

Housekeeping Zoning Amendments

ZBA-11-25

December 10, 2025

Application Overview

This application consists of proposed general amendments to the Municipality's Zoning By-law, based on staff review and Council requests.

Effect of By-law amendments

- Implementation of Source Water Protection Zone Overlays and limitations on land uses.
- Establishment of a “greater than” maximum for gross floor area of additional residential units.
- Establishment of zone standards for keeping of hens within residential zones.
- Broadening of types of accessible, barrier-free access to properties.
- Establishment of minimum setbacks for walkways.
- Re-classifying the R1 and R2 zones as R2A and R2B.
- Remediating porch encroachments within the R1-37 zone category.
- Remediating the minimum required setback for parking for the R3-29 zone category.
- Remediating the minimum required interior side yard for the R4-21 zone category.
- Allowing “buildings, structures and uses accessory to a permitted use” within many pre-existing zone categories.
- A schedule change for lands near Concession Road / Dickinson Trail from Institutional (I) to Residential - First Density (R1) or Residential - Low Density A (R2-A).

Source Water Provisions

- ▶ **Establishment of an overlay zone**
- ▶ **Establishment of prohibited uses within WHPA-A (Wellhead Areas with a vulnerability score of 10).**
- ▶ **Establishment of limits and exemptions on dense-non aqueous phase liquids (DNAPLs).**

Additional Dwelling Units – proposed changes

- ▶ **Establishing a “greater than” test.**
 - ▶ 50% of the gross floor area of the principal dwelling unit, or;
 - ▶ 100 m²
 - ▶ Whichever calculation is greater

Urban Hens

- ▶ **Hens would be permitted within the R1, R2, R3, R4, RR, RMHP and LSR zone categories.**
- ▶ **Hens would require the necessary license.**
- ▶ **A maximum of 5 hens per residential property.**
- ▶ **Size and location requirements for coop and runs.**
- ▶ **Minimum distances from wells, neighbouring dwellings, etc.**

All forms of barrier-free permitted

- ▶ **Current zone limitation on wheelchair ramps exclusively.**
- ▶ **Broadening to include lifts or other types of assistive devices.**
- ▶ **Only proposed limit is that the barrier-free structure does not impose a line-of-sight hazard (traffic).**

Walkways

- ▶ **Similar provision to driveways.**
- ▶ **Allowance for further extension into side yards.**
- ▶ **Not permitted to occupy drainage or access easements.**

Abolishing the R1 zone

- ▶ Re-naming the R1 zone to the R2A (Residential – Low Density A) zone.
- ▶ Re-naming the R2 zone to the R2B (Residential – Low Density B) zone.
- ▶ No changes proposed to content of current R1 or R2 zone standards.
- ▶ Name change only, with all references to R1 or R2 being changed.
- ▶ Caveat: change could be excluded. With more time, staff could better examine and propose a more fulsome zone category with proper zone regulations.

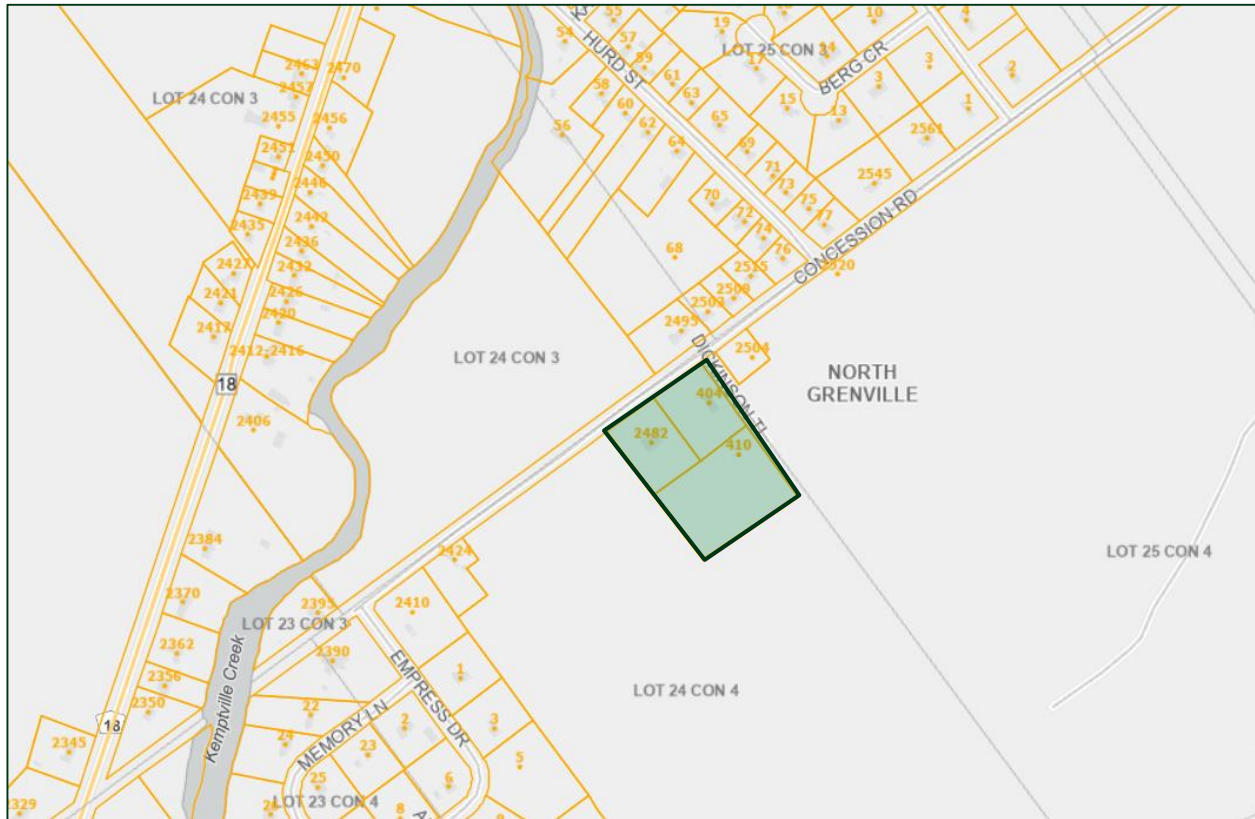
Miscellaneous

- ▶ **Porch encroachments within the R1-37 zone category.**
- ▶ **Parking lot setback for the R3-29 zone category.**
- ▶ **Minimum interior side yard for the R4-21 zone category.**

Buildings, structures and uses accessory to a permitted use

- ▶ **SAK-1**
- ▶ **A1-9**
- ▶ **RU-32, RU-42, RU-53**
- ▶ **R1-19, R1-33, R1-45**
- ▶ **R2-1, R2-6**
- ▶ **R3-1, R3-5,**
- ▶ **R3-9, R3-22**
- ▶ **R4-11**
- ▶ **C1-11**
- ▶ **C2-1, C2-4, C2-5**
- ▶ **C3-1, C3-2, C3-3, C3-4-h, C3-5, C3-6, C3-12, C3-19, C3-22, C3-23, C3-27, C3-28, C3-33**
- ▶ **C4-5**
- ▶ **C5-1**
- ▶ **C7-1, C7-2, C7-3, C7-4**
- ▶ **M-2, M-3**
- ▶ **MXP-4**
- ▶ **MXQ-2, MXQ-3, MXQ-4**
- ▶ **FEP-1, 2, 4, 5, 6, 7, 9, 10, 11 and 13**

Concession Road / Dickinson Trail – Schedule Change



Lands to be re-zoned from Institutional (I) to Residential – First Density (R1) or Residential Low Density A (R2A).

External / Agency Comments received



Department: Planning and Development

Recommendation

THAT COUNCIL:

- ▶ THAT Council approves the submitted By-law, being a housekeeping amendment for the Municipality's Comprehensive Zoning By-law (50-12) to amend various provisions of the existing By-law.