

## **Document 8 – Work Plan for aligning exceptions, schedules and other zone code suffixes with the new Zoning By-law**

The Work Plan for the review of exceptions, schedules and other zone code suffixes will be guided by the following principles:

- all changes to exceptions, schedules and other zone code suffixes will maintain conformity with Official Plan policies, secondary plan policies, area-specific policies in Volumes 1, 2A, 2B and 2C of the Official Plan,
- inside of secondary plan and area-specific policy areas, remove provisions that do not implement secondary plan or area-specific policies, and modify exceptions, schedules and other suffixes to implement permissions and restrictions in policies that apply in these areas,
- outside of secondary plan and area-specific policy areas, maintain provisions that are more permissive than the zone or subzone provisions,
- outside of secondary plan areas, remove provisions that are more restrictive than the zone or subzone provisions, except in N1 – N6 - Neighbourhood Zones,
- carry forward the intent of all exceptions, schedules and other zone code suffixes approved by Council after November 4, 2022, the date of approval of the new Official Plan.

For properties *located outside of secondary plan and area-specific policy areas* that are subject to an exception, schedule, or other zone code suffix, the principles above are intended to produce a simpler, more consistent regulatory framework citywide that implements the policies in the Official Plan. The proposed approach will shorten the length of time needed to align exceptions, schedules and zone code suffixes with the new Zoning By-law and will allow staff to reduce the number of exceptions that have been carried forward from previous zoning by-laws dating from as early as the 1960s. This approach is consistent with item 1 of the [Housing Acceleration Plan](#), that supports simpler, form-based zone provisions.

For areas *located inside secondary plan and area-specific policy areas*, the review will be undertaken on a site-by-site basis. Modifications will be made to exceptions, schedules and other zone code suffixes to ensure the provisions align with terminology and section numbering in the new Zoning By-law and are in conformity with the policies in the relevant policies. This detailed review is necessary to avoid creation of non-compliance with existing development and the relevant policies. Exceptions, schedules

and other zone code suffixes will continue to apply as if Zoning By-law 2008-250 remains in effect, until the review is completed.

### Timelines for the Review

Staff will begin the review of exceptions, schedules and other zone code suffixes immediately following the enactment of the new Zoning By-law. It is estimated that the review could be completed by the end of 2027. The transition provisions will provide interim permissions to ensure exceptions, schedules and other suffixes continue to operate while the review is underway.

A zoning by-law amendment report will be brought to Council for approval to implement the principles above in exceptions, schedules and other zone code suffixes.

The Work Plan for reviewing exceptions, schedules and other zone code suffixes could be affected by the outcome of the review of secondary plans directed by the Housing Accelerator Plan and the proposed [Provincial changes to official plans](#) related to the *Fighting Delays, Building Faster Act, 2025*.