

SECTION 1 – General Scope and Administration

1.1 TITLE

This By-law shall be known as the “Zoning By-law 2019-051” of the *City*.

1.2 CONFORMITY AND COMPLIANCE WITH THE BY-LAW

No *person* shall erect, alter, enlarge, or *use* any land, *building*, or *structure* within the *city* in whole or in part, except as expressly permitted in this By-law. For greater certainty, all *uses* of land shall be considered to be prohibited *uses* unless specifically permitted herein.

1.3 COMPLIANCE WITH OTHER LEGISLATION

Nothing in this By-law shall be construed to exempt any *person* from complying with the requirements of any other by-law of the *City* or any other government statute and/or regulation that may otherwise affect the *use* of land, *buildings*, or *structures*.

1.4 APPLICATION

The provisions of this By-law shall apply to all lands in the *city* shown on Appendix A. For greater certainty, land shown on Appendix A with diagonal hatching and labelled with By-law Number 85-1, By-law Number 4830, or By-law Number 878A is included for convenience of reference only and does not form part of this By-law.

1.5 VALIDITY

If any portion of this By-law is for any reason held to be invalid, it is hereby declared to be the intention that all the remaining provisions of said By-law shall remain in full force and effect until repealed, despite that one or more provisions thereof shall have been declared to have been invalid.

1.6 EFFECTIVE DATE

- a) This By-law shall come into effect on the date of passage.
- b) The provisions of this By-law enabled by Official Plan Amendment 103 and Official Plan Amendment 6 (2019), shall come into effect, pursuant to Section 24(2) of The Planning Act, R.S.O. 1990, c. P.13, as amended.

1.7 REPEAL OF EXISTING BY-LAWS

All the provisions in By-law Number 85-1, By-law Number 4830, and By-law Number 878A, insofar as they affect the lands shown on Appendix A, are repealed.

1.8 **ZONING OCCUPANCY CERTIFICATE**

- a) No change may be made in the type of *use* of any *premises* covered by this By-law without the issuance of a Zoning Occupancy Certificate. A Zoning Occupancy Certificate shall be required for each *use* on a *lot* or within a *building* containing multiple *uses*.
- b) Despite Subsection a), no Zoning Occupancy Certificate shall be required for a *single detached dwelling* with or without one *additional dwelling unit (attached)*, *semi-detached dwelling* with or without one *additional dwelling unit (attached)*, *adding one additional dwelling unit (attached) to a Street Townhouse Dwelling Unit which currently has no additional dwelling unit (attached or detached)*, or *private home day care*. (Amended: By-law 2026-029, S.5 – March 10, 2026)
- c) Nothing in this By-law applies to prevent the issuance of a Zoning Occupancy Certificate for a permitted *use* within lands, *building*, or *structures* established in accordance with the Transition Provisions of Section 18.

1.9 **TECHNICAL REVISIONS TO THE ZONING BY-LAW**

Technical revisions may be made to this By-law without the need for a Zoning By-law Amendment. Technical revisions means the correction of numbering, cross-referencing, grammar, punctuation or typographical errors, mapping errors, or revisions to format in a manner that does not change the intent of this By-law.

1.10 **CONTENTS OF THIS BY-LAW**

- a) Figures form part of this By-law. Tables form part of this By-law and specify permitted *uses* and/or regulations.
- b) Appendices A, C, D, and E form part of this By-law. Appendix B is included for convenience of reference only and does not form part of this By-law.
- c) Reference aids such as tables of contents, marginal notes, headers, footers, headings, and illustrations are included for convenience of reference only and do not form part of this By-law. For greater certainty, illustrations are to be used as examples to show the application of a regulation, and shall not be construed to have general application beyond their context.

1.11 **FAILURE TO COMPLY**

Where a person fails to comply with the provisions of sections 4. 7, 4.14.9, 4.15.8 and 5 of this by-law, the City may take such actions as necessary to effect compliance with those provisions at the person's expense, in accordance with section 446 of the Municipal Act. (Amended: By-law 2024-204, S.1 – December 2, 2024)