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Summary of Revisions to Comprehensive Zoning By-Law

Following the Public Information Centre on November 14, 2018, and the Statutory Public Meeting on June 19, 2019, additional revisions have been made to the Comprehensive Zoning By-law. Some of the revisions to the Comprehensive By-law, which will be submitted to the Planning and Heritage Committee on **October 21, 2021,** are outlined below.

For a detailed review of all the revisions, please refer to the complete Comprehensive Zoning By-law.

- Bed and Breakfast Establishments (B&Bs) and Short-Term Rental Accommodations (STRAs)
    - Changes to the definition of Bed and Breakfast Establishment in Section 3.0 include:
        - From “Operator” to “Permanent Resident”.
    - Changes to the definition of Short-Term Rental Accommodation in Section 3.0 include:
        - From “commercial use of an entire dwelling operated for a maximum of 28 consecutive days” to “use of a dwelling unit by the principal resident to provide sleeping accommodations for a maximum of 28 days”.
    - Changes to the General Provisions in Section 4.3, Bed and Breakfast Establishments and Short-Term Rental Accommodation:
        - B&Bs and STRAs are no longer permitted in apartment dwellings;
        - The maximum number of B&Bs and STRAs permitted in a converted dwelling is one (1);
        - The maximum number of days a STRA can be occupied by an individual or individuals other than the principal resident is 180. (This provision will be implemented through a concurrent Licensing By-law.); and,
        - When a STRA is occupied continuously as a principle residence, it is considered a dwelling unit.

- Changes to the definition of Private Home Day Care in Section 3.0.

- Change to parking width of an accessible parking space in Section 5.4.3 b) from 2.4 m to 2.8 m.

- Addition of Section 4.26.6, Front Yard Setback on Specific Streets.

- Reference to “marihuana” deleted and replaced with “cannabis”.

- Changes to the Industrial I1 and I2 Zone regulations in Table 9.4.

- Changes to both the text and Schedule “A” to add recently approved Zoning By-law Amendments.

- Revisions to the Central Business District (CBD) boundaries on Schedule “A” to match the CBD boundary in the existing Comprehensive Zoning By-law.

- Update to Upper Thames River Conservation Authority (UTRCA) Regulated Area on Schedule “A”.

- Inclusion of the 2019 and 2020 annexed lands to Schedule “A”.

- Changes to Schedule “B” to add missing streets.

- Other grammatical changes including typo’s, numbering, formatting, etc.

A copy of the report and draft By-law presented to Municipal Council at the Statutory Public Meeting on June 19, 2019 can be found at:
https://calendar.stratford.ca/meetings/Detail/2019-06-19-1900-Draft-Comprehensive-Zoning-By-law/9a012936-e2a3-4468-af00-ab7500de606f.

A summary of other changes incorporated in the new By-law Comprehensive Zoning By-law was submitted to Municipal Council on April 8, 2019. A copy of that report begins at page 142, at:
https://calendar.stratford.ca/meetings/Detail/2019-04-08-1900-Regular-Council-Meeting/091025e1-4439-48e3-8917-ab7500de6067
Note: some of the changes listed in the April 8, 2019 report have been superseded by more recent changes.