22-90 has been amended on many occasions by approving numerous amendment applications by private landowners. In addition, Council has also initiated various amendments to incorporate minor housekeeping changes, or to address any other matters that Council deems appropriate.

The process for a municipality to initiate an amendment to its Zoning By-law is the same that applies to a proponent-initiated application. It involves issuing public notification concerning the proposed amendment, agency consultation, holding a statutory public meeting and decision-making subject to certain opportunities for appeal.

The last Zoning By-law housekeeping amendment was approved by Council in 2022. In addition to the proposed updates to the Zoning By-law regarding ARU's as discussed above, staff are proposing a number of housekeeping-related amendments to the Zoning By-law that will:

- clarify permitted height exemptions to include certain structures such as bulk storage tanks/silos;
- expand home occupation permissions to include light assembly and associated retail/distribution, food preparation, simplify parking requirements, and allow certain home occupations within accessory buildings;
- reduce and simplify loading space requirements in the CBD, C1, C2, C3 and M1 Zones. Current requirements for loading spaces are proving to require excessive loading space dedication beyond the realistic needs of businesses;
- clarify accessible parking requirements for dedicated residential visitor parking;

- add new requirements for electric vehicle (EV) charger-ready parking spaces for multiple residential dwellings and new non-residential developments. New requirements for underground parking garage setbacks from property boundaries are also included;
- reformat existing trailer and boat storage permissions and explicitly prohibit human habitation in any parked vehicle, including recreational vehicles and trailers;
- reformat yard encroachment provisions to clarify permissions and allow greater encroachments for basement access stairs where there are generally no privacy or overlook concerns; and
- correct various zone boundary errors and inconsistencies.

A Table outlining the basis of each amendment item, with existing and proposed zoning provisions for each item, is included in Attachment 4.

Attachment(s):

1. Staff Presentation
2. Draft OPA No. 133
3. Draft Amending By-law
4. Zoning By-law Amendment Table

Respectfully submitted

Tim Kocialek, P.Eng., PMP
General Manager,
Infrastructure Services

Prepared by

Brandon Ward, MCIP, RPP
Manager of Planning,
Infrastructure Services



Public Meeting Presentation

Town Initiated Official Plan & Zoning By-law Amendments

Town File No. OPZ-2024-01

November 25, 2024

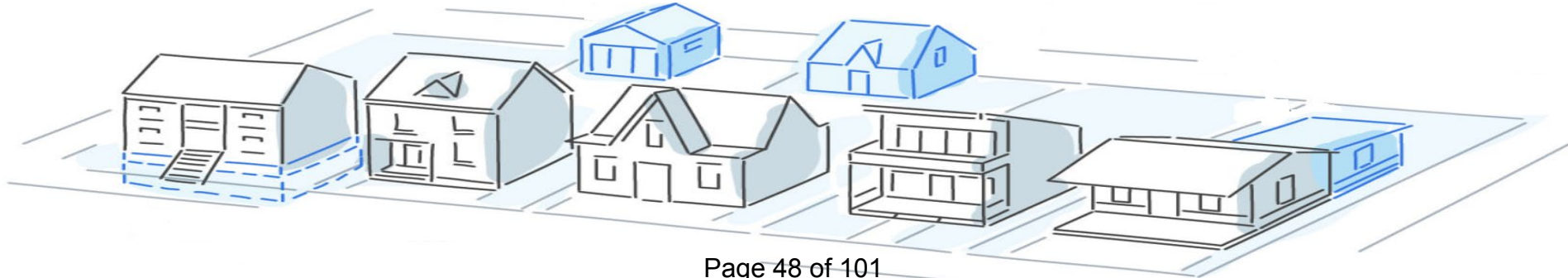
7:00 pm

Outline

1. Additional Residential Units: OPA and Zoning Provisions
2. Zoning By-law Housekeeping Updates
3. Timelines
4. Next Steps

Additional Residential Units (ARUs)

- An **Additional Residential Unit (ARU)** is an independent, self-contained dwelling unit that has its own kitchen, bathroom facilities and sleeping areas and is secondary, or subordinate to a primary dwelling
- Proposed policies:
 - Up to two (2) ARUs are permitted (in addition to the main dwelling) in a detached, semi-detached, and townhouse dwelling types
 - ARUs are permitted in an accessory structure
 - 1 parking space per ADU
 - Maximum of 2 bedrooms per ARU
 - Provide 1.2m wide unobstructed pedestrian access to ARU
 - 45% lot coverage

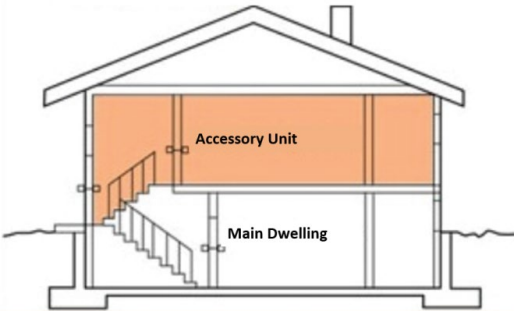


Additional Residential Units (ARUs)

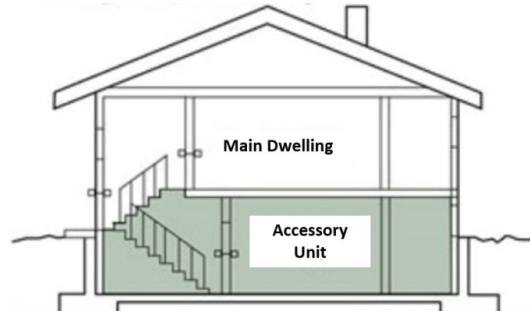
- **Additional Residential Unit, Attached**

one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit, which is contained within a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit

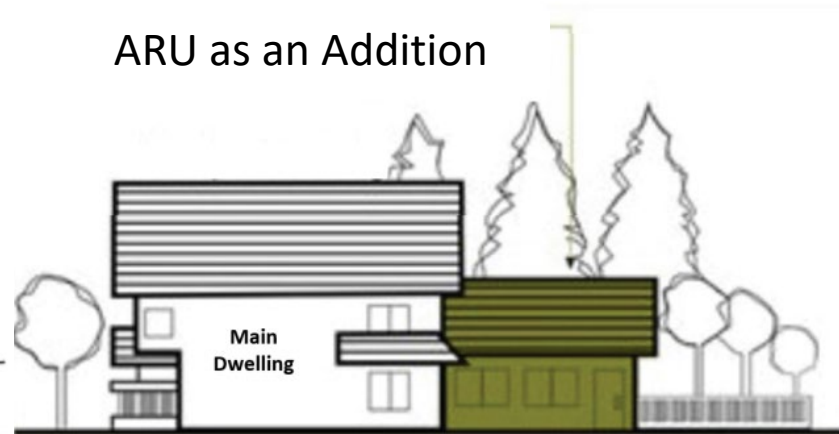
ARU on Upper Storey



ARU on Lower Storey



ARU as an Addition

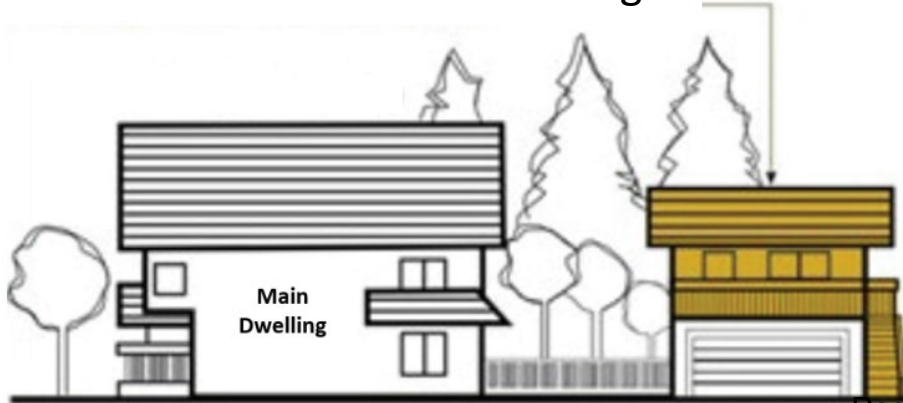


Additional Residential Units (ARUs)

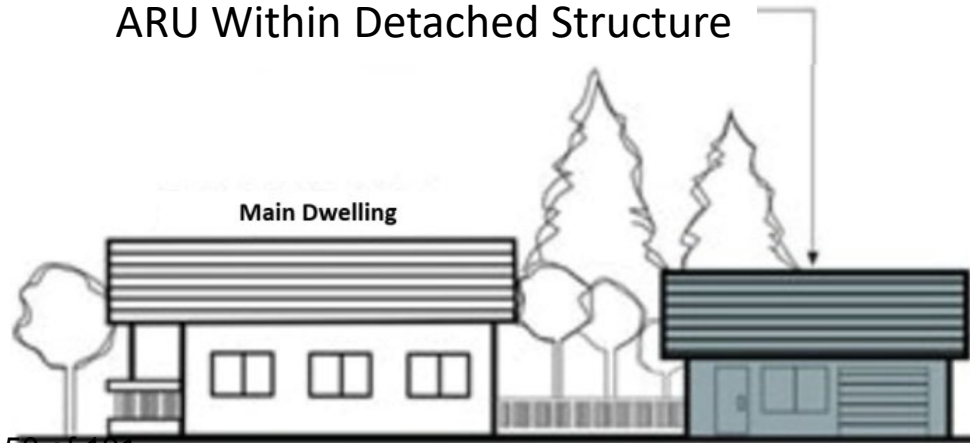
- Additional Residential Unit, Detached

one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit that is contained within an accessory building located on a lot containing a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit

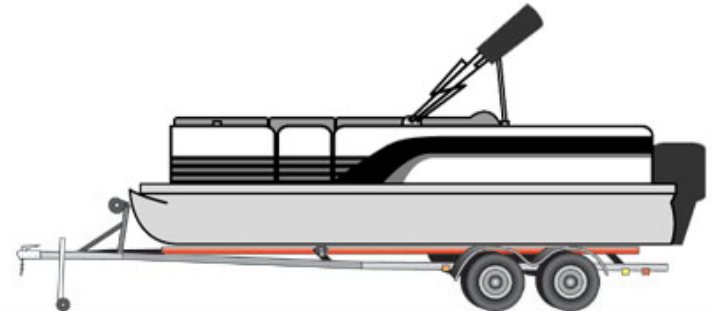
ARU Above Detached Garage



ARU Within Detached Structure



- Proposed Policy:
 - Explicitly prohibit human habitation in recreational vehicle, trailer, boat and boat trailer
 - A recreational vehicle, trailer, boat and boat trailer are not considered ADUs
- Restructure relevant section to provide clarity



Home Occupations

- Proposed Policies:
 - Increase the area to a maximum of 30% or 40 sq. m.
 - Require the following parking (other than bed and breakfast):
 - 1 parking space for any non-resident employee
 - 1 parking space for any personal service use
 - Add new uses to Class A, and adjust permissions per the proposed table

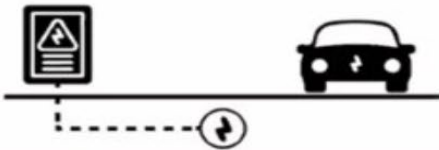
Class A (all dwelling types & accessory buildings)	Class B (semi-detached, detached & accessory buildings)	Class C (detached only)
business and professional offices (other than medical, dental, chiropractic practitioner or veterinarian)	office of a medical, dental or chiropractic practitioner or veterinarian	music teacher
artist's studio, crafts, film arts or other similar works (but not an audio recording studio)	hairstylist, beautician, barber, massage therapist, reflexologist or dietician	private home daycare, not to exceed 5 children
<u>light assembly and associated retail / distribution</u>	bed and breakfast establishment	audio recording studio
teacher (other than a music teacher), tutor, <u>fitness trainer</u>	repair of small appliances and mechanical equipment	
dressmaker, tailor, seamstress		
<u>food preparation for public consumption</u>		

Electric Vehicle Parking

- A **Parking Space, Electric Vehicle (EV)**, means a parking space equipped with, or constructed to be capable of being equipped with, an electric vehicle charging device
- Proposed policies:
 - Require EV Ready parking spaces as follows (after January 1, 2025):
 - minimum of 40% of the total required parking spaces for multiple dwellings
 - minimum of 20% of the total parking spaces required for all non-residential uses
 - EV Ready parking spaces have conduit & associated power supply to provide Level 2 charging
 - Up to 4 parking spaces may share an energized outlet
 - EV Ready parking spaces count towards total parking requirements

EV Capable

Install electrical panel capacity and run conduit to parking spaces.



EV Ready

Run wiring through conduit, with an outlet or terminal box.



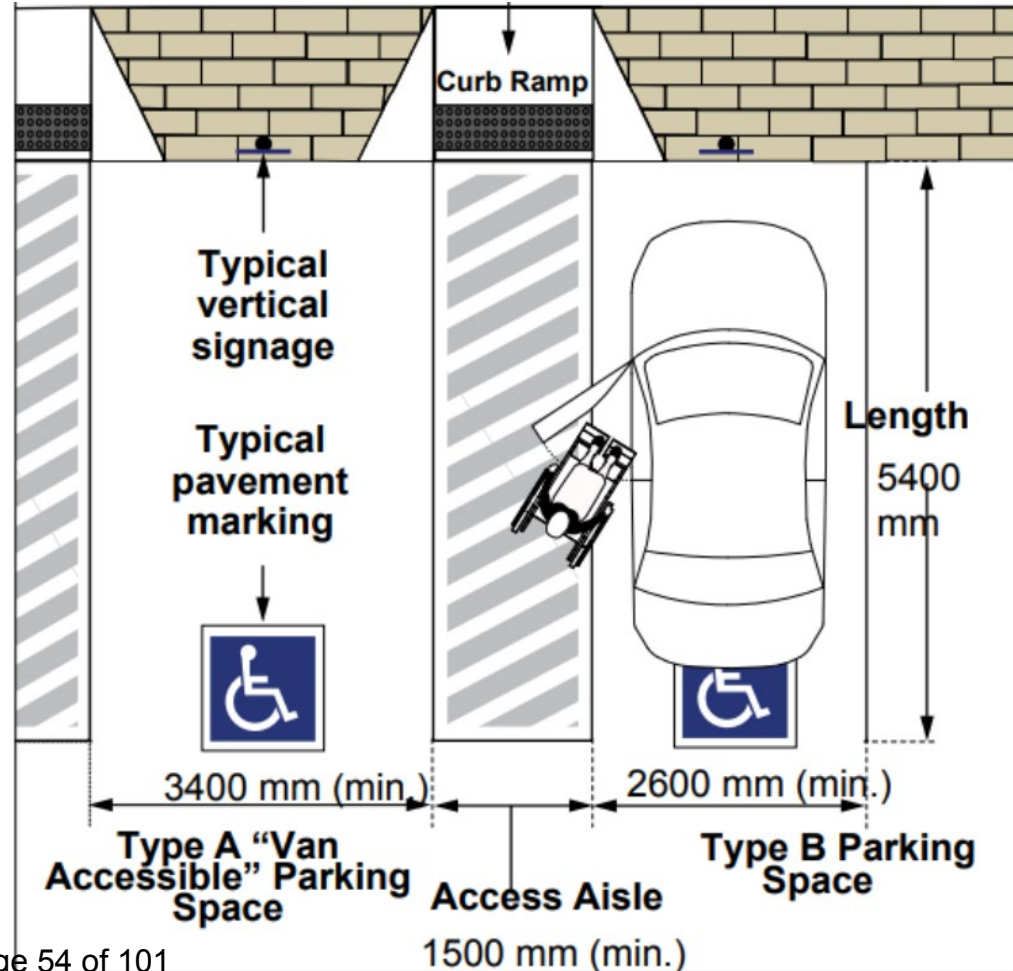
EVSE* Installed

Install a minimum number of Level 2 EV charging stations.



Accessible Parking

- Proposed Policy:
 - Add information on accessible visitor parking for:
 - non-residential uses
 - multiple dwellings
 - townhouses on a private street
- Clarify that accessible parking spaces count towards the total parking required



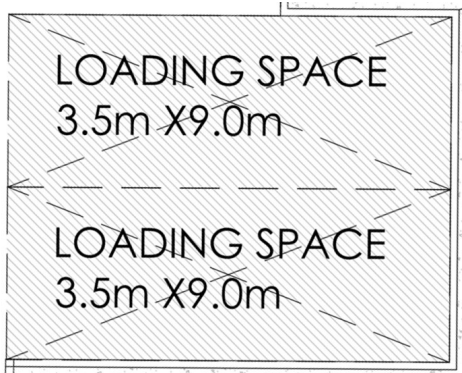
Underground Parking

- Proposed Policies:
 - Require a 1.2m setback to any lot line, except where the main building setback is nil
 - Require a minimum depth of 1.2m (below the finished grade) to the underground roof surface when not located under a building

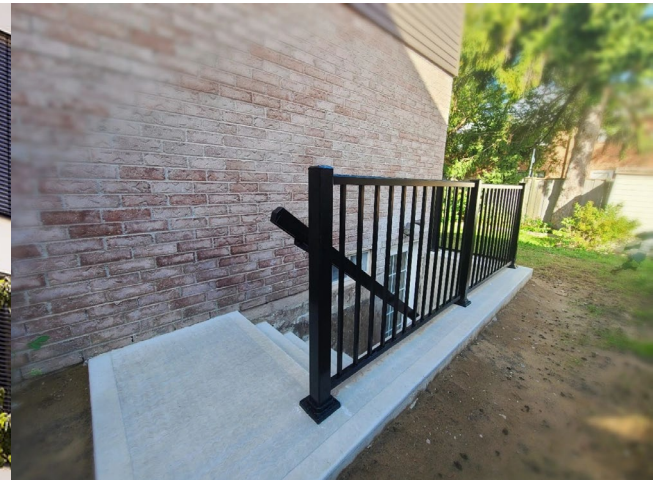


- Proposed policies:
 - Adjust loading space requirements per proposed table

Total Non-res GFA (CBD, C1, C2, C3, M1 Zones)	Required # of Loading Spaces
<300 sq. m.	Nil
301 - 2,500 sq. m.	1 space
2,501 to 7,500 sq. m.	2 spaces
7,501+ sq. m.	1 additional space/5,000 sq. m.



- Proposed policies:
 - 1.8m rear yard encroachment for decks 1.2m above grade
 - 1.5m front and rear yard encroachment for balconies
 - 1.5m rear and side yard encroachment for below-grade stairs (usually in association with ARU)
 - Restrict a/c units, heat pumps, generators, and pool pumps/filters/heaters to rear and side yards
 - Clarify encroachments for awnings/canopies in various yards
 - Front, rear and exterior side yards: 1.8m
 - Interior side yard: 0.6m
- Reformat relevant by-law sections into a table for clarity



Height Exemptions

Proposed Policy:

- Add silos/storage tanks as a height exemption

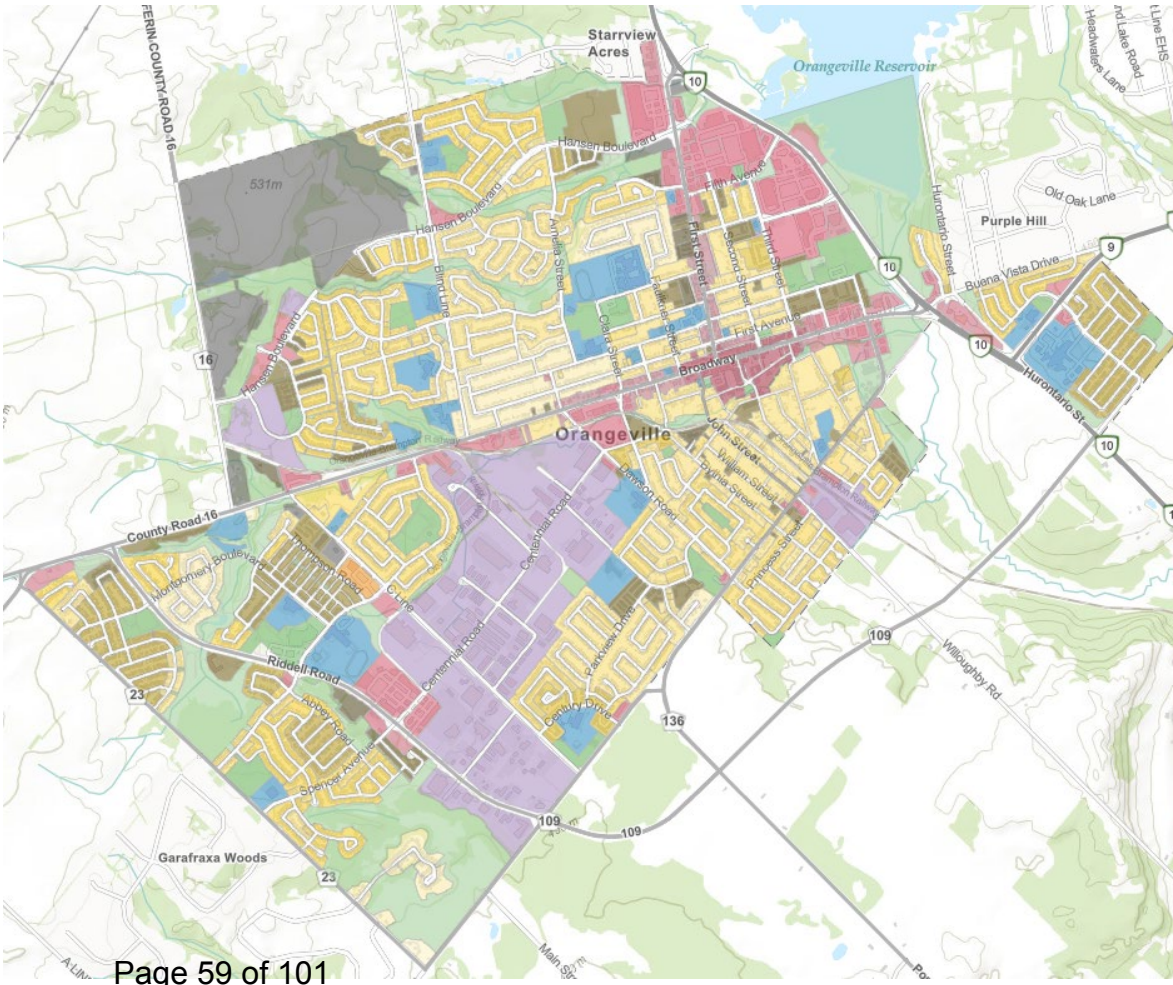
Reformat the by-law into an itemized list as follows:

- a) church spire or steeple
- b) chimney or smokestack
- c) clock tower, bell tower or belfry
- d) rooftop mechanical enclosure or elevator enclosure/penthouse
- e) municipal water storage facility
- f) windmill
- g) federally-regulated and authorized telecommunications tower
- h) weathervane, lightning rod or other weather device
- i) light standard operated by a public authority
- j) bulk storage tank, including a silo



Mapping Corrections & Holding Symbols

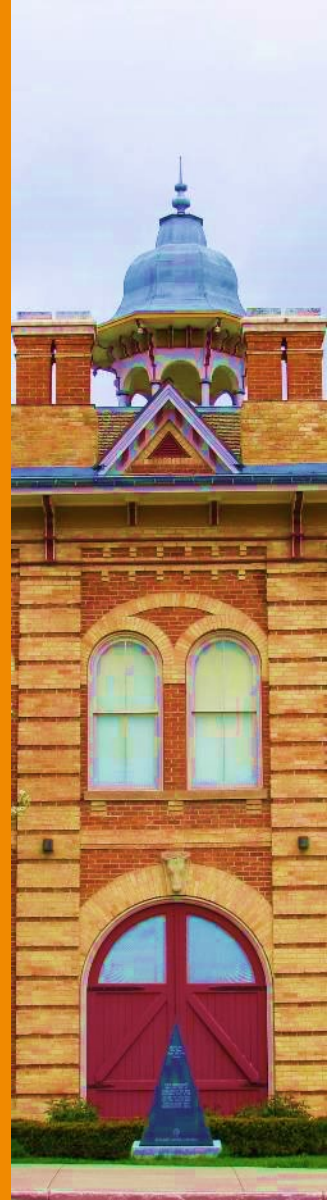
- Correct mapping errors (i.e. zone boundaries)
- For clarity add a table/section documenting holding (H) zone symbols, where they apply, related conditions for removal and status of removal



Process	2024				2025			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Draft OP Policies and ZBL Amendments								
Agency Consultation								
Public Meeting			 We are here					
Modify policies and ZBL Amendments								
Council Adoption								

Next Steps

1. Tonight's meeting is to **review proposed amendments and any feedback received**
2. **Address comments received** and modify policy updates where necessary
3. Recommendation to **Council for adoption in Q1 2025**





The Corporation of the Town of Orangeville

By-law Number _____

A By-Law to Adopt Amendment No. 133 to the Official Plan, being a Town-initiated amendment to add additional residential unit policies

The Council of the Corporation of The Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 133 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text is hereby adopted.

Passed in open Council this X day of December, 2024.

Lisa Post, Mayor

Raylene Martell, Clerk

The Official Plan for the Town of Orangeville
Amendment No. 133

The attached explanatory text, constituting Amendment Number 133 to the Official Plan for the Town of Orangeville, was adopted by the Council of the Corporation of the Town of Orangeville, under the provisions of Section 21 of the Planning Act, R.S.O., 1990, c. P.13 on this X day of December, 2024.

Lisa Post, Mayor

Raylene Martell, Clerk

DRAFT

The Official Plan for The Town of Orangeville

Amendment No. 133

Part A – The Preamble

1. Purpose of the Amendment

The purpose of the amendment is to amend the existing Two-Unit Dwelling Unit policies of the Official Plan in response to Bill 23.

2. Location

This Amendment applies to all the lands within the Town of Orangeville.

3. Basis of the Amendment

The purpose of this Amendment is to add policies that authorize the use of additional residential units within a detached, semi-detached or row/townhouse dwelling, in response to Bill 23, the More Homes, Built Faster Act, 2022 which received Royal Assent in November 2022. The Bill made changes to several pieces of legislation, including the Planning Act, requires municipalities to permit Additional Residential Units (ARUs) as-of-right across Ontario, whether or not a municipality adopts an Official Plan Amendment and enacts zoning regulations to recognize these units. As amended by Bill 23, the Planning Act overrides any municipal zoning regulations to the contrary, to allow up to three residential units on one residential property as follows:

- Up to three residential units in the primary building; or
- Up to two residential units in the primary building and one in an ancillary building or structure.

Municipalities may still determine appropriate regulations for the additional residential units and consider constraints such as flood-prone areas or areas with inadequate servicing.

The existing Second Unit (Two-Unit Dwelling) policies of the Official Plan are proposed to be amended, to adopt new terminology and facilitate the creation of an additional unit within a principal dwelling, an ancillary building or structure in accordance with Bill 23.

Part B – The Amendment

The Official Plan for the Town of Orangeville is amended as follows:

1. By deleting Section E1.5 “Converted Dwellings and Second Units” in its entirety and replacing it with the following:

“E1.5 Additional Residential Units

- E1.5.1 An additional residential unit is an independent, self-contained residential unit that contains its own kitchen, bathroom facilities and sleeping areas and is secondary or subordinate to a primary dwelling. Additional residential units can be attached or detached. Attached residential units are located within a building already containing a primary dwelling unit. Detached residential units are located within an accessory building on a lot containing a primary dwelling unit. Additional residential units increase the supply and range of rental housing options while assisting with home ownership affordability for the primary dwelling. Mobile homes and recreational vehicles are not considered to be additional residential units.
- E1.5.2 Additional residential units shall be permitted on all detached, semi-detached and row/townhouse lots, subject to the regulations of the Town’s Zoning By-law and other provisions including the Building Code and Fire Code.
- E1.5.3 A maximum of two (2) additional residential units shall be permitted in conjunction with a single-detached, semi-detached, and row/townhouse dwelling, in any of the following configurations:
- i) Up to two (2) additional residential units within the primary dwelling; or
 - ii) One (1) additional residential unit within the primary dwelling, and one (1) additional residential unit in a detached accessory structure located on the same lot as the primary dwelling.
- E1.5.4 Additional residential units shall satisfy the following criteria:
- i) the character of the surrounding neighbourhood, including height, density and massing of development, is maintained;
 - ii) public health and safety are protected;
 - iii) appropriate access and amenity space are provided;
 - iv) use of abutting properties is not negatively impacted;
 - v) there are no impacts to site drainage; and
 - vi) suitable shared servicing arrangements via the primary dwelling are established.
- E1.5.5 Zoning By-Law regulations regarding additional residential units shall be established and maintained, which may include, but are not limited to:
- i) permitted dwelling types;
 - ii) parking and yard requirements;
 - iii) height;
 - iv) separation distance;
 - v) lot coverage;
 - vi) suitable means of unobstructed access; and
 - vii) landscape open space or amenity area requirements.

- E1.5.6 Council may adopt further regulatory measures to permit additional residential units in accordance with the policies of this Plan. Such measures may include but are not limited to:
- i) monitoring of additional residential units;
 - ii) establishing a publicly accessible additional residential unit registry program; and,
 - iii) provision of a public education program.
- E1.5.7 Council encourages home builders to construct new housing units either with residential units already in place or in such a way as to make the creation of an additional residential unit as easy as possible, should the homeowner wish to do so.
- E.1.5.8 Additional residential units shall not be permitted within the floodplain and may be permitted within areas adjacent to the Regulatory Flood Line subject to Conservation Authority review and approval.
2. The following policies are hereby added, with subsequent policies to be renumbered in proper numerical order as necessary:

“E1.6 Tiny Homes

- E1.6.1 A tiny home is a private, self-contained detached dwelling unit that is significantly smaller than a traditional detached dwelling and contains a washroom, sanitation facilities, a kitchen and a sleeping area, that is designed to be portable. Tiny homes are a downsized approach to traditional detached dwelling concepts that intend to accommodate minimalist lifestyles, smaller household sizes and more affordable options for detached residential living. Mobile homes and recreational vehicles are not considered to be tiny homes.
- E1.6.2 Council is generally supportive of tiny homes as an opportunity to increase housing format options and improve affordability, provided that conditions are suitable to accommodate tiny homes without negatively impacting municipal infrastructure or the existing character of the host neighbourhood, including height, massing and density.
- E1.6.3 Tiny homes shall be permitted as a form of detached additional residential units in accordance with the policies of Section E1.5. They shall be situated permanently and must be connected to municipal services, through a shared connection with the primary dwelling.
- E1.6.4 New development or redevelopment proposals involving tiny homes may be considered where they are grouped in concentrations to create a small-scale,

sub-neighbourhood type community. The Zoning By-law will prescribe appropriate regulations including but not limited to lot size, dwelling floor area size, setbacks, densities and parking requirements for purpose-built tiny home developments.”

DRAFT



The Corporation of the Town of Orangeville

By-law Number _____

A By-law to amend Zoning By-law No. 22-90, as amended (Town of Orangeville Town-wide Zoning By-law Amendments)

File No. OPZ 2024-01

Whereas the Council of the Corporation of the Town of Orangeville is empowered to pass By-laws to permit the use of land pursuant to Sections 34 and 36 of the Planning Act, RSO 1990, as amended;

And whereas on November 25, 2024, Council held a public meeting with respect to proposed Town-wide Zoning By-law amendments to add new regulations for additional residential units, and to make other housekeeping changes (RZ-2024-01);

And whereas Council considers it desirable to pass a By-law to amend Zoning By-law No. 22-90, as amended, to incorporate various housekeeping corrections and updates to the Zoning By-law.

Be it therefore enacted by the municipal Council of The Corporation of the Town of Orangeville as follows:

1. That Zoning By-law 22-90, as amended, be further amended by revising the definition of "ACCESSORY BUILDING" and adding the following definitions:
 - 2.2 **"ACCESSORY BUILDING"** means a detached structure consisting of a wall, roof and floor, or any one or more of the above, located on the same lot as the main building, the use of which is incidental or secondary to that of the main building, and includes an additional residential unit, detached, a private garage, a tool shed, a greenhouse, or a storage building."
 - 2.4 **"ADDITIONAL RESIDENTIAL UNIT, ATTACHED"** means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit, which is contained within a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit.
 - 2.5 **"ADDITIONAL RESIDENTIAL UNIT, DETACHED"** means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit that is contained within an accessory building located on a lot containing a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit.
2. That Zoning By-law 22-90, as amended, be further amended by deleting Section 5.29 Second Dwelling Units in its entirety and replacing it with the following:
 - 5.29 Additional Residential Units
 1. Attached additional residential units are permitted in the following buildings:
 - a) Detached dwelling
 - b) Semi-detached dwelling

- c) Linked dwelling
 - d) Townhouse dwelling
2. Detached additional residential units are permitted in an accessory building located on the same lot as:
 - a) A detached dwelling
 - b) A semi-detached dwelling
 - c) A linked dwelling
 - d) A townhouse dwelling
 3. The permitted number of detached or attached additional residential units on a lot is as follows:
 - a. A maximum of two (2) attached additional residential units; or
 - b. A maximum of one (1) attached additional residential unit and one (1) detached additional residential unit.
 4. A minimum 1.2m wide unobstructed pedestrian access shall be provided from the nearest street or lane to the entrance of the unit, where such pedestrian access may include a driveway or portion thereof.
 5. Attached or detached additional residential units shall have a maximum of two (2) bedrooms.
 6. A minimum of one (1) additional parking space shall be provided for each attached or detached additional residential unit, in addition to the minimum parking required for the dwelling located on the same lot.
 7. The minimum width required for a parking space associated with an attached or detached additional residential unit is 2.6 metres.
 8. Regulations for detached additional residential units

a) Building height (maximum)	<ul style="list-style-type: none"> i) 6.1m for a detached additional residential unit located above a private garage, ii) 4.3m for any other detached additional residential unit. iii) Despite i) and ii), the building height of the detached additional residential unit shall not exceed the building height of the main dwelling located on the same lot.
b) Minimum Yards:	<ul style="list-style-type: none"> i) 1.2m to any side or rear lot line, for buildings less than 4.3m in height. ii) 1.5m to any side or rear lot line, for buildings greater than 4.3m in height. iii) despite i) and ii) above, a 2-storey detached additional residential unit shall provide a minimum 3.0m yard where a second storey window is adjacent to a lot in a residential zone.
c) Lot coverage (maximum)	45% for all buildings on a lot containing a detached additional residential unit
d) Building separation (minimum)	A minimum distance of 4m shall be provided between the detached additional residential unit and the main dwelling located on the same lot
e) Side yard setback	The minimum interior and exterior side yard setback for any deck above 1.2 metres in height shall be the established side yard as determined by the distance between the exterior side wall of the dwelling and the side lot line.

3. That Zoning By-law 22-90, as amended, be further amended by revising Section 5.17 1) (a) Parking Space Requirements to include the following:

Additional Residential Unit 1 parking space per unit

4. That Zoning By-law 22-90, as amended, be further amended by deleting Section 5.13 Height Exceptions and replacing it with the following:

5.13 Height Exceptions

The height restrictions of this By-law shall not apply to any:

- a) church spire or steeple
- b) chimney or smokestack
- c) clock tower, bell tower or belfry
- d) rooftop mechanical enclosure or elevator enclosure/penthouse
- e) municipal water storage facility
- f) windmill
- g) federally-regulated and authorized telecommunications tower,
- h) weathervane, lightning rod or other weather device
- i) light standard operated by a public authority
- bulk storage tank, including a silo.

5. That Zoning By-law 22-90, as amended, be further amended to expand home occupation permissions, permit certain home occupations withing accessory buildings and simplify parking requirements. More specifically, the following sections will be replaced as follows:

2.66 **"HOME OCCUPATION - CLASS "A"'** means an occupation conducted for profit or gain entirely within a *dwelling unit or accessory building* and shall include only:

- *business and professional offices* (other than that of a medical, dental or chiropractic practitioner or veterinarian);
- an artist's studio for the production of arts, crafts, film arts or other similar works (but not including an audio recording studio);
- light assembly and associated retail/distribution;
- a teacher, other than a music teacher, tutor, or fitness trainer;
- a dressmaker, tailor or seamstress; and
- food preparation for public consumption.

2.67 **"HOME OCCUPATION - CLASS "B"'** means an occupation conducted for profit or gain entirely within a *dwelling unit or accessory building* and shall include only:

- *office* of a medical, dental or chiropractic practitioner or veterinarian;
- hairdresser, beautician, barber, massage therapist, reflexologist or dietician; and
- repair of small appliances and mechanical equipment; and,
- a bed and breakfast establishment.

2.68 "**HOME OCCUPATION - CLASS "C"**" means an occupation conducted for profit or gain entirely within a *dwelling unit* and shall include only:

- a music teacher;
- private-home daycare not to exceed five (5) children; and
- an audio recording studio.

5.14 **Home Occupations**

Permitted Uses

Home Occupations - Class "A"

Home Occupations - Class "A" as defined in Section 2 of this By-law shall be permitted in all dwelling types and in accessory buildings.

Home Occupations - Class "B"

Home Occupations - Class "B" as defined in Section 2 of this By-law shall be permitted only in *semi-detached* and *single detached dwellings* and in accessory buildings.

Home Occupations - Class "C"

Home Occupations - Class "C" as defined in Section 2 of this By-law shall only be permitted in *single detached dwellings*.

General Provisions

The following provisions apply to all home occupations:

- (a) The home occupation shall be secondary to the main residential use and shall not change the residential character of the dwelling.
- (b) There shall be no external storage or display of goods or materials.
- (c) Not more than 30 percent of the floor area or a maximum of 40 sq. metres, whichever is the lesser, may be used for the home occupation. By-law 97-96

Notwithstanding the foregoing, a bed and breakfast establishment may exceed the foregoing floor area limitations, but the number of guest bedrooms shall not exceed three.

By-law 102-96

- (d) There shall be no outside exposure of goods, wares or merchandise offered for rent or sale.
- (e) No mechanical equipment which would cause a nuisance through noise, vibration or interference with television or radio reception may be used.
- (f) A maximum of one employee who is not a resident of the dwelling may be permitted.
- (g) There shall be no external display or advertising except in accordance with all applicable laws.

(h) All uses shall be subject to the requirements of the Ontario Building Code Act and the Fire Marshall's Act.
By-law 50-94

(i) No more than one home occupation is permitted per dwelling unit.
By-law 32-2011

5.17 Parking Area Regulations

1) (a) Parking Space Requirements

<i>Home Occupation</i>	1 parking space for any non-resident employee
(other than a bed and breakfast establishment)	1 parking space for any home occupation involving personal services

6. That Zoning By-law 22-90, as amended be further amended by replacing Section 5.16 as follows:

(a) For any non-residential use in the CBD, C1, C2, C3 or M1 Zone, off-street loading space(s) shall be provided in a side or rear yard on the same lot in accordance with the following:

Total Gross Floor Area	Required number of loading spaces
Less than 300 square metres	Nil
301 Square metres to 2,500 square metres	1 space
2,501 to 7,500 square metres	2 spaces
7,501 square metres and above	1 additional space per 5,000 square metres

(b) each loading space shall have minimum dimensions of 9 metres long by 3.5 metres wide;

(c) access and egress to and from the loading space(s) shall be provided to a street or lane by means of driveway(s) having a minimum width of 6 metres.

7. That Zoning By-law 22-90, as amended, be further amended by replacing Section 5.17 7) (f) with the following and moving it to Section 5.17 1) (e):

e) Accessible Parking

- i) Accessible parking spaces shall be provided for every development provided for all non-residential uses.
- ii) Despite Section 5.17 1) e) i), accessible parking shall be provided for visitor parking for
 - a. multiple dwellings; and
 - b. townhouses on a private street
- iii) Required accessible parking spaces shall be counted towards the minimum number of off-street parking spaces required under this section.

- iv) Accessible parking spaces shall be provided with unobstructed access to a street by a driveway, aisle or lane. Accessible spaces shall be provided within a maximum distance of 30 metres from the main entrance(s) of the building.

(continue with remaining provisions under this section)

- 8. That Zoning By-law 22-90, as amended, be further amended by adding the following definition to Section 2 in proper numerical order and the following text in Section 5.17:

2. XX “PARKING SPACE, ELECTRIC VEHICLE (EV)” means a parking space equipped with, or constructed to be capable of being equipped with, an electric vehicle charging device.

5.17 1)

(f) Electric Vehicle Parking Space Requirements

Electric Vehicle (EV) Parking Spaces shall be provided for any new floor area and dwelling units constructed after January 1, 2025 as follows:

- i. EV parking spaces shall have rough-in conduits and associated power supply to provide Level 2 charging or greater. Up to four parking spaces may share an energized outlet.
- ii. A minimum of 40% of the total required parking spaces for multiple dwellings.
- iii. A minimum of 20% of the total parking spaces required for all other non-residential uses.
- iv. Required electric vehicle parking spaces shall be counted towards the minimum number of off-street parking spaces required under this section.

8) Underground Parking

- a) 1.2 metre to any lot line, except where the main building setback is nil, the setback of the attached underground parking area is also nil.
- b) Where an underground parking area is not located under a building, its underground roof surface shall be a minimum depth of 1.2 metres below the finished grade surface.

- 9. That Zoning By-law 22-90, as amended, be further amended by adding the following to Section 5.17 6):

- (c) In all zones, human habitation is prohibited in any vehicle, including a recreational vehicle, trailer, boat or boat trailer.

And replacing Section 5.17 7) (d) and (e) with the following:

(d) Trailer or Boat Storage

- (i) A maximum of two (2) recreational *vehicles* or utility *trailers*, may be stored on a Lot;
- (ii) A recreational *vehicle* or utility *trailer*, inclusive of tongue and attachments, that is located in a front yard or an exterior side yard must be setback a minimum of 2.0 metres from the edge of the road;

- (iii) A single recreational *vehicle or utility trailer* may be parked elsewhere in the *rear yard or interior side yard*;
- (iv) A recreational *vehicle or utility trailer*, inclusive of tongue and attachments, that is located adjacent to a lane must be setback a minimum of 0.5 metres from the edge of the lane; and
- (v) A recreational *vehicle or utility trailer* may have a maximum height of 3.6 metres. Height does not include accessory items such as antenna, HVAC units, lights.

(e) In an R1, R2, R3, R4, R5 and R6 zone, no other *vehicles* may be parked in the *side yard or the rear yard* except in a garage, carport, or on one driveway with a maximum width of six metres. Notwithstanding the foregoing,

i) within six metres of the face of a garage or carport, the maximum driveway width may be increased as required to match the width of the garage opening(s) or *carport* opening(s).

10. That Zoning By-law 22-90, as amended, be further amended by replacing Section 5.22 with the following:

5.22 Permitted Encroachments and Projections

Unless otherwise permitted by this By-law, all minimum yards shall be unobstructed, except for the allowable encroachments and projections in the following table:

Structure or Feature	Yard(s) where structure/feature is permitted	Maximum Encroachment into minimum yard
Bay window, Chimney, fireplace projection	Any	0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.
Uncovered, unexcavated stairs and/or landings not associated with a porch or deck	Any	1.0 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.
Air conditioners, heat pumps, swimming pool pumps / filters / heaters and associated appurtenances thereto	- Rear - Interior Side (1)	Up to 0.6 metres from the applicable lot line.
	Exterior Side (1)	1.0 metres
Generators including any appurtenances thereto	- Rear - Interior Side only where abutting a non-residential zone	1.0 metres
Porches with or without associated stairs and/or landings	- Front - Exterior Side	2.0 metres, provided that a setback of at least 1.2 metres is maintained to the lot line
Uncovered access stairs below grade	Rear	1.5 metres
	- Exterior Side	1.5 metre maximum projection beyond the main building wall, provided that a setback of 1.2 metres is maintained.
	- Interior Side	1.5 metre maximum projection beyond the main building wall, provided that a setback of 0.3 metres is maintained.
Balconies	- Front - Rear	1.5 metre maximum projection beyond the main building wall.
Awnings, Canopies, or other weather shielding structure	- Front - Exterior Side	1.8 metres, provided that a setback of at least 1.2 metres is maintained to the lot line.

	Interior Side	0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.
	Rear	1.8 metres, provided that a setback of at least 1.2 metres is maintained to the lot line.
Eaves, cornices, parapets, gutters, sills or other similar ornamental features	Any	0.6 metres, provided that a minimum setback of at least 0.1 metres is maintained to the lot line.
Barrier-free access ramps	- Front - Exterior Side	Up to 0.0 metres from the applicable lot line.
	- Interior Side - Rear	Up to 0.0 metres from the applicable lot line, except where the end of the access ramp is perpendicular to a lot line, a minimum setback of 1.0 metres shall be maintained to said lot line.
Unenclosed fire escapes and associated structural supports	- Rear - Interior Side	1.5 metres provided at least 0.6 metres is maintained to the applicable lot line.
Decks, other than ground-oriented amenity areas	Rear	1.8 metres, inclusive of any associated stairs and landings.
	Interior Side	No encroachment beyond the main building wall.
	Interior Side – units separated by a party wall or where exterior side wall of dwelling is within 1.2m from the side lot line	No encroachment beyond the main building wall. A 1.5 metre high privacy screen is required along the entire side of the deck that is located less than 1.2 metres from the side lot line.
	Exterior Side	No encroachment beyond the main building wall.

(1) provided that where such equipment is installed at or above-grade, the maximum height shall be 1.8 metres measured from grade to the top of said equipment.

11. That Zoning By-law 22-90, as amended, be further amended by deleting Section 5.2 2 C) and replacing it with the following:

2C) Notwithstanding the provisions of this by-law, drop awnings, canopies, flag poles, garden trellises, fences, retaining walls, signs, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar accessory uses lawfully erected, shall be permitted in all yards.

An awning, at full extension, or canopy shall be a minimum of 2.4 metres in height, and a minimum of 1.2 metres from the face of the building.

12. That Zoning By-law 22-90, as amended, be further amended by correcting the following zone boundary errors and inconsistencies:

- a) 355A Broadway – Revise OS2 Zone boundaries for consistency with OMB approved By-law.
- b) ORDC lands – Re-zone to OS1 Zone to reflect recreational use.
- c) Former ORDC lands conveyed to adjacent properties – Re-zone to reflect adjacent lands zoning.
- d) 275 Alder Street – Revise zone boundary.

- e) Town-owned properties Blocks 95, 96, 97, Plan 7M-70 - adjacent to Blocks 94 & 98, Plan 7M-70 - lands are zoned M1 and should be zoned OS2 to match adjacent lands.
- f) Block 99, Plan 7M-70 - Town-owned SWM facility should be rezoned from M1 to OS2.
- g) Northwest Corner of College Ave and Amelia Street - Zoned Institutional, should be rezoned R2 to match existing adjacent residential lands.

Passed in open Council this day of _____, 2024.

Lisa Post, Mayor

Raylene Martell, Clerk

DRAFT

Issue	Background	Current By-Law Section	Planning Comment
<p>Accessory Dwelling Units – Additional Residential Units (ARUs)</p>	<p>Revise zoning permissions for consistency with Planning Act provisions and new OP Policies, including regulations for permitted types of dwellings, entrance requirements, access requirements, parking requirements and include new regulations around ADUs in accessory buildings (height, setbacks, decks, parking, servicing (i.e. trailers / temporary buildings not hooked up to services not permitted to be used for long term habitation))</p>	<p>5.29 Second Dwelling Units</p> <p>Notwithstanding Sections 2 definitions, a second dwelling.unit is permitted in a single.detached. dwelling or in each half of a semi_ detached.dwelling provided:</p> <p>(a) there is only one entrance in the front wall of the dwelling where the front wall of the dwelling includes any wall facing the front lot line;</p> <p>(b) at least three parking spaces are provided for the two dwelling.units; and</p> <p>(c) For properties with lot. frontages between 9.0 metres to 12.0 metres, the minimum width required for a parking space in a driveway is 2.6 metres.</p>	<p>Amend Definitions by adding the following:</p> <p>“Additional Residential Unit, Attached means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit, which is contained within a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit.</p> <p>“Additional Residential Unit, Detached means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit that is contained within an accessory building located on a lot containing a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit.</p> <p>Delete Section 5.29 and replace with the following</p> <p>5.29 Additional Residential Units</p> <ol style="list-style-type: none"> 1. Attached additional residential units are permitted in the following buildings: <ol style="list-style-type: none"> a) Detached dwelling b) Semi-detached dwelling c) Linked dwelling d) Townhouse dwelling 2. Detached additional residential units are permitted in an accessory building located on the same lot as: <ol style="list-style-type: none"> a) A detached dwelling b) A semi-detached dwelling c) A linked dwelling

Issue	Background	Current By-Law Section	Planning Comment		
			<p>d) A townhouse dwelling.</p> <p>3. The permitted number of detached or attached additional residential units on a lot is as follows:</p> <p>a. A maximum of two (2) attached additional residential units; or</p> <p>b. A maximum of one (1) attached additional residential unit and one (1) detached additional residential unit.</p> <p>4. A minimum 1.2m wide unobstructed pedestrian access shall be provided from the nearest street or lane to the entrance of the unit, where such pedestrian access may include a driveway or portion thereof.</p> <p>5. Attached or detached additional residential units shall have a maximum of two (2) bedrooms.</p> <p>6. A minimum of one (1) additional parking space shall be provided for each attached or detached additional residential unit, in addition to the minimum parking required for the dwelling located on the same lot.</p> <p>7. The minimum width required for a parking space associated with an attached or detached additional residential unit is 2.6 metres.</p> <p>8. Regulations for detached additional residential units</p> <table border="1" data-bbox="1050 1193 1986 1516"> <tr> <td data-bbox="1050 1193 1438 1516">a) Building height (maximum)</td> <td data-bbox="1438 1193 1986 1516"> <p>i) 6.1m for a detached additional residential unit located above a private garage,</p> <p>ii) 4.3m for any other detached additional residential unit.</p> <p>iii) Despite i) and ii), the building height of the detached additional residential unit shall not exceed</p> </td> </tr> </table>	a) Building height (maximum)	<p>i) 6.1m for a detached additional residential unit located above a private garage,</p> <p>ii) 4.3m for any other detached additional residential unit.</p> <p>iii) Despite i) and ii), the building height of the detached additional residential unit shall not exceed</p>
a) Building height (maximum)	<p>i) 6.1m for a detached additional residential unit located above a private garage,</p> <p>ii) 4.3m for any other detached additional residential unit.</p> <p>iii) Despite i) and ii), the building height of the detached additional residential unit shall not exceed</p>				

Issue	Background	Current By-Law Section	Planning Comment	
				the building height of the main dwelling located on the same lot.
			b) Minimum Yards:	i) 1.2m to any side or rear lot line, for buildings less than 4.3m in height. ii) 1.5m to any side or rear lot line, for buildings greater than 4.3m in height. iii) despite i) and ii) above, a 2-storey detached additional residential unit shall provide a minimum 3.0m yard where a second storey window is adjacent to a lot in a residential zone.
			c) Lot coverage (maximum)	45% for all buildings on a lot containing a detached additional residential unit
			d) Building separation (minimum)	A minimum distance of 4m shall be provided between the detached additional residential unit and the main dwelling located on the same lot
			e) Side yard setback	The minimum interior and exterior side yard setback for any deck above 1.2 metres in height shall be the established side yard as determined by the distance between the exterior side wall of the dwelling and the side lot line.
			Revise Section 5.17	

Issue	Background	Current By-Law Section	Planning Comment
			<p>(a) Parking Space Requirements</p> <p>Additional.Residential.Unit 1 parking space per unit</p> <p>1) Parking Area Requirements</p> <p>(c) Notwithstanding subsection (b) hereof, any parking space required for a home occupation, or for additional.residential.units, may be obstructed by another parking space.</p> <p>Amend Section 2.2</p> <p>Amend the definition of an "Accessory Building" to remove "and which is not used for human habitation"</p>
<p>Height Exceptions</p>	<p>Height requirements (or exemptions for Silos/Storage tanks) are unclear.</p>	<p>Section 5.13 includes “silo which forms part of a barn” among a series of permitted building/structure height exemptions.</p>	<p>Revise Section 5.13 Height Exceptions to state the following:</p> <p>The height restrictions of this By-law shall not apply to any:</p> <ul style="list-style-type: none"> a) church spire or steeple b) chimney or smokestack c) clock tower, bell tower or belfry d) rooftop mechanical enclosure or elevator enclosure/penthouse e) municipal water storage facility f) windmill g) federally-regulated and authorized telecommunications tower, h) weathervane, lightning rod or other weather device i) light standard operated by a public authority j) bulk storage tank, including a silo.

Issue	Background	Current By-Law Section	Planning Comment
<p>Home Occupations</p>	<p>Types of uses: More inquiries received about certain home occupation types that are not captured by current definition terminology and classifications for home occupations:</p> <ul style="list-style-type: none"> - Fitness training - Food preparation, baking, etc. - Light assembly/product ion and associated retail/distribution 	<p>2.66 "HOME OCCUPATION - CLASS "A"" means an occupation conducted for profit or gain entirely within a dwelling unit and shall include only:</p> <ul style="list-style-type: none"> - business.and.professional.offices (other than that of a medical, dental or chiropractic practitioner or veterinarian); - an artist's studio for the production of arts, crafts, film arts or other similar works (but not including an audio recording studio); - a teacher or tutor other than a music teacher; and, - a dressmaker, tailor or seamstress. <p>By-laws 50-94; 97-96</p> <p>2.67 "HOME OCCUPATION - CLASS "B"" means an occupation conducted for profit or gain entirely within a dwelling unit and shall include only:</p> <ul style="list-style-type: none"> - office of a medical, dental or chiropractic practitioner or veterinarian; 	<p>2.66 "HOME OCCUPATION - CLASS "A"" means an occupation conducted for profit or gain entirely within a dwelling.unit.or.accessory.building.and shall include only:</p> <ul style="list-style-type: none"> - business.and.professional.offices.(other than that of a medical, dental or chiropractic practitioner or veterinarian); - an artist's studio for the production of arts, crafts, film arts or other similar works (but not including an audio recording studio); - <u>light assembly and associated retail/distribution;</u> - a teacher, <u>other than a music teacher,</u> tutor, or <u>fitness trainer;</u> - a dressmaker, tailor or seamstress; and, - <u>food preparation for public consumption.</u> <p>2.67 "HOME OCCUPATION - CLASS "B"" means an occupation conducted for profit or gain entirely within a dwelling.unit.or.accessory.building.and shall include only:</p> <ul style="list-style-type: none"> - office.of a medical, dental or chiropractic practitioner or veterinarian; - hairdresser, beautician, barber, massage therapist, reflexologist or dietician; - repair of small appliances and mechanical equipment; and, - a bed and breakfast establishment. <p>2.68 "HOME OCCUPATION - CLASS "C"" means an occupation conducted for profit or gain entirely within a dwelling.unit.and shall include only:</p> <ul style="list-style-type: none"> - a music teacher; - private home daycare not to exceed five (5) children; and, - an audio recording studio.

Issue	Background	Current By-Law Section	Planning Comment
		<ul style="list-style-type: none"> - hairdresser, beautician, barber, massage therapist, reflexologist or dietician; - repair of small appliances and mechanical equipment; and, - a bed and breakfast establishment. <p>By-laws 50-94; 97-96; 102-96</p> <p>2.68 "HOME OCCUPATION - CLASS "C"' means an occupation conducted for profit or gain entirely within a dwelling unit and shall include only:</p> <ul style="list-style-type: none"> - a music teacher; - private-home daycare not to exceed five (5) children; and, - an audio recording studio. <p>By-laws 50-94; 97-96</p>	
	<p>Location on a property: Currently, the ZBL requires a home occupation to be located entirely within the main dwelling only. Accessory structures may</p>	<p>5.14 <u>Home Occupations</u></p> <p><u>Permitted Uses</u></p> <p><u>Home Occupations - Class "A"</u></p>	<p>5.14 <u>Home Occupations</u></p> <p><u>Permitted Uses</u></p> <p><u>Home Occupations - Class "A"</u></p>

Issue	Background	Current By-Law Section	Planning Comment
	<p>be suitable for certain home occupation types.</p>	<p>Home Occupations - Class "A" as defined in Section 2 of this By-law shall be permitted in all dwelling types.</p> <p><u>Home Occupations - Class "B"</u></p> <p>Home Occupations - Class "B" as defined in Section 2 of this By-law shall be permitted only in semi-detached and single-detached dwellings.</p> <p><u>Home Occupations - Class "C"</u></p> <p>Home Occupations - Class "C" as defined in Section 2 of this By-law shall only be permitted in single-detached dwellings.</p>	<p>Home Occupations - Class "A" as defined in Section 2 of this By-law shall be permitted in all dwelling types and in accessory buildings.</p> <p><u>Home Occupations - Class "B"</u></p> <p>Home Occupations - Class "B" as defined in Section 2 of this By-law shall be permitted only in semi-detached and single-detached dwellings and in accessory buildings.</p> <p><u>Home Occupations - Class "C"</u></p> <p>Home Occupations - Class "C" as defined in Section 2 of this By-law shall only be permitted in single-detached dwellings.</p>
	<p>General Provisions: Revise for consistency.</p>	<p><u>General Provisions</u></p> <p>The following provisions apply to all home occupations:</p> <p>(a) The home occupation shall be secondary to the main residential use and shall not change the residential character of the dwelling.</p> <p>(b) The home occupation shall be conducted entirely within</p>	<p><u>General Provisions</u></p> <p>The following provisions apply to all home occupations:</p> <p>(a) The home occupation shall be secondary to the main residential use and shall not change the residential character of the dwelling.</p> <p>(b) There shall be no external storage or display of goods or materials.</p> <p>(c) Not more than 30 percent of the floor area or a maximum of 40 sq. metres, whichever is the lesser, may be used for the home occupation. By-law 97-96</p> <p>Notwithstanding the foregoing, a bed and breakfast establishment may exceed the</p>

Issue	Background	Current By-Law Section	Planning Comment
		<p>the dwelling unit and no accessory buildings are to be used.</p> <p>(c) There shall be no external storage or display of goods or materials.</p> <p>(d) Not more than 25 percent of the floor area of the dwelling or a maximum of 30 sq. metres, whichever is the lesser, may be used for the home occupation.</p> <p>Notwithstanding the foregoing, a bed and breakfast establishment may exceed the foregoing floor area limitations but the number of guest bedrooms shall not exceed three.</p> <p>(e) There shall be no outside exposure of goods, wares or merchandise offered for rent or sale in the dwelling.</p> <p>(f) No mechanical equipment which would cause a nuisance through noise, vibration or interference with television or radio reception may be used.</p> <p>(g) A maximum of one employee who is not a resident of the dwelling may be permitted.</p>	<p>foregoing floor area limitations, but the number of guest bedrooms shall not exceed three. By-law 102-96</p> <p>(d) There shall be no outside exposure of goods, wares or merchandise offered for rent or sale.</p> <p>(e) No mechanical equipment which would cause a nuisance through noise, vibration or interference with television or radio reception may be used.</p> <p>(f) A maximum of one employee who is not a resident of the dwelling may be permitted.</p> <p>(g) There shall be no external display or advertising except in accordance with all applicable laws.</p> <p>(h) All uses shall be subject to the requirements of the Ontario Building Code Act and the Fire Marshall's Act. By-law 50-94</p> <p>(i) No more than one home occupation is permitted per dwelling unit. By-law 32-2011</p>

Issue	Background	Current By-Law Section	Planning Comment		
		<p>(h) There shall be no external display or advertising except in accordance with all applicable laws.</p> <p>(i) All uses shall be subject to the requirements of the Ontario Building Code Act and the Fire Marshall's Act.</p> <p>By-law 50-94</p> <p>(j) No more than one home occupation is permitted per dwelling unit.</p> <p>By-law 32-2011</p>			
	<p>Parking: requirements may be too restrictive for certain home occupations as they are based on floor space and any external staff.</p>	<p>Home Occupation (other than a bed and breakfast establishment)</p> <p>By-laws 97-96; 102-96</p> <p>1 parking space for each 20 square metres of home occupation area, or portion thereof, plus 1 parking space for a non-resident employee.</p>	<p>Revise Section 5.17 1) (a)</p> <p>Home Occupation (other than a bed and breakfast establishment):</p> <p>1 parking space for any non-resident employee</p> <p>1 parking space for any home occupation involving personal services</p>		
<p>Loading Spaces</p>	<p>Current requirements for loading spaces as a ratio to floor space area is proving to require excessive loading space dedication beyond realistic needs of businesses.</p>	<p>5.16 Loading Spaces</p> <p>When a building is constructed in a CBD, C1, C2, C3 or M1 Zone or when an existing building in these zones is enlarged by more than 30 percent of its present ground floor area or 300 square metres, whichever is less, off-street</p>	<p>Revised Section 5.16 Loading Spaces</p> <p>a) For any non-residential use in the CBD, C1, C2, C3 or M1 Zone, off-street loading space(s) shall be provided in a side or rear yard on the same lot in accordance with the following:</p> <table border="1" data-bbox="1150 1393 1944 1487"> <tr> <td data-bbox="1150 1393 1656 1487">Total Gross Floor Area</td> <td data-bbox="1656 1393 1944 1487">Required number of loading spaces</td> </tr> </table>	Total Gross Floor Area	Required number of loading spaces
Total Gross Floor Area	Required number of loading spaces				

Issue	Background	Current By-Law Section	Planning Comment									
		<p>loading.space(s).shall be provided in a side.or rear.yard.on the same lot.in accordance with the following;</p> <p>(a) each loading.space.having minimum dimensions of 9 metres long by 3.5 metres wide;</p> <p>(b) access and egress to and from the loading.space(s).being provided by means of driveway(s) to a street.or lane.having a minimum width of 6 metres;</p> <p>(c) the provision of 1 loading.space.for a total new or additional floor.area.of between 300 square metres to 2,300 square metres;</p> <p>(d) the provision of 2 loading.spaces for a total new or additional floor.area.of between 2,300 square metres to 7,500 square metres; and,</p> <p>(e) the provision of 1 additional loading.space.for each new or additional floor.area.increment of 9,000 square metres or part thereof over 7,500 square metres.</p>	<table border="1" data-bbox="1144 305 1942 609"> <tr> <td data-bbox="1144 305 1659 365">Less than 300 square metres</td> <td data-bbox="1659 305 1942 365">Nil</td> </tr> <tr> <td data-bbox="1144 365 1659 454">301 Square metres to 2,500 square metres</td> <td data-bbox="1659 365 1942 454">1 space</td> </tr> <tr> <td data-bbox="1144 454 1659 511">2,501 to 7,500 square metres</td> <td data-bbox="1659 454 1942 511">2 spaces</td> </tr> <tr> <td data-bbox="1144 511 1659 609">7,501 square metres and above</td> <td data-bbox="1659 511 1942 609">1 additional space per 5,000 square metres</td> </tr> </table> <p>b) each loading space shall have minimum dimensions of 9 metres long by 3.5 metres wide;</p> <p>c) access and egress to and from the loading space(s) shall be provided to a street or lane by means of driveway(s) having a minimum width of 6 metres.</p>		Less than 300 square metres	Nil	301 Square metres to 2,500 square metres	1 space	2,501 to 7,500 square metres	2 spaces	7,501 square metres and above	1 additional space per 5,000 square metres
Less than 300 square metres	Nil											
301 Square metres to 2,500 square metres	1 space											
2,501 to 7,500 square metres	2 spaces											
7,501 square metres and above	1 additional space per 5,000 square metres											
Accessible Parking	<ul style="list-style-type: none"> Clarify Section 5.17 Parking Area Regulations 		Amend Section 5.17 7) f) – move to 5.17 1) e): e) Accessible Parking									

Issue	Background	Current By-Law Section	Planning Comment
	<p>1) a) Parking Space Requirements</p> <p>Add information on visitor parking required, i.e. include in Table or move Section 7) f) accessible parking and g) visitor parking to this section.</p> <ul style="list-style-type: none"> Clarify how accessible parking is calculated: Required accessible parking is provided within required parking, not in addition-to required parking <p>Accessible parking calculated and provided for multi-unit developments – provided based on residential and visitor rates</p>		<p>i) Accessible parking spaces shall be provided for every development provided for all non-residential uses.</p> <p>ii) Despite Section 5.17 1) e) i), accessible parking shall be provided for visitor parking for</p> <ul style="list-style-type: none"> a. multiple dwellings; and b. townhouses on a private street <p>iii) Required accessible parking spaces shall be counted towards the minimum number of off-street parking spaces required under this section.</p> <p>iv) Accessible parking spaces shall be provided with unobstructed access to a street by a driveway, aisle or lane. Accessible spaces shall be provided within a maximum distance of 30 metres from the main entrance(s) of the building.</p> <p>(continue.with.remaining.provisions.under.this.section)</p>
<p>Electric Vehicle (EV) Parking</p>	<p>The Zoning By-law can prescribe standards for EV parking, such as an appropriate amount of EV charging (or charging-ready spaces).</p>	<p>N/A</p>	<p>Add definition to Section 2 in proper numerical order:</p> <p>2. XX “PARKING SPACE, ELECTRIC VEHICLE” means a parking space equipped with, or constructed to be capable of being equipped with, an electric vehicle charging device.</p> <p>Add new Electric Vehicle General Provisions under Parking Area Regulations Section 5.17 1) f):</p> <ul style="list-style-type: none"> f) <u>Electric Vehicle Parking Space Requirements</u>

Issue	Background	Current By-Law Section	Planning Comment
			<p>Electric Vehicle Parking Spaces shall be provided for any new floor area and dwelling units constructed after January 1, 2025 as follows:</p> <ul style="list-style-type: none"> i. EV parking spaces shall have rough-in conduits and associated power supply to provide Level 2 charging or greater. Up to four parking spaces may share an energized outlet. ii. A minimum of 40% of the total required parking spaces for multiple dwellings. iii. A minimum of 20% of the total parking spaces required for all other non-residential uses. iv. Required electric vehicle parking spaces shall be counted towards the minimum number of off-street parking spaces required under this section.
Underground Parking	<p>No zone standards apply to underground parking structures. Without appropriate setbacks and other standards specific to underground parking structures as appropriate, they may cause disruption and impact to neighbouring lands.</p>		<p>Amend Section 5.17 to add a new subsection for “Underground Parking with the following provision options:</p> <p>5.17</p> <p>8) <u>Underground Parking</u></p> <ul style="list-style-type: none"> a) 1.2m to any lot line, except where the main building setback is nil, the setback of the attached underground parking area is also nil. <p>Where an underground parking area is not located under a building, its underground roof surface shall be a minimum depth of 1.2m below the finished grade surface.</p>
Trailer/RV Habitation	<p>Amend zoning regulations to clarify that human habitation is not permitted in any vehicle, including recreational vehicles and trailers. Reformat existing</p>	<p>5.17 6) Use of Parking Spaces and Areas</p> <p>(a) In an ER, R, RM1, RM2, C5 and D Zone, no person shall park or</p>	<p>Revise Section 5.17 6)</p> <p>(c) In all zones, human habitation is prohibited in any vehicle, including a recreational vehicle, trailer, boat or boat trailer.</p> <p>Revise Section 5.17 7) (d) & (e)</p>

Issue	Background	Current By-Law Section	Planning Comment
	<p>trailer and boat storage provisions for clarity.</p>	<p>store a vehicle.on a lot, other than:</p> <ul style="list-style-type: none"> • an automobile; • a truck or bus having a maximum length of 7 metres and a maximum height of 3.6 metres; • a motorcycle; • a motorized snow vehicle; • recreational vehicle.having a maximum height of 3.6 metres. Height does not include accessory items such as antenna, HVAC units, lights; • a boat with accessory trailer; or • a utility trailer.having a maximum height of 3.6 metres. <p>5.17 7) Parking Area Location on a Lot</p> <p>(d) A recreational vehicle.or utility trailer, inclusive of tongue and attachments, that is located in a front yard or an exterior side yard must be setback a minimum of 2.0 metres from the edge of the road.</p> <p>A recreational vehicle.or utility trailer, inclusive of tongue and attachments, that is located</p>	<p>(d) Trailer or Boat Storage</p> <ul style="list-style-type: none"> (i) A maximum of two (2) recreational vehicles.or utility trailers, may be stored on a Lot; (ii) A recreational vehicle.or utility trailer, inclusive of tongue and attachments, that is located in a front yard or an exterior side yard must be setback a minimum of 2.0 metres from the edge of the road; (iii) A single recreational vehicle.or.utility.trailer.may be parked elsewhere in the rear.yard.or interior.side.yard. (iv) A recreational vehicle.or utility trailer, inclusive of tongue and attachments, that is located adjacent to a lane must be setback a minimum of 0.5 metres from the edge of the lane; and (v) A recreational vehicle or utility trailer may have a maximum height of 3.6 metres. Height does not include accessory items such as antenna, HVAC units, lights. <p>(e) In an R1, R2, R3, R4, R5 and R6 zone, no other vehicles.may be parked in the side.yard.or the rear.yard.except in a garage, carport, or on one driveway with a maximum width of six metres. Notwithstanding the foregoing,</p> <p>i) within six metres of the face of a garage or carport, the maximum driveway width may be increased as required to match the width of the garage opening(s) or carport.opening(s).</p>


Issue	Background	Current By-Law Section	Planning Comment						
		<p>adjacent to a lane must be setback a minimum of 0.5 metres from the edge of the lane.</p> <p>(e) In an R1, R2, R3, R4, R5 and R6 zone, no vehicles may be parked in the side yard or the rear yard, except in a garage, carport, or on one driveway with a maximum width of six metres.</p> <p>Notwithstanding the foregoing,</p> <p>i) within six metres of the face of a garage or carport, the maximum driveway width may be increased as required to match the width of the garage opening(s) or carport opening(s), and</p> <p>ii) a single recreational vehicle may be parked elsewhere in the rear yard or interior side yard.</p>							
<p>Yard Encroachments</p>	<p>Related to ARUs – greater encroachments should be allowed for basement stairs where there are no privacy, overlook issues. Also, there is a need to reformat and clarify existing encroachment provisions.</p>	<p>5.22 Yard Encroachments</p> <p>1) <u>Ornamental Structure</u></p> <p>Notwithstanding the provisions of this By-law, porches, bay windows, sills, chimneys, stairs, landings or other ornamental structures may encroach up to 0.6 metres into any yard requirement provided a setback of at least 0.6 metres is maintained.</p>	<p>Revise Section 5.22 - Yard Encroachments</p> <p>5.22 Permitted Encroachments and Projections</p> <p>Unless otherwise permitted by this By-law, all minimum yards shall be unobstructed, except for the allowable encroachments and projections in the following table:</p> <table border="1" data-bbox="1052 1295 1988 1425"> <thead> <tr> <th data-bbox="1052 1295 1346 1425">Structure or Feature</th> <th data-bbox="1346 1295 1692 1425">Yard(s) where structure/feature is permitted</th> <th data-bbox="1692 1295 1988 1425">Maximum Encroachment into minimum yard</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Structure or Feature	Yard(s) where structure/feature is permitted	Maximum Encroachment into minimum yard			
Structure or Feature	Yard(s) where structure/feature is permitted	Maximum Encroachment into minimum yard							


Issue	Background	Current By-Law Section	Planning Comment		
		<p>Notwithstanding the provisions of this By-law, porches, stairs, and landings may encroach up to 2.5 metres into the front and exterior side yard requirement provided a setback of at least 1.2 metres is maintained.</p> <p>2) Notwithstanding the provisions of this By-law, eaves, cornices and parapets may encroach up to 0.6 metres into any yard requirement provided that a minimum setback of 0.1 metres is maintained.</p> <p>3) <u>Fire Escape</u> Notwithstanding the provisions of this By-law, an unenclosed fire escape and the structural members necessary for its support may encroach on any yard requirement to a maximum distance of 1.2 metres.</p> <p>Section 5.2 2C) Notwithstanding the provisions of this by-law, drop awnings, canopies, flag poles, garden trellises, fences, retaining walls, signs, air conditioners, heat pumps, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar accessory uses</p>	Bay window, Chimney, fireplace projection	Any	0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.
			Uncovered, unexcavated stairs and/or landings not associated with a porch or deck	Any	1.0 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.
			Air conditioners, heat pumps, swimming pool pumps / filters / heaters and associated appurtenances thereto	- Rear - Interior Side (1)	Up to 0.6 metres from the applicable lot line.
				Exterior Side (1)	1.0 metres
			Generators including any appurtenances thereto	- Rear - Interior Side only where abutting a non-residential zone	1.0 metres
			Porches with or without associated stairs and/or landings	- Front - Exterior Side	2.0 metres, provided that a setback of at least 1.2 metres is maintained to the lot line
			Uncovered access stairs below grade	Rear	1.5 metres
				- Exterior Side	1.5 metre maximum projection beyond the

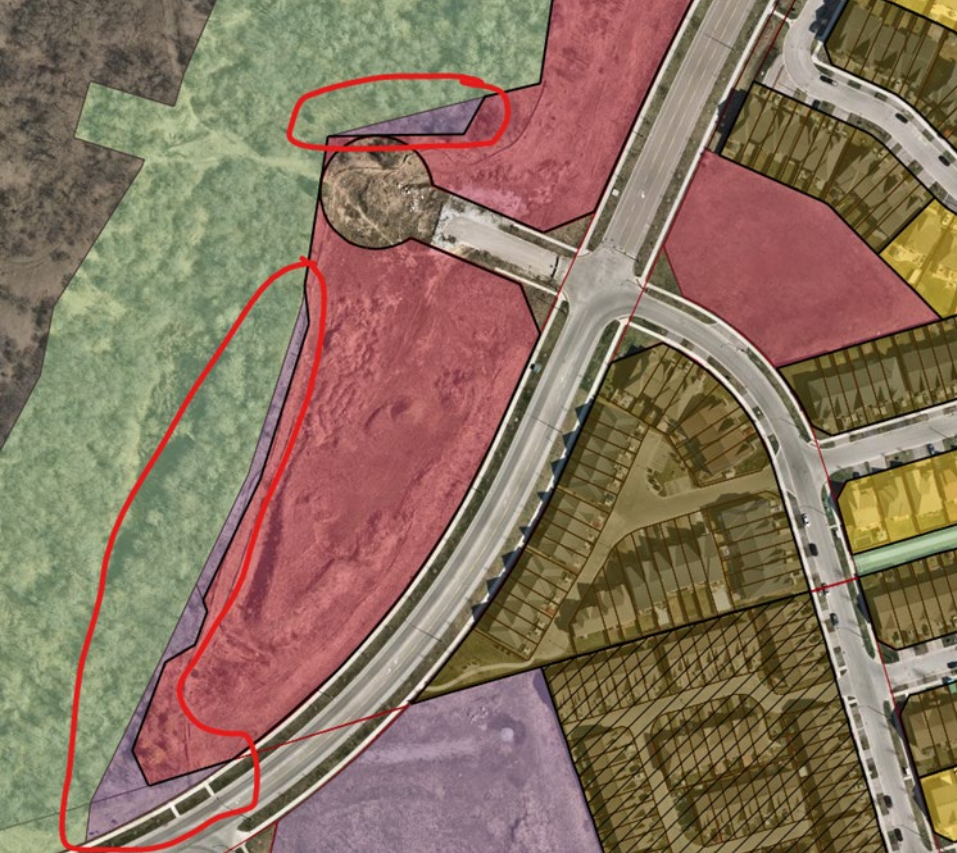
Issue	Background	Current By-Law Section	Planning Comment		
		lawfully erected, shall be permitted in all yards. An awning, at full extension, or canopy, shall be a minimum of 2.4 metres in height, and a minimum of 1.2 metres from the face of the building;		main building wall, provided that a setback of 1.2 metres is maintained.	
	Increase permitted encroachments for decks above 1.2m in height into rear yards because many houses are built at the required rear yard setback.	Ground Oriented Amenity Area definition (section 2.61) meaning “an unroofed, unexcavated deck that, excluding railings or fencing, has a maximum height of 1.2m above....”	- Interior Side	1.5 metre maximum projection beyond the main building wall, provided that a setback of 0.3 metres is maintained.	
	If a deck exceeds 1.2m in height above-grade, it is not a ground-oriented amenity area, not an accessory structure because it is “part of the main building” and therefore must meet the minimum yard setback requirement of the By-law.	Accessory Buildings and Accessory Structures: General Provision 5.2: Any accessory building or other structure, other than a ground-oriented amenity area, which is not part of the main building shall be erected to the rear of the front line of the main building and shall not occupy more than 10 percent of the lot, exceed 4.3 metres in height, nor be closer than 1.2 metres to a side or rear lot line.	Balconies	- Front - Rear	1.5 metre maximum projection beyond the main building wall.
	Awnings, Canopies, or other weather shielding structure	- Front - Exterior Side	Interior Side	1.8 metres, provided that a setback of at least 1.2 metres is maintained to the lot line. 0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.	
		Rear		1.8 metres, provided that a setback of at least 1.2 metres is maintained to the lot line.	
	Eaves, cornices, parapets, gutters, sills	Any		0.6 metres, provided that a minimum	


Issue	Background	Current By-Law Section	Planning Comment		
			or other similar ornamental features		setback of at least 0.1 metres is maintained to the lot line.
			Barrier-free access ramps	<ul style="list-style-type: none"> - Front - Exterior Side 	Up to 0.0 metres from the applicable lot line.
				<ul style="list-style-type: none"> - Interior Side - Rear 	Up to 0.0 metres from the applicable lot line, except where the end of the access ramp is perpendicular to a lot line, a minimum setback of 1.0 metres shall be maintained to said lot line.
			Unenclosed fire escapes and associated structural supports	<ul style="list-style-type: none"> - Rear - Interior Side 	1.5 metres provided at least 0.6 metres is maintained to the applicable lot line.
			Decks, other than ground-oriented amenity areas	Rear	1.8 metres, inclusive of any associated stairs and landings.
				Interior Side	No encroachment beyond the main building wall.
				Interior Side – units separated by a party wall or where exterior side wall of dwelling is within 1.2m from the side lot line	No encroachment beyond the main building wall. A 1.5 metre high privacy screen is required along the entire side of


Issue	Background	Current By-Law Section	Planning Comment	
				<p>the deck that is located less than 1.2 metres from the side lot line.</p> <p>Exterior Side</p> <p>No encroachment beyond the main building wall.</p>
			<p>(1) provided that where such equipment is installed at or above-grade, the maximum height shall be 1.8 m measured from grade to the top of said equipment.</p> <p>Replace Section 5.2 2C) with the following:</p> <p>2C) Notwithstanding the provisions of this by-law, drop awnings, canopies, flag poles, garden trellises, fences, retaining walls, signs, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar accessory uses lawfully erected, shall be permitted in all yards.</p> <p>An awning at full extension, or canopy shall be a minimum of 2.4 metres in height, and a minimum of 1.2 metres from the face of the building;</p>	

Issue	Background	Current By-Law Section	Planning Comment
<p>Site-specific map corrections</p>	<p>Revise OS2 zone boundaries for consistency with OMB-approved By-law (See case no. PL130517)</p>	<p>Avalon Lands: 355A Broadway</p>	
	<p>Re-zone to OS1 (open space recreation) to reflect trail/recreational use.</p>	<p>ORDC Lands</p>	

Issue	Background	Current By-Law Section	Planning Comment
	<p>Zone boundary does not align with Alder Street – revise to match.</p>	<p>275 Alder Street</p>	 <p>The image is an aerial photograph of a residential and commercial area. A cyan-colored boundary outlines a large green lot. A red circle highlights a specific area within this lot, near a road. The surrounding area includes other residential lots, a parking lot, and some commercial buildings.</p>

Issue	Background	Current By-Law Section	Planning Comment
	<p>Lands zoned M1 and should be zoned OS2 to match adjacent lands.</p>	<p>Town-owned properties Blocks 95, 96, 97, Plan 7M-70 - adjacent to Blocks 94 & 98, Plan 7M-70</p>	

Issue	Background	Current By-Law Section	Planning Comment
	<p>Town-owned SWM facility should be rezoned from M1 to OS2.</p>	<p>Block 99, Plan 7M-70</p>	 <p>The image is an aerial photograph overlaid with a zoning map. A specific area, identified as a town-owned SWM facility, is highlighted in purple and circled with a red line. This facility is situated near a road and is surrounded by other land parcels, some of which are colored yellow and red, indicating different zoning designations. The background shows green vegetation and a road network.</p>

Issue	Background	Current By-Law Section	Planning Comment
	<p>Zoned Institutional, should be rezoned R2 to match existing adjacent residential lands.</p>	<p>NW Corner College Ave and Amelia Street</p>	
	<p>Former Rail spur lands conveyed to adjacent properties</p>	<p>In some locations, the former rail corridor served as the dividing boundary between different zone areas, where the centreline of the rail line would serve as the actual zone boundary.</p>	<p>In instances where segments of the rail corridor have been conveyed to an abutting landowner and that segment served as a dividing zone boundary, the zoning boundary should be revised to reflect the new property boundary with the consolidated corridor piece.</p>

DRAFT



The Corporation of the Town of Orangeville

By-law Number 2024-

A by-law to confirm the proceedings of the Council of The Corporation of the Town of Orangeville at its Council - Public Meeting held on November 25, 2024

Whereas Section 5 (1) of the Municipal Act, 2001, as amended, provides that the powers of a municipal corporation shall be exercised by its council; and

Whereas Section 5 (3) of the Municipal Act, 2001, as amended, provides that municipal powers shall be exercised by by-law; and

Be it therefore enacted by the municipal Council of The Corporation of the Town of Orangeville as follows:

1. That all actions of the Council of The Corporation of the Town of Orangeville at its Council – Public Meeting held on November 25, 2024, with respect to every report, motion, by-law, or other action passed and taken by the Council, including the exercise of natural person powers, are hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this or a separate by-law.
2. That the Mayor and Clerk are authorized and directed to do all the things necessary to give effect to the action of the Council of The Corporation of the Town of Orangeville referred to in the preceding section.
3. That the Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of The Corporation of the Town of Orangeville.

Read three times and finally passed this 25th day of November, 2024.

Lisa Post, Mayor

Lindsay Raftis, Deputy Clerk