

Proposed Amendments to Official Plan

#	Regulation	Amendment	Reasoning
Section 1- Vision Goals and Objectives			
1.	1.2.1.2b) To require a minimum of 10% of all new growth to occur in the Built-up Area through intensification.	1.2.1.2b) To require a minimum of 15% of all new growth to occur in the Built-up Area through intensification.	<ul style="list-style-type: none"> Increase minimum intensification target to 15% in order to reflect increased density permissions as further outlined through OP and ZBL. Intent is to limit sprawl, increase housing stock, diversity of housing and overall density of housing.
2.	1.2.2.2c) & 3.3.3.2 To require a minimum of 30% of all new housing to be medium or high-density development.	1.2.2.2c) & 3.3.3.2 To require a minimum of 35% of all new housing to be medium or high density development.	<ul style="list-style-type: none"> Increase minimum % of housing to be medium or high-density to encourage greater intensification/development of housing.
3.	NEW POLICY	1.2.2.2p) Alignment with Design Guidelines as a framework for the planning and design of residential intensification projects within the Town to create more diversity in housing and complete communities for all.	<ul style="list-style-type: none"> Additional language added to the Housing objectives promoting the Urban Existing Neighbourhoods Design Guidelines
4.	1.2.10 Consultation and Community Engagement 1.2.10.1 Goal It is the goal of this Plan to improve public consultation opportunities and	1.2.10 Consultation and Community Engagement 1.2.10.1 Goal General Policies The Town is committed to improving public consultation opportunities and encouraging public participation levels through transparent and inclusive	Additional language to address the following: <ul style="list-style-type: none"> Alignment with County OP Policies on Public Participation Addition of alternative public consultation measures to notify on proposed developments

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	<p>public participation levels for land use planning related matters.</p> <p>1.2.10.2 Objectives</p> <p>a) To effectively use the internet to reach and engage all members of the community.</p> <p>b) To provide opportunities for public consultation, open communication and input into decisions that may affect the lifestyle enjoyed by current and future residents and business owners in the Town.</p> <p>c) To ensure that consultation is provided in an accessible manner, including the preparation of information that is available in a format that is appropriate for the hearing or visual impaired as requested.</p>	<p>planning processes in relation to land use planning matters. The Town will achieve this through the following policies:</p> <p>1.2.10.2 Objectives</p> <p>a) Effectively using a range of communication methods, the internet to reach and to facilitate engagement from all members of the community including alternative public consultation measures to notify prescribed persons and public bodies of proposed developments subject to and in accordance with the Planning Act.</p> <p>b) Providing opportunities for public consultation, open communication and input into decisions that may affect the lifestyle enjoyed by current and future residents and business owners in the Town.</p> <p>c) To Ensure that Consultations are provided in an accessible manner, including the preparation of information that is available in a format that is appropriate for the hearing or visual impaired as requested.</p>	<ul style="list-style-type: none"> Reference of Planning Act for notice and public consultation requirements
Section 2- General Development Policies			

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5.	<p>2.11.2.1.1 In considering lot creation by consent, the Town and the approval authority shall be satisfied that the proposed lot creation conforms to the following criteria:</p> <p>a) Frontage on a public road that is maintained year-round can be obtained;</p> <p>b) Safe and suitable access is available, which meets municipal, County or Provincial transportation objectives, standards and policies for safety and access;</p> <p>c) The site contains a suitable building envelope and can be appropriately serviced with appropriate water services, sewage services, stormwater services, schools, and fire protection;</p> <p>d) The development will not have a negative impact on the drainage patterns in the area;</p> <p>e) The division of land represents infilling in a Built-up Area or a minor extension of such area and the proposed lots are compatible with the lot area, frontage and density pattern of the surrounding area;</p> <p>f) The division of land represents orderly and efficient use of land, and its approval would not hinder future development of the retained lands;</p> <p>g) The development has considered road widenings that may be required to</p>	<p>2.11.2.1.1 In considering lot creation by consent, the Town and the approval authority shall be satisfied that the proposed lot creation conforms to the following criteria:</p> <p>a) Frontage on a public road that is maintained year-round can be obtained;</p> <p>b) Safe and suitable access is available, which meets municipal, County or Provincial transportation objectives, standards and policies for safety and access;</p> <p>c) The site contains a suitable building envelope and can be appropriately serviced with appropriate water services, sewage services, stormwater services, schools, and fire protection;</p> <p>d) The development will not have a negative impact on the drainage patterns in the area;</p> <p>e) The division of land represents infilling in a Built-up Area or a minor extension of such area; and the proposed lots are compatible with the lot area; frontage and density pattern of the surrounding area;</p> <p>f) The division of land represents orderly and efficient use of land, and its approval would not hinder future development of the retained lands;</p>	<ul style="list-style-type: none"> • No longer required to be in keeping with existing frontage and density pattern. • Alignment with County changes and reduction in word count.

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	<p>be dedicated to the appropriate authority;</p> <p>h) The proposed development meets the requirements outlined in Section 51(24) of the Planning Act;</p> <p>i) The division of land will result in a developable portion of the lot outside of the limits of the Environmental Hazard designation or outside of a natural heritage feature. Lot creation may be permitted adjacent to a natural heritage feature subject to the results of an Environmental Impact Statement;</p> <p>j) The division of land is not located entirely in a floodplain or the 100 Year Erosion Limit or any other physical constraint as determined by the Town;</p> <p>k) The division of land is not located on a mineral aggregate resource or mineral deposits, as identified by the Province, or the County of Bruce, or within 123 metres of the limit of an existing licensed extractive industrial operation unless it is demonstrated through a Planning Report. Development may be permitted within 123 metres of an operation subject to the recommendations of a Planning Report; and,</p> <p>l) The development shall not preclude or constrain the continuation or expansion of extractive operation(s) within the licensed area.</p>	<p>g) The development has considered road widenings that may be required to be dedicated to the appropriate authority;</p> <p>h) The proposed development meets the requirements outlined in Section 51(24) of the Planning Act and the Bruce County Official Plan;</p> <p>i) The division of land will result in a developable portion of the lot outside of the limits of the Environmental Hazard designation or outside of a natural heritage feature. Lot creation may be permitted adjacent to a natural heritage feature subject to the results of an Environmental Impact Statement;</p> <p>j) The division of land is not located entirely in a floodplain or the 100 Year Erosion Limit or any other physical constraint as determined by the Town;</p> <p>k) The division of land is not located on a mineral aggregate resource or mineral deposits, as identified by the Province, or the County of Bruce, or within 123 metres of the limit of an existing licensed extractive industrial operation unless it is demonstrated through a Planning Report. Development may be permitted within 123 metres of an operation subject to the recommendations of a Planning Report; and,</p>	

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	<p>2.11.2.1.2 The Town may enter into a Subdivision Agreement as a condition of the approval of any application made under Section 51 or 53 of the Planning Act. Such agreements shall ensure that the necessary internal or external services be provided by the developer to the specifications established by the Town and shall ensure that the development does not negatively impact the Town financially.</p>	<p>k) The development shall not preclude or constrain the continuation or expansion of extractive operation(s) within the licensed area.</p> <p>2.11.2.1.2 The Town may enter into a Subdivision Agreement as a condition of the approval of any application made under Section 51 or 53 of the Planning Act. Such agreements shall ensure that the necessary internal or external services be provided by the developer to the specifications established by the Town and shall ensure that the development does not negatively impact the Town financially.</p>	
Section 3- Settlement Area Policies			
6.	<p>3.3.5.1 The Town has established a minimum intensification target of 10%. This means that a minimum of 10% of all development is to occur in the Built-up Area. The Built-up Area is comprised of the developed properties in the Settlement Area. The remainder of the Settlement Area is considered the Greenfield Area while the area that separates the Built-up Area and the Greenfield Area is known as the Built Boundary. Schedule C identifies the delineation of these three areas for intensification purposes.</p>	<p>3.3.5.1 The Town has established a minimum intensification target of 15%. This means that a minimum of 15% of all development is to occur in the Built-up Area. The Built-up Area is comprised of the developed properties in the Settlement Area. The remainder of the Settlement Area is considered the Greenfield Area while the area that separates the Built-up Area and the Greenfield Area is known as the Built Boundary. Schedule C identifies the delineation of these three areas for intensification purposes.</p>	<ul style="list-style-type: none"> • Increase minimum intensification target to 15% in order to limit sprawl, increase diversity of housing and overall density of housing.

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7.	<p>3.3.7.2 General Policies - Additional Residential Units</p> <p>3.3.7.2.2 An Additional Residential Unit is permitted within a detached Residential Unit or Building, semi-detached Residential Unit or Building or a row house.</p>	<p>3.3.7.2 General Policies - Additional Residential Units</p> <p>3.3.7.2.2 Additional residential units shall be permitted in a diverse range of housing types.</p>	<ul style="list-style-type: none"> Additional Residential Units are now permitted in more residential housing types. As a result of this and continuously changing legislation, 3.3.7.2.2 is revised to generalize ARU permissions within housing types and where ZBL can further regulate. Reduction in word count.
8.	<p>3.3.7.3 Additional Residential Units in the Principal Residential Unit or Building Unit</p> <p>3.3.7.3.2 The Zoning By-law may provide performance standards that allow up to two (2) Additional Residential Units within the Principal Building per lot.</p>	<p>3.3.7.3 Additional Residential Units in the Principal Residential Unit or Building Unit</p> <p>3.3.7.3.2 The Zoning By-law may provide performance standards that allow up to three (3) Additional Residential Units within the Principal Building per lot.</p>	<ul style="list-style-type: none"> Revised to reflect proposed ARU permissions of a maximum of three units per lot as per the previous two.
9.	<p>3.4.1.1 Identification</p> <p>3.4.1.1.1 The Town considers single detached, semi-detached, duplex dwellings, and converted dwellings with no more than two units to be low-density residential development. Unless the criteria set out below for Medium or High Density Development have been met, the lands designated “Residential” on Schedule ‘A’ are for low density residential development.</p>	<p>3.4.1.1 Identification</p> <p>3.4.1.1.1 The Town considers single detached buildings, semi-detached buildings, duplex buildings, townhouse buildings, multi-unit buildings, additional residential units and converted buildings with no more than four units to be low-density residential development. Unless the criteria set out below for Medium or High Density Development have been met, the lands designated “Residential” on Schedule ‘A’ are for low density residential development. Low-density</p>	<ul style="list-style-type: none"> Addition of townhouse buildings and multi-unit buildings containing no more than four units are permitted uses in lower density zones. Definitions amended from dwelling to building.

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		residential uses are also be permitted in the Recreational designation where full municipal services are provided.																			
10.	<p>3.4.1.2 Minimum/ Maximum Density</p> <p>3.4.1.2.1 Although existing densities within the Residential designation are in the order of 7 to 11 units per gross hectare, the Town encourages better utilization of existing designated residential lands. In a desire to promote efficient development, the following minimum and maximum gross residential densities will be permitted when assessing applications for new Low Density Residential development:</p> <table border="1" data-bbox="210 860 756 1445"> <thead> <tr> <th>Housing Types</th> <th>Maximum Density</th> <th>Minimum Density for Greenfield Development</th> </tr> </thead> <tbody> <tr> <td><u>Low Density</u> Single-detached</td> <td>22 units per gross hectare</td> <td>15 units per gross hectare</td> </tr> <tr> <td>Semi-detached</td> <td>30 units per gross hectare</td> <td>20 units per gross hectare</td> </tr> </tbody> </table>	Housing Types	Maximum Density	Minimum Density for Greenfield Development	<u>Low Density</u> Single-detached	22 units per gross hectare	15 units per gross hectare	Semi-detached	30 units per gross hectare	20 units per gross hectare	<p>3.4.1.2 Minimum/Maximum Density</p> <p>3.4.1.2.1 Although existing densities within the Residential designation are in the order of 7 to 11 units per gross hectare, the Town encourages better utilization of existing designated residential lands, to limit sprawl, increase housing diversity and set the stage for active transportation and the potential for public transportation. In a desire to promote efficient development, the following minimum and maximum gross residential density will be permitted when assessing applications for new Low Density Residential development:</p> <table border="1" data-bbox="819 1006 1365 1445"> <thead> <tr> <th>Housing Types</th> <th>Maximum Density</th> <th>Minimum Density for Greenfield Development</th> </tr> </thead> <tbody> <tr> <td><u>Low Density</u></td> <td>30 units per gross hectare</td> <td>15 units per gross hectare</td> </tr> <tr> <td>Residential building containing up to a</td> <td></td> <td></td> </tr> </tbody> </table>	Housing Types	Maximum Density	Minimum Density for Greenfield Development	<u>Low Density</u>	30 units per gross hectare	15 units per gross hectare	Residential building containing up to a			<ul style="list-style-type: none"> • Amendment to simplify housing types to be permitted in low density areas (R1 & R2 zones). • Maintaining the current minimum density in response to comments received with the removal of a low density maximum to allow up to 4 residential units per lot where the zoning provisions can be met (e.g., setbacks, height, parking, servicing).
Housing Types	Maximum Density	Minimum Density for Greenfield Development																			
<u>Low Density</u> Single-detached	22 units per gross hectare	15 units per gross hectare																			
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	<p>Approval may be granted for developments that do not meet this density when justified and appropriate. An applicant / developer requesting a reduced density must providing planning justification at the time of application.</p>	<p>maximum of 4 units</p> <p>Approval may be granted for developments that do not meet this density when justified and appropriate. In the Greenfield Area, an applicant / developer requesting a reduced density must provide planning justification at the time of application.</p>	
11.	<p>3.4.2.1 Identification</p> <p>3.4.2.1.1 The Town considers medium density development to be any combination of more than two units that is not considered high density development in accordance with the policies of this Plan. Medium density residential uses are permitted in the Greenfield Area or vacant designated lands in the Built up Area, subject to the following policies:</p>	<p>3.4.2.1 Identification</p> <p>3.4.2.1.1 The Town considers medium density development to be any combination of more than four units that is not considered high density development in accordance with the policies of this Plan. Medium density residential uses are permitted in the Residential designation and may be permitted in the Core Commercial designation and Highway Commercial designation-designated lands in the Built up Area, subject to the following policies:</p>	<ul style="list-style-type: none"> Revised language to reflect proposed amendments and consistency in terminology.
12.	<p>3.4.2.2 Maximum Density</p> <p>3.4.2.2.1 The following maximum gross residential densities will be permitted when assessing applications for new Medium Density Residential.</p>	<p>3.4.2.2 Maximum Density</p> <p>3.4.2.2.1 The following maximum gross residential density will be permitted when assessing applications for new Medium Density Residential development:</p>	<ul style="list-style-type: none"> Amendment to simplify housing type as well as to increase maximum density for medium-density housing development as a result of greater intensification permissions and housing types to be permitted in the medium density zone. Proposed

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	<p>Housing Type</p> <p>Maximum Density</p> <p><u>Medium Density</u></p> <p>Triplexes, fourplexes, townhouses, apartment buildings and other forms of multi-unit dwellings having 3 or more units.</p> <p>40 units per gross hectare</p>	<p>Housing Type</p> <p>Maximum Density</p> <p><u>Medium Density</u></p> <p>Residential building containing more than 4 units</p> <p>90 units per gross hectare</p>	<p>densities have been reviewed and compared to other municipalities both larger and smaller to ensure appropriate development.</p> <ul style="list-style-type: none"> Definitions amended from dwelling to building.
13.	<p>NEW POLICY</p>	<p>3.4.2.3.4 Where medium density development proposals are considered within the Core Commercial designation, a mixed residential and commercial form of development will be encouraged.</p>	<ul style="list-style-type: none"> Inclusion of this policy is consistent with language in the High Density Development Policies.
14.	<p>NEW POLICY</p>	<p>3.4.2.3.5 Medium density residential uses shall may be permitted in the Highway Commercial designation as an integral part of a commercial establishment provided the uses are compatible and they do not constitute a safety hazard.</p>	<ul style="list-style-type: none"> Inclusion of this policy is consistent with proposed language in the Highway Commercial policies which allows residential uses as part of a commercial development. Text revised for consistency.
15.	<p>3.4.3.1.1</p> <p>The Town considers development of more than 40 units per gross hectare to be high density residential development.</p>	<p>3.4.3.1.1</p> <p>The Town considers development of more than 90 units per gross hectare to be high density residential development.</p>	<ul style="list-style-type: none"> Identification of high-density residential development increased to reflect maximum density changes as per low and medium density residential development.

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	High density residential development may be permitted in the Residential designation and the Core Commercial designation subject to the following policies:	High density residential development may be permitted in the Residential designation, and the Core Commercial designation and Highway Commercial designation , subject to the following policies:	<ul style="list-style-type: none"> Added Highway Commercial to the list of designations where high density development is permitted.
16.	<p>3.4.3.2 Maximum Density</p> <p>3.4.3.2.1 High density residential development shall be limited to a maximum gross density of 90 units per hectare.</p>	TO BE DELETED	<ul style="list-style-type: none"> Maximum density removed from the high density development policies. The maximum density on a site would be determined by the lot area and zoning by-law regulations and other policies in this Plan.
17.	NEW POLICY	3.4.3.3.4 High density residential uses shall may be permitted in the Highway Commercial designation as an integral part of a commercial establishment provided the uses are compatible and they do not constitute a safety hazard.	<ul style="list-style-type: none"> Inclusion of this policy is consistent with proposed language in the Highway Commercial policies which allows residential uses as part of a commercial development. Text revised for consistency.
18.	<p>3.4.4 Mobile Home Parks</p> <p>3.4.4.1. General Policies</p> <p>3.4.4.1.1 The establishment of new or expanded Mobile Home Park areas and the conversion of seasonal recreational trailer parks or recreational camping facilities for permanent year-round habitation will require an amendment to this Plan. Proposals for new, expanded or converted Mobile Home Park areas</p>	<p>3.4.4 Mobile Home Parks</p> <p>3.4.4.1. General Policies</p> <p>3.4.4.1.1 The establishment of new or expanded Mobile Home Park areas and the conversion of seasonal recreational trailer parks or recreational camping facilities for permanent year round habitation will require an amendment to this Plan. Proposals for new, expanded or converted Mobile Home Park areas</p>	<ul style="list-style-type: none"> To remove hurdles to the establishment of mobile home parks (i.e., more affordable housing) in appropriate areas. Proposals to establish Mobile Home Parks shall be required to demonstrate compatibility with surrounding lands.

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	must be accompanied by a Planning Report. Mobile Home Parks may include mobile homes, modular homes and/or park model homes together with accessory and supportive recreational facilities.	must be accompanied by a Planning Report. Mobile Home Parks may include mobile homes, modular homes and/or park model homes together with accessory and supportive recreational facilities.	
19.	3.8.3.1 Permitted uses shall include existing commercial recreational facilities such as: golf courses; private parks; campgrounds including recreational vehicles; outdoor or indoor sports facilities; existing trailer parks; and accessory residences and offices to a permitted recreational use; and accessory uses such as restaurants, snack bars, parking areas and auxiliary buildings.	3.8.3.1 Permitted uses shall include existing commercial recreational facilities such as: golf courses; private parks; campgrounds including recreational vehicles; outdoor or indoor sports facilities; existing trailer parks; and accessory residences and offices to a permitted recreational use; and accessory uses such as restaurants, snack bars, parking areas and auxiliary buildings. 3.8.3.2 Low-density residential uses shall also be permitted where full municipal services are provided to promote diversification of housing and efficiently use the current recreational land, resources, infrastructure, and public service facilities, and support the use of active transportation.	<ul style="list-style-type: none"> This policy change is intended to allow the Town to expand its current housing inventory all while continuing to protect current recreational land in the Recreational designation.
20.	3.8.4.2 Conversion of Recreational Lands 3.8.4.2.1 The conversion of lands from recreational purposes to residential	3.8.4.2 Conversion of Recreational Lands 3.8.4.2.1 The conversion of lands from recreational purposes to residential	<ul style="list-style-type: none"> Need for an Official Plan Amendment removed. Low density residential uses could be considered. Such development would be subject to the

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	<p>purposes shall require an Official Plan Amendment and shall not be permitted, unless it can be demonstrated that the lands are not necessary for the long-term recreational needs of the community. It must also be demonstrated that the lands are required to meet the residential land requirements for the Town. In making this determination, the supply of designated residential lands in the community shall be considered.</p>	<p>purposes shall require an Official Plan Amendment and shall not be permitted, unless it can be demonstrated that the lands are not necessary for the long-term recreational needs of the community. It must also be demonstrated that the lands are required to meet the residential land requirements for the Town. In making this determination, the supply of designated residential lands in the community shall be considered.</p>	<p>provisions of the Zoning By-law or would require a Zoning By-law amendment.</p>
21.	<p>3.10.3 Permitted Uses</p> <p>3.10.3.1 Permitted uses shall be limited to those commercial establishments offering goods and services that primarily serve the entire Town and surrounding market area. Permitted uses include but are not limited to retail commercial establishments, offices, personal service establishments, banks, places of entertainment, assembly halls, hotels, motels, child care centres, community facilities, public uses, recreational uses, restaurants, convenience stores, residential units above the first floor or behind the commercial use on the main floor, and high density residential development in accordance with the medium density and high density residential development policies of this Plan. Home-based child care and unlicensed</p>	<p>3.10.3 Permitted Uses</p> <p>3.10.3.1 Permitted uses shall be limited to those commercial establishments offering goods and services that primarily serve the entire Town and surrounding market area. Permitted uses include but are not limited to retail commercial establishments, offices, personal service establishments, banks, places of entertainment, assembly halls, hotels, motels, child care centres, community facilities, public uses, recreational uses, restaurants, convenience stores, residential units above the first floor or behind accessory to the commercial use on the main floor, and medium and high density residential development in accordance with the medium density and high density residential development policies of this Plan. Home-based child care and</p>	<ul style="list-style-type: none"> • Removing the location of accessory residential units in relation to a commercial use in the Commercial Core designation to allow flexibility where warranted. Their location above and behind a commercial use will continue to be governed in the Zoning By-law. • Adding medium density development as a permitted use in the Commercial Core for consistency with other policies in the Plan.

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	child care in legally existing single detached and semi-detached dwellings are permitted.	unlicensed child care in legally existing single detached and semi-detached dwellings are permitted.	
22.	NEW POLICY	3.12.3.3 Medium and High Density residential uses shall may be permitted in accordance with policy 3.12.4.1.5 and the medium density and high density residential development policies of this Plan.	<ul style="list-style-type: none"> This policy change is intended to allow compatible medium and high density residential uses in the Highway Commercial designation.
23.	3.11.4.1.5 Residential units as accessory uses will be permitted as an integral part of a commercial establishment provided, they do not constitute a safety hazard, and have adequate off-street parking.	3.12.4.1.5 Residential units as accessory uses shall may be permitted on commercial lands as an integral part of a commercial establishment provided the uses are compatible, they do not constitute a safety hazard and off-street parking is provided.	<ul style="list-style-type: none"> This policy change is intended to allow compatible medium and high density residential uses in the Highway Commercial designation.
24.	3.12.2.1 To encourage Highway Commercial developments that do not adversely affect the commercial activities contained in the Core Commercial designation.	3.12.2.1 To encourage Highway Commercial developments that do not adversely affect the commercial activities contained in the Core Commercial designation and encourage medium and high density residential development where compatible with the commercial use.	<ul style="list-style-type: none"> Additional wording to encourage compatible and appropriate medium to high residential uses in the Highway Commercial designation.
Section 6- Implementation and Plan Administration			
			<ul style="list-style-type: none"> Revised to align with County Implementation Amendment which

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25.	<p>6.1.1 This Section identifies how the policies of the Plan will be implemented. In this respect, it should not be considered to be all encompassing nor limiting as to municipal authority. These policies should be read in conjunction with the policies contained in other parts of the Plan.</p>	<p>6.1.1 This Section identifies how the policies of the Plan will be implemented. In this respect, it should not be considered to be all encompassing nor limiting as to municipal authority. These policies should be read in conjunction with the policies contained in other parts of the Plan. and The Bruce County Official Plan may be referred to as the applicable policy framework where specific policies are not outlined in this Plan.</p>	<p>enables local OP's to refer to County OP where policies may not be outlined.</p>
26.	<p>6.3.4 The following supporting information may be required as part of a complete application, to be determined through pre-application consultation with staff:</p> <ul style="list-style-type: none"> • Transportation Impact Study; • Functional Servicing Report; • Settlement Capability Study; • Stormwater Management Plan; • Tree Preservation Report and Plan; • Hydrogeological Assessment; • Watershed or Sub-watershed Study; • Floodline Delineation Report; • Architectural/Urban Design Study; • Environmental Site Assessment; • Planning Justification Report; • Ministry of the Environment (MOE) Record of Site Condition (RSC); • Contaminant Management Plan; 	<p>6.3.4 The following supporting information may be required as part of a complete application, to be determined through pre-application consultation with staff:</p> <ul style="list-style-type: none"> • Transportation Impact Study; • Functional Servicing Report; • Settlement Capability Study; • Stormwater Management Plan; • Tree Preservation Report and Plan; • Hydrogeological Assessment; • Watershed or Sub-watershed Study; • Floodline Delineation Report; • Architectural/Urban Design Study; • Environmental Site Assessment; • Planning Justification Report; • Ministry of the Environment (MOE) Record of Site Condition (RSC); • Contaminant Management Plan; 	<ul style="list-style-type: none"> • Addition of a provision that is a “catch all” for any other document that may be deemed necessary by the Town. • Removed duplicate reference to Record of Site Condition.

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	<ul style="list-style-type: none"> • Environmental Impact Statement; • Archaeological Assessment; • Heritage Impact Assessment; • Wind Study; • Noise Study; • Vibration Study; • Geotechnical Study; • Slope Stability Study; • Market/Retail Impact Study or Analysis; • Fiscal Impact Assessment; • Health Impact Assessment; • Conceptual Site Plan and Building Elevations; • Erosion and Sediment Control Plans; • Record of Site Condition; or, • Copy of the property deed. 	<ul style="list-style-type: none"> • Environmental Impact Statement; • Archaeological Assessment; • Heritage Impact Assessment; • Wind Study; • Noise Study; • Vibration Study; • Geotechnical Study; • Slope Stability Study; • Market/Retail Impact Study or Analysis; • Fiscal Impact Assessment; • Health Impact Assessment; • Conceptual Site Plan and Building Elevations; • Erosion and Sediment Control Plans; • Record of Site Condition; or, • Copy of the property deed; or, • Any additional required assessments, evaluations, reports, statements, studies or plans as requested by the Province of Ontario, County of Bruce, Town of Saugeen Shores, or any agency at the sole discretion of the Town. 	
27.	<p>6.7.1 The Town may adopt design guidelines in accordance with the recommendations of the Saugeen Shore design guidelines study. In order to implement design guidelines, the Town may pass a By-law pursuant to the Planning Act to regulate the exterior design of buildings.</p>	<p>6.7.1 The Town may adopt design guidelines applicable to the Town as a whole or for specific areas, land uses and or built form to encourage a high standard of urban design. The goals and policies of such Guidelines are to preserve the identity of the unique communities that jointly form the Town of</p>	<ul style="list-style-type: none"> • Removal of second portion of provision regarding ability to regulate exterior design of buildings as per the Planning Act. • Additional language to strengthen policy as well as to identify that

#	Regulation	Amendment	Reasoning
		<p>Saugeen Shores and contributes towards a strong community design that is livable and safe with a greater sense of place.</p>	<p>guidelines can apply to specific areas (innovation park design guidelines).</p>
<p>28.</p>	<p>6.11.1 In accordance with the Planning Act, Council may pass a By-law incorporating the use of the Holding symbol (H) in conjunction with any zone of a Zoning By-law. Where such Holding (H) symbols are indicated, no new use may be provided, or building or structure erected on the site unless an application is made to remove the (H) symbol and such application is approved.</p> <p>6.11.2 It is intended that the Holding (H) symbol be used where the ultimate or desired use for specific lands is known, but it is appropriate to delay the actual development until such time as certain objectives are met. The objective of utilizing a Holding Provision is to ensure that:</p> <p>a) the appropriate phasing of development or redevelopment occurs;</p> <p>b) development does not proceed until services and utilities are available to service the development; and/or,</p> <p>c) agreements respecting the proposed land use or development are entered into.</p>	<p>6.11.1 In accordance with the Planning Act, Council may pass a By-law applying the use of a Holding symbol (H) in conjunction with any zoning category in the Zoning By-law. Where such Holding (H) symbols are applied, no development or new use shall be permitted on such lands unless otherwise permitted in the Zoning By-law or until such (H) symbol is removed by amendment.</p> <p>6.11.2 The Holding (H) symbol shall be applied to the specific lands where such lands are zoned for their future intended use until such time as certain objectives are met. The objective of applying a Holding Provision is to the identified lands is to ensure that:</p> <p>a) the appropriate phasing of development or redevelopment occurs;</p> <p>b) development does not proceed until services and utilities are available to service the development; and/or,</p> <p>c) agreements respecting the proposed land use or development are entered into; and/or</p>	<ul style="list-style-type: none"> Refinements to language to align with County Implementation Amendment which provides more specific language around holding removals

#	Regulation	Amendment	Reasoning
		d) studies or plans are completed including but not limited to, archaeology, natural heritage, stormwater management.	
29.	NEW POLICY	6.12.6 The Town may prepare a feasibility study in support of eligible, designated projects pursuant to the Tax Increment Financing Act and may implement such tax increment financing measures as authorized under the Act.	<ul style="list-style-type: none"> To add additional incentive options that the Town may wish to consider in support of the goals and objectives of the Official Plan.
30.	<p>6.15 Non Conforming Uses 6.15.1 Intent of the Official Plan</p> <p>6.15.1.1 As a general rule, existing uses that do not conform to the policies of this Plan should gradually be phased out so that the affected land use may change to a use which is in conformity with the goals of the Official Plan and the intent of the Implementing Zoning By-law. In some instances, it may be necessary and practical to allow the extension or enlargement of nonconforming uses where an application for minor variance has been applied for and approved or by placing the use in an appropriate zone in the implementing Zoning By-law. In such instances, Council shall have regard for the following principles:</p>	<p>6.15 Legal Non-Conforming Uses 6.15.1 Intent of the Official Plan</p> <p>6.15.1.1 Existing uses that do not conform to this Plan, shall be gradually phased out to bring the affected land use into conformity with the Official Plan and the intent of the Implementing Zoning By-law. As per the Planning Act, this Plan recognizes legal non-conforming permissions where an existing, legal, non-conforming use may continue regardless of this Plan and the Zoning By-Law. In some instances, it may be necessary and practical to allow the repair, strengthening, alteration or reconstruction so long as such repair, strengthening, alteration or</p>	<p>Additional language to address the following:</p> <ul style="list-style-type: none"> Alignment with County OP Policies on legal non-conforming uses Overall refining of language to provide greater clarity on what is and isn't permitted

#	Regulation	Amendment	Reasoning
	<p>a) The feasibility of acquiring the property for holding, sale, lease or development by the Town for a more appropriate permitted use; and, b) The possibility of relocating the non-conforming use to another site.</p>	<p>reconstruction does not increase the height, volume or extent of non-conformity or non-compliance of the use, building, or structure. In the case of non-conforming uses in natural hazard areas, height and volume may be increased provided the natural hazard features have been adequately addressed to the satisfaction of Saugeen Valley Conservation Authority and Town staff. Reconstruction may also occur provided such use is further from the source of the natural hazard.</p> <p>6.15.1.2 Applications for the enlargement, extension or alteration of non-conforming uses shall be considered by way of an expansion to a legal non-conforming use application or Zoning By-law Amendment in which the Committee of Adjustment or Council shall have regard for the following principles:</p> <p>a) The feasibility of acquiring the property for holding, sale, lease or development by the Town for a more appropriate permitted use; and, b) The possibility of relocating the non-conforming use to another site.</p>	
	<p>6.17 OFFICIAL PLAN REVIEW PROCESS</p>	<p>6.17 OFFICIAL PLAN REVIEW PROCESS</p>	<ul style="list-style-type: none"> • Word Count reduction.

#	Regulation	Amendment	Reasoning
31.	<p>6.17.1 The assumptions, objectives and policies of this Plan shall be reviewed at least once every five years at a meeting of Council, which shall be advertised in accordance with the Planning Act, as amended.</p> <p>6.17.2 The five-year review shall consist of an assessment of:</p> <p>a) the effectiveness of the Plan in protecting water quality, natural and cultural heritage resources, natural resources and habitat and the general environment within the Town;</p> <p>b) the continuing relevance of the vision that forms the basis of all policies found in this Plan;</p> <p>c) the degree to which the objectives of this Plan have been met;</p> <p>d) the amount and location of lands available for urban development;</p> <p>e) whether the Town has realized a desirable balance of commercial and industrial assessment in relation to residential assessment;</p> <p>f) the Town's role within the County and its relationship with other municipalities;</p> <p>g) development trends in the County and their effect on development in the Town;</p> <p>h) review of the appropriateness of sewage, water and stormwater infrastructure to accommodate planned development;</p>	<p>6.17.1 The Town shall regularly review and monitor this Plan to ensure alignment with Provincial direction, consistency with the Planning Act, and to address emerging community needs.</p> <p>The review shall consist of an assessment of:</p> <p>i. Changes in legislation and policies including conformity with the County of Bruce Official Plan and their effect on development in the Town;</p> <p>ii. Strategic direction forming the Policies of this Plan and the degree to which they have been met;</p> <p>iii. Community needs as a result of changes in demographics, technology, social, economic or environmental factors;</p> <p>iv. Effectiveness of this Plan in protecting water quality, natural and cultural heritage resources, natural resources and habitat and the environment;</p> <p>v. Availability and location of lands for urban development that maintains a desired balance of commercial, industrial and residential lands including that of attainable and affordable options; and</p>	<ul style="list-style-type: none"> • Refined to meet current community needs • Aligns to an extent with County's review

#	Regulation	Amendment	Reasoning
	<p>h) the nature of any Province-wide planning initiatives and their implications on the Town of Saugeen Shores; and, i) regard to provincial interests under Section 2 of the Planning Act, as amended from time to time, and, consistency with the Provincial Policy Statement, 2005, as amended or revised from time to time.</p>	<p>i. Appropriateness of infrastructure to accommodate planned urban development.</p>	
32.	<p>6.23.1 The Secondary Plan Process establishes a more detailed planning framework for a particular area in support of the general policy framework established in this Plan.</p> <p>6.23.2 Secondary Plans shall be prepared by the Town, in consultation with and at the expense of the affected landowners within the Secondary Plan Area, or may be funded as growth related studies through the Development Charges Act.</p> <p>6.23.3 Secondary Plans shall incorporate the following: a) Overall development concept for the area, including principles, objectives and assumptions for the development of the area; b) Population and household targets for the Secondary Plan area;</p>	<p>6.23.1 Secondary Plans establish a detailed planning framework applied to a specific area in support of the general policy framework established in this Plan.</p> <p>6.23.2 Secondary Plans shall be prepared by the Town, in consultation with and at the expense of the affected landowners within the Secondary Plan Area, or may be funded as growth related studies through the Development Charges Act.</p> <p>6.23.3 Secondary Plans shall incorporate the following: a) Overall development concept for the area, including principles, objectives and assumptions for the development of the area; b) Population and household targets for the Secondary Plan area;</p>	<ul style="list-style-type: none"> • Small reduction in word count

#	Regulation	Amendment	Reasoning
	<p>c) More detailed policies on land uses, densities, housing mix and identification of residential densities;</p> <p>d) Identification of major community facilities, commercial and institutional sites, schools, parks and recreational trails;</p> <p>e) Approximate location of future arterial and collector streets, access points, walkways and bicycle paths;</p> <p>f) Appropriate storm water management facilities;</p> <p>g) Detailed urban design policies and directions to reflect the character of the area;</p> <p>h) Detailed strategy for the protection of the natural environment, including the preservation of natural areas, significant woodlots, ridges, valleys and stream corridors;</p> <p>i) Integration with the existing surrounding land uses;</p> <p>j) Establishment of an integrated open space and trails system; and</p> <p>k) Phasing plans and identification of minimum public infrastructure required for each phase.</p> <p>6.23.4 As part of the preparation of a Secondary Plan, additional studies may be required, and may include:</p> <p>a) Master Servicing Plan, which includes Preliminary Storm Water Management</p>	<p>c) More detailed policies on land uses, densities, housing mix and identification of residential densities;</p> <p>d) Identification of major community facilities, commercial and institutional, sites, schools, parks and recreational trails;</p> <p>e) Approximate location of future arterial and collector streets, access points, walkways and bicycle paths;</p> <p>f) Appropriate storm water management facilities;</p> <p>g) Detailed urban design policies and directions to reflect the character of the area;</p> <p>h) Detailed strategy for the protection of the natural environment, including the preservation of natural areas, significant woodlots, ridges, valleys and stream corridors;</p> <p>i) Integration with the existing surrounding land uses;</p> <p>j) Establishment of an integrated open space and trails system; and</p> <p>k) Phasing plans and identification of minimum public infrastructure required for each phase.</p> <p>6.23.4 As part of the preparation of a Secondary Plan, additional studies may be required, and may include:</p> <p>a) Master Servicing Plan, which includes Preliminary Storm Water</p>	

#	Regulation	Amendment	Reasoning
	<p>Plan, and sewer and water distribution plans; b) Transportation and Infrastructure review; c) Environmental Impact Statement; d) Urban design guidelines; e) Parks, trails and open space plan; f) Planning justification report, which includes an assessment of how the secondary plan contributes to the growth management objectives of the Town, establishment of appropriate phasing and staging of development; and, g) Heritage and archaeological resource assessment.</p> <p>6.23.5 Where smaller planning areas exist, the use of less detailed Block Plans may be sufficient as determined by Council. Block Plans assist to coordinate the delivery of services to new development areas.</p>	<p>Management Plan, and sewer and water distribution plans; b) Transportation and Infrastructure review; c) Environmental Impact Statement; d) Urban design guidelines; e) Parks, trails and open space plan; f) Planning justification report, which includes an assessment of how the secondary plan contributes to the growth management objectives of the Town, establishment of appropriate phasing and staging of development; and, g) Heritage and archaeological resource assessment.</p> <p>6.23.5 Where smaller planning areas exist, the use of less detailed Block Plans may be sufficient as determined by Council. Block Plans assist to coordinate the delivery of services to new development areas.</p>	
33.	<p>6.25.1 In accordance with the provisions of the Planning Act, all areas within the corporate limits of the Town of Saugeen Shores are a Site Plan Control Area. The intent of a Site Plan Agreement is to ensure that any proposed development is designed to be compatible with adjacent development, appropriately serviced and accessed and otherwise in</p>	<p>6.25.1 In accordance with the provisions of the Planning Act, all areas within the corporate limits of the Town of Saugeen Shores are a Site Plan Control Area. The intent of a Site Plan Agreement is to ensure that any proposed development is designed to be compatible with adjacent development, appropriately serviced and accessed and otherwise in</p>	<ul style="list-style-type: none"> ● Removal of 6.25.2d) and i) as a result of Section 41 subsection 4.1 subparagraph 1.1 of Planning Act which ● Section already speaks to enhancement of Urban design guidelines as per e). No additional wording added as a result. Amendment removed.

#	Regulation	Amendment	Reasoning
	<p>conformity with the goals and strategic objectives of this Plan.</p> <p>6.25.2 Site Plan Control and agreements shall be utilized by the Town to ensure:</p> <ul style="list-style-type: none"> a) safe, orderly and functional development; b) safety and efficiency of vehicular and pedestrian access; c) land use compatibility between new and existing development; d) the location, massing and conceptual design of any buildings and structures; e) the provision of functional and attractive on-site amenities and facilities such as landscaping, fencing and low impact lighting to enhance the urban design policies of this Plan; f) the provision, appropriate placement, and construction elements of required services such as driveways, parking, loading facilities and garbage storage, snow storage and garbage collection; g) the preservation and enhancement of vegetative areas; h) the provision of easements or grading and site alterations necessary to provide for public utilities and site drainage; i) exterior design including character, scale, appearance, and design features of buildings and their sustainable design; j) sustainable design elements on any adjoining roadway owned by the Town of Saugeen Shores, including without 	<p>conformity with the goals and strategic objectives of this Plan.</p> <p>6.25.2 Site Plan Control and agreements shall be utilized by the Town to ensure:</p> <ul style="list-style-type: none"> a) safe, orderly and functional development; b) safety and efficiency of vehicular and pedestrian access; c) land use compatibility between new and existing development; d) the location, massing and conceptual design of any buildings and structures; e) the provision of functional and attractive on-site amenities and facilities such as landscaping, fencing and low impact lighting to enhance the urban design policies of this Plan; f) the provision, appropriate placement, and construction elements of required services such as driveways, parking, loading facilities and garbage storage, snow storage and garbage collection; g) the preservation and enhancement of vegetative areas; h) the provision of easements or grading and site alterations necessary to provide for public utilities and site drainage; i) exterior design including character, scale, appearance, and design features of buildings and their sustainable design; i) sustainable design elements on any adjoining roadway owned by the Town of Saugeen Shores, including without 	

#	Regulation	Amendment	Reasoning
	<p>limitation, trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities; k) facilities are designed to have regard for accessibility for person with disabilities; l) the proposed development is built and maintained as approved; and, m) appropriate dark sky lighting is implemented.</p> <p>6.25.3 Where through the Site Plan process, landscaping is required or proposed, native species shall be used to the greatest extent possible.</p>	<p>limitation, trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities; j) facilities are designed to have regard for accessibility for person with disabilities; k) the proposed development is built and maintained as approved; and, l) appropriate dark sky lighting is implemented.</p> <p>6.25.3 Where through the Site Plan process, landscaping is required or proposed, it is encouraged that native species be used to the greatest extent possible.</p>	
34.	<p>6.29.1 The Town of Saugeen Shores Comprehensive Zoning By-law shall be reviewed following the approval of this Plan by the County of Bruce to ensure that it property implements the policies of this Plan.</p>	<p>6.29.1 Zoning by-laws are important tools used by municipalities to implement land use regulations in accordance with the Planning Act. The Town of Saugeen Shores Comprehensive Zoning By-law shall be reviewed following the approval of this Plan by the County of Bruce to ensure that it property implements the policies of this Plan.</p> <p>6.29.2 As per the Planning Act, the Town may delegate the authority to pass minor</p>	<ul style="list-style-type: none"> • Additional wording provided to preface Zoning By-law in Official Plan as well as new policy to permit a committee or an authorized municipal officer to pass minor by-laws with the potential of council to apply conditions. • In alignment with County OP. • New policy to permit a committee or an authorized municipal officer to pass minor by-laws has been

#	Regulation	Amendment	Reasoning
		<p>bylaws to a committee or an authorized municipal officer, provided that all notice and public meeting requirements are met and in accordance with the following:</p> <p>a. Delegated authority is limited to the following:</p> <ul style="list-style-type: none"> i. applying or removing Holding "H" symbols; ii. temporary use by laws; and iii. minor administrative amendments, such as zoning amendments to reflect minor lot boundary adjustments. <p>b. Council may apply conditions to its delegation of authority.</p>	<p>removed per local Council direction at the August 26, 2024 Town of Saugeen Shores Council meeting.</p>
35.	NEW POLICY	<p>6.32 Inclusionary Zoning 6.32.1 The Town of Saugeen Shores may work to develop inclusionary zoning policies in the Built-up Area to require affordable housing units through the development process and to ensure their affordability for a specified time period.</p>	<ul style="list-style-type: none"> • New policy to demonstrate the Town's interest in developing Inclusionary Zoning policies. Would not take effect unless the Province grants the Town the power to do so.

Proposed Amendments to Zoning By-law

#	Provision	Amendment	Reasoning
Section 2 - Definitions			
36.	<p>"ADDITIONAL RESIDENTIAL UNIT" means a residential unit either wholly contained within a single-detached building, a semi-detached building or a townhouse building, or wholly contained within an accessory residential building on a lot containing a single-detached building, a semi-detached building or a townhouse building. Bathroom and kitchen facilities must be provided within the building containing the residential unit.</p>	<p>"ADDITIONAL RESIDENTIAL UNIT" means a residential unit either entirely contained within a single-detached building, semi-detached building, duplex building, triplex building or a townhouse building, or entirely contained within an accessory residential building on a lot containing a single-detached building, semi-detached building, duplex building, triplex building or a townhouse building containing bathroom and kitchen facilities within the building containing the residential unit.</p>	<ul style="list-style-type: none"> • Addition of new residential uses to existing ARU definition to allow for greater intensification of ARU's.
37.	<p>"APARTMENT BUILDING" means a building consisting of three (3) or more residential units, each with an independent entrance either directly from the outside, or through a common vestibule or common halls.</p>	<p>"APARTMENT BUILDING" means a building consisting of five (5) or more residential units, each with an independent entrance either directly from the outside, or through a common vestibule or common halls.</p>	<ul style="list-style-type: none"> • Additions and proposed changes of other definitions requires reframing of apartment building.
38.	<p>NEW DEFINITION</p>	<p>"FOURPLEX BUILDING" means a building containing four (4) residential units, each with an independent entrance either directly from the outside, or through a common vestibule or common halls.</p>	<ul style="list-style-type: none"> • New fourplex definition to allow up to a maximum of four (4) residential units on a low-density residential lot.

#	Provision	Amendment	Reasoning
39.	"MULTI-UNIT BUILDING" means buildings located on a lot that collectively consist of three (3) or more residential units, and may include one or more of the following buildings: single-detached building, semi-detached building, duplex building or townhouse building.	"MULTI-UNIT BUILDING" means a building located on a lot that consists of a maximum of (4) residential units, and may include: single-detached building, semi-detached building, duplex building, townhouse building , triplex building or fourplex building.	<ul style="list-style-type: none"> • Addition of triplex and fourplex to existing definition as per proposed changes.
40.	NEW DEFINITION	"TRIPLEX BUILDING" means a building containing three (3) residential units, each with an independent entrance either directly from the outside, or through a common vestibule or common halls.	<ul style="list-style-type: none"> • New triplex definition to allow three (3) residential units on a low-density residential lot. Created in alignment with Bill 23.
41.	"TOWNHOUSE BUILDING" means a building that is divided vertically into between a minimum of three (3) residential units and a maximum of six (6) residential units by common walls extending from the base of the foundation to the roof line, each with an independent entrance to a yard immediately abutting the unit.	"TOWNHOUSE BUILDING" means a building that is divided vertically into a minimum of three (3) residential units by common walls extending from the base of the foundation to the roof line, each with an independent entrance to a yard immediately abutting the unit.	<ul style="list-style-type: none"> • Increase maximum residential units to allow for additional housing
Section 3- General Provisions for all Zones			
	3.1.6 Yard Requirements a) i) Except as may be more specifically outlined elsewhere in this by-law, a building or structure, accessory to a	3.1.6 Yard Requirements a) i) An accessory building or structure located in a Residential zone shall have the following yard requirements:	<ul style="list-style-type: none"> • No major changes. Terms have been changed to building in alignment with current definitions.

#	Provision	Amendment	Reasoning
42.	<p>single detached dwelling, semi-detached dwelling, duplex dwelling, townhouse dwelling: Front yard (minimum) 6.0 m Exterior side yard (minimum) 4.5m Interior side or rear yard (minimum) 0.9m</p> <p>ii) a mutual detached garage erected across the side lot line common to any two adjoining lots used for single detached dwellings provided that:</p> <p>1. The garages for both lots are designed as one building;</p> <p>2. A common wall, on and along the side lot line, shall divide the garages; and,</p> <p>3. The garages for both lots shall be erected simultaneously;</p> <p>iii) A private swimming pool in accordance with the provisions of section 3.30 of this By-law;</p> <p>iv) A satellite dish in an interior side yard or rear yard, provided that any satellite dish greater than 0.75 m in diameter shall be subject to the minimum yard requirements for the principal building on the lot;</p>	<p>Front yard (minimum) 6.0 m Exterior side yard (minimum) 4.5m Interior side or rear yard (minimum) 0.9m</p> <p>ii) a mutual detached garage erected across the side lot line common to any two adjoining lots used for single detached building provided that:</p> <p>1. The garages for both lots are designed as one building;</p> <p>2. A common wall, on and along the side lot line, shall divide the garages; and,</p> <p>3. The garages for both lots shall be erected simultaneously;</p> <p>iii) A private swimming pool in accordance with the provisions of section 3.30 of this By-law;</p> <p>iv) A satellite dish in an interior side yard or rear yard, provided that any satellite dish greater than 0.75 m in diameter shall be subject to the minimum yard requirements for the principal building on the lot;</p> <p>v) A small wind energy conversion system in accordance with section 3.34;</p> <p>vi) A gatehouse or kiosk having a maximum floor area of 15 m² and a maximum height of 5 m, anywhere in a front or exterior side</p>	

#	Provision	Amendment	Reasoning												
	v) A small wind energy conversion system in accordance with section 3.34; vi) A gatehouse or kiosk having a maximum floor area of 15 m ² and a maximum height of 5 m, anywhere in a front or exterior side yard in a Commercial, Institutional or Industrial Zone, for the purposes of regulating entry to parking and/or loading areas.	yard in a Commercial, Institutional or Industrial Zone, for the purposes of regulating entry to parking and/or loading areas.													
43.	<p>*This section does not identify all uses as outlined in 3.24.2 but only uses with proposed changes*</p> <p>3.24.2 Required Number of Parking Spaces</p> <p>Except where noted otherwise, required parking spaces identified below are expressed in number of spaces per gross floor area.</p> <table border="1" data-bbox="279 1065 751 1435"> <thead> <tr> <th>Use</th> <th>Minimum Number of Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>Residential, Additional Residential Unit</td> <td>1 space</td> </tr> <tr> <td>Residential Building,</td> <td>2 spaces per residential</td> </tr> </tbody> </table>	Use	Minimum Number of Parking Spaces	Residential, Additional Residential Unit	1 space	Residential Building,	2 spaces per residential	<p>*This section does not identify all uses as outlined in 3.24.2 but only uses with proposed changes*</p> <p>3.24.2 Required Number of Parking Spaces</p> <p>Except where noted otherwise, required parking spaces identified below are expressed in number of spaces per gross floor area.</p> <table border="1" data-bbox="814 1065 1398 1399"> <thead> <tr> <th>Use</th> <th>Minimum Number of Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>Residential, Additional Residential Unit</td> <td>1 space per residential unit</td> </tr> <tr> <td>Residential Building, Single Detached,</td> <td>2 spaces per residential unit, except where:</td> </tr> </tbody> </table>	Use	Minimum Number of Parking Spaces	Residential, Additional Residential Unit	1 space per residential unit	Residential Building, Single Detached,	2 spaces per residential unit, except where:	<ul style="list-style-type: none"> Overall review of parking as it pertains to specific uses. Town is looking to reduce parking rates with newly proposed minimum parking space requirements which have been reviewed in comparison to Guelph, Kitchener, Waterloo, Burlington, Oakville St. Catherines, Owen Sound, Blue Mountains and Collingwood. Removal of modular home as a term from Zoning By-law.
Use	Minimum Number of Parking Spaces														
Residential, Additional Residential Unit	1 space														
Residential Building,	2 spaces per residential														
Use	Minimum Number of Parking Spaces														
Residential, Additional Residential Unit	1 space per residential unit														
Residential Building, Single Detached,	2 spaces per residential unit, except where:														

#	Provision		Amendment		Reasoning
	Single Detached, Semi-detached, Duplex, Triplex, Fourplex, Townhouse, Modular or Mobile Home	unit, except where a common visitor parking is provided for a townhouse development, then 1 space per unit plus 1 space per every 4 units are required	Semi-detached, Duplex, Mobile Home, Townhouse	<p>-an Additional Residential Unit is provided on the same lot, then 1 space per residential unit (refer separately to Additional Residential Unit parking rate)</p> <p>Or</p> <p>-a common visitor parking is provided for a townhouse development, then 1 space per residential unit plus 1 space for every 8 residential units, or fraction thereof, to be set aside for and visually identified as visitor parking</p>	
			Residential Building, Triplex, Fourplex	1 space per residential unit	

#	Provision	Amendment	Reasoning
44.	<p>3.24.7 Location and Access</p> <p>ZONE CLASS Residential Zone (3 dwelling units or less) Residential Zone (more than 3 dwelling units)</p>	<p>3.24.7 Location and Access</p> <p>ZONE CLASS Residential Zone (4 residential units or less) Residential Zone (more than 4 residential units)</p>	<ul style="list-style-type: none"> Update number of units as per definitions change of Multi-unit and Apartment Building.
45.	<p>j) Each required parking space shall be readily accessible at all times for the parking or removal of a vehicle and vehicular access to any such parking space shall not be impeded by any obstruction. This provision shall not apply to prevent the use as a parking space of any part of a driveway accessory to a single dwelling, semi-detached dwelling, duplex dwelling or townhouse provided that no parking space shall obstruct access to a parking area on any other lot or for any other unit.</p>	<p>j) Each required parking space shall be readily accessible at all times for the parking or removal of a vehicle and vehicular access to any such parking space shall not be impeded by any obstruction. This provision shall not apply to prevent the use as a parking space of any part of a driveway accessory to a single detached building, semi-detached building, duplex building, townhouse building, triplex building or fourplex building provided that no parking space shall obstruct access to a parking area on any other lot or for any other unit.</p>	<ul style="list-style-type: none"> Change in language as a result of revisions to previous definitions and addition of new definitions.
46.	<p>3.37.1a) Principal building is a single-detached building, semi-detached building or townhouse</p>	<p>3.37.1a) Principal building is a single-detached building, semi-detached building, duplex or townhouse building</p>	<ul style="list-style-type: none"> Allow ARU's within a duplex. This amendment has been combined with the one below.

#	Provision	Amendment	Reasoning
47.	<p>3.37.1 Number of Units</p> <p>Additional Residential Units shall be permitted on a lot which contains only one principal residential building and is connected to municipal water and sanitary services:</p> <p>a) Principal building is a single-detached building, semi-detached building or townhouse</p> <p>i) Number of Additional Residential Units on the lot (maximum) – 3</p> <p>ii) Number of Additional Residential Units contained within the principal building – 2</p> <p>iii) Number of Additional Residential Units contained within an accessory residential building (maximum) if principal building is a single-detached and semi-detached building: - 2, if lot area is greater than 500 m² - 1, otherwise</p> <p>if principal building is a townhouse: - 1, if the principal building is a street townhouse - None, otherwise</p>	<p>3.37.1 Number of Units</p> <p>Additional Residential Units shall be permitted on a lot which contains only one principal residential building and is connected to municipal water and sanitary services:</p> <p>a) Principal building is a single-detached, semi-detached, duplex, triplex or street townhouse building:</p> <p>i) Number of total residential units on a lot, including the principal unit and Additional Residential Unit(s) (maximum) – 4</p> <p>ii) Number of Additional Residential Units on a the lot (maximum) – 3</p> <p>iii) Number of Additional Residential Units contained within the principal building (maximum) – 3</p> <p>iv) Number of Additional Residential Units contained within an accessory residential building (maximum)</p> <p>if principal building is a single-detached, semi-detached, duplex building: - 2, if lot area is greater than 450 m² - 1, otherwise</p>	<ul style="list-style-type: none"> Adding duplex and triplex uses into ARU provisions as a lot can have up to a maximum of 4 residential units.

#	Provision	Amendment	Reasoning
		if principal building is a triplex or street townhouse building : - 1, if the principal building is a triplex or street townhouse - None, otherwise	
48.	3.37.2 Dimensions 3.37.2 d) Gross floor area of Additional Residential Units (maximum) - 40% of total gross floor area	TO BE DELETED	<ul style="list-style-type: none"> Remove maximum floor area regs of additional residential units.
49.	3.37.3 Form 3.37.3c) External features of Additional Residential Units shall utilize materials and styles that are compatible with the principal building and other residential buildings on the same block.	TO BE DELETED	<ul style="list-style-type: none"> Amendments to OP encourage alignment with Town's design guidelines. Regulation to be removed as per the Planning Act and the Town's ability to regulate exterior design of buildings.
50.	3.37.4 Other 3.37.4c) Notwithstanding Section 3.37.1, one Additional Residential Unit shall be permitted on a lot that is not connected or partially connected to municipal water and sanitary services within the Settlement Area, as defined in the Official Plan - Schedule A, if the lot area is greater	3.37.4 Other 3.37.4c) Notwithstanding Section 3.37.1: - one (1) Additional Residential Unit shall be permitted on a lot that is not connected or partially connected to municipal water and sanitary services within the Settlement Area, as defined in the Official Plan – Schedule A, if the lot area is greater than 0.4 ha or if private servicing is supported by	<ul style="list-style-type: none"> Revised to align with the Bruce County Official Plan.

#	Provision	Amendment	Reasoning
	<p>than 0.4 ha or if private servicing is supported by a Nitrate Study in accordance with Section 4.7.5.8 of the County Official Plan.</p>	<p>a Nitrate Study (groundwater quality impact assessment) that demonstrates that the development can be accommodated on the lot without adverse impacts to groundwater in accordance with Section 4.7.5.8 of the Bruce County Official Plan</p> <p>- two (2) Additional Residential Units shall be permitted on a lot that is not connected or partially connected to municipal water and sanitary services within the Settlement Area, as defined in the Official Plan - Schedule A, if the lot area is greater than 0.6 ha or if private servicing is supported by a Nitrate Study (groundwater quality impact assessment) that demonstrates that the development can be accommodated on the lot without adverse impacts to groundwater in accordance with Section 4.7.5.8 of the Bruce County Official Plan</p>	
Section 4 – Establishment of Zones			
51.	<p>4.4 Special Holding Provisions</p> <p>The symbol “h” when used in conjunction with a zone designation (e.g. “h-R1”) can denote areas in which the use of land and the erection of buildings or structures will not be permitted in accordance with the provisions for such Zone designation. The removal of the holding symbol “h” by Council By-law will permit the use of land and erection of buildings and structures in</p>	<p>4.4 Special Holding Provisions</p> <p>The symbol “h” when used in conjunction with a zone designation (e.g. “h-R1”) can denote areas in which the use of land and the erection of buildings or structures will not be permitted in accordance with the provisions for such Zone designation. The removal of the holding symbol “h” by Council By-law will permit the use of land and erection of buildings and structures in accordance with the Zone designation and its provisions. Until such time as the “h”</p>	<ul style="list-style-type: none"> • Addition of -H1 holding as an automatic Holding trigger for lot creation, enlargement or minor variance approval that have been identified to have archaeological potential. • The -H1 holding symbol can also be applied to individual zoning by-law amendment applications without the need to add the same holding provision language to the by-law for each approved

#	Provision	Amendment	Reasoning
	<p>accordance with the Zone designation and its provisions. Until such time as the “h” symbol is removed, any lands so designated may be used for lawfully existing uses or as otherwise provided in the applicable “h” symbol variation (h-1, h-2, etc.).</p> <p>Notwithstanding the provisions of this section, alterations, additions or enlargements to existing residential building or structures and accessory structures will be permitted provided such buildings and structures were lawfully used for residential purposes on the date of the passing of this By-law and provided such alterations, additions or enlargements conform to the relevant sections of this By-law.</p>	<p>symbol is removed, any lands so designated may be used for lawfully existing uses or as otherwise provided in the applicable “h” symbol variation (h-1, h-2, etc.).</p> <p>Notwithstanding the provisions of this section, alterations, additions or enlargements to existing residential building or structures and accessory structures will be permitted provided such buildings and structures were lawfully used for residential purposes and provided such alterations, additions or enlargements conform to the relevant sections of this By-law.</p> <p>i) -H1</p> <p>Purpose: To ensure areas of high archaeological potential are identified and assessed prior to site alteration or construction.</p> <p>(1) Notwithstanding their underlying zoning designation, on those lands identified as being subject to the “-H1” holding symbol, lot grading; excavation; and/or construction shall not be permitted unless the “-H1” holding symbol is removed. The area of the “-H1” holding symbol that may be lifted shall be limited to the area included in the assessment and</p>	<p>amendment. This reduces the amount of repetition in comprehensive Zoning By-law and ensures consistent language is used for future applications.</p>

#	Provision	Amendment	Reasoning
		<p>may only be removed by Council upon:</p> <ul style="list-style-type: none"> (a) Approval by the Zoning Administrator of an Archaeological Assessment which has been: <ul style="list-style-type: none"> (i) Conducted by an archaeologist licensed in the Province of Ontario; (ii) Confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports; and, (iii) Included engagement with the Saugeen Ojibway Nation in accordance with its process and standards; and, (b) Confirmation to the satisfaction of the Zoning Administrator that the recommendations of the Archaeological Assessment (if any) have been implemented. <p>(2) Where a Consent application for lot creation or lot enlargement has been approved by the County of Bruce, or its delegate, and/or when a Minor Variance is approved by the Town of Saugeen Shores, the appropriate Zone Map in this By-law shall be amended for areas of the land that are within an area noted as</p>	

#	Provision	Amendment	Reasoning
		<p data-bbox="892 214 1407 535">“High Archaeological Potential” in the Bruce County screening maps and will be zoned with a “-H1” holding symbol. The “-H1” holding symbol may be removed in accordance with Section 4.4. The appropriate Zone Map will not be updated with a “-H1” holding symbol where:</p> <ul style="list-style-type: none"> <li data-bbox="892 581 1407 1120">a) An Archeological Assessment has been conducted by an archaeologist in the Province of Ontario, that includes engagement with the Saugeen Ojibway Nation in accordance with its process and standards, confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports and the recommendations of the assessment implemented to the satisfaction of the Zoning Administrator; <li data-bbox="892 1133 1407 1377">b) It has been demonstrated, in consultation with the Saugeen Ojibway Nation, and to the satisfaction of the Zoning Administrator, that deep ground disturbance has recently occurred; <li data-bbox="892 1390 1407 1448">c) In consultation with the Saugeen Ojibway Nation, a Minor Variance 	

#	Provision	Amendment	Reasoning
		<p>is proposed that does not facilitate new construction; or</p> <p>d) The Consent facilitates the re-creation of merged original township lots.</p> <p>Permitted Interim Uses: Existing uses, buildings and structures as they legally existed at the date of passing of this By-law.</p>	
Section 7 – Residential First Density			
52.	<p>Section 7.2 Permitted Uses</p> <p>a) single detached dwelling;</p> <p>b) bed and breakfast establishment subject to subsection 3.4;</p> <p>c) home occupation, subject to subsection 3.12.</p> <p>d) additional residential units in accordance with subsection 3.37</p> <p>e) home-based child care</p> <p>f) unlicensed child care</p> <p>g) child care centre</p> <p>h) office</p> <p>i) health care clinic</p> <p>j) semi-detached dwelling</p> <p>k) duplex dwelling</p> <p>l) converted dwelling, to a maximum of (2) dwelling units</p>	<p>a) single detached building</p> <p>b) bed and breakfast establishment subject to subsection 3.4</p> <p>c) home occupation, subject to subsection 3.12</p> <p>d) additional residential units in accordance with subsection 3.37</p> <p>e) home-based child care</p> <p>f) unlicensed child care</p> <p>g) child care centre</p> <p>h) office</p> <p>i) health care clinic</p> <p>j) semi-detached building</p> <p>k) duplex building</p> <p>l) triplex building</p> <p>m) fourplex building</p>	<ul style="list-style-type: none"> • Addition of multi-unit buildings as permitted uses in Residential First Density (R1) Zone. • Definitions changed from dwelling to building • Removal of converted dwelling
	7.3 Regulations	7.3 Regulations	<ul style="list-style-type: none"> • Change in language as a result of revisions to previous

#	Provision	Amendment	Reasoning
53.	<p>No person shall, within any Residential First Density (R1) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:</p> <p>a) Lot Area (minimum)</p> <p>i. Single detached dwelling 450 m²</p> <p>ii. Semi-detached dwelling 250 m² per unit</p> <p>iii. Duplex dwelling 450 m²</p> <p>b) Lot Frontage (minimum)</p> <p>i) Single detached dwelling 12.0 m</p> <p>ii) Semi-detached dwelling 10.0 m per unit</p> <p>iii) Duplex dwelling 12.0 m</p> <p>c) Front Yard setback (minimum) 6.0 m</p> <p>d) Exterior side yard setback (minimum) 4.5 m</p> <p>e) Interior side yard setback (minimum)</p> <p>i) Interior side yard setback 1.2 m</p> <p>ii) interior side yard setback where a common 0 m wall divides individual dwelling</p>	<p>No person shall, within any Residential First Density (R1) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:</p> <p>a) Lot Area (minimum)</p> <p>i) Single detached, Semi-detached, Duplex, Triplex or Fourplex building 450 m²</p> <p>ii) Semi-detached building 250 m² per unit where each unit is on a separate lot</p> <p>i) Single detached building 450 m²</p> <p>ii) Semi-detached, Triplex or Fourplex building 250 m² per unit</p> <p>iii) Duplex building 450 m²</p> <p>b) Lot Frontage (minimum)</p> <p>i) Single detached, Semi-detached, Duplex, Triplex or Fourplex building 12.0 m</p> <p>ii) Semi-detached building 10.0 m per unit where each unit is on a separate lot</p> <p>i) Single detached building 12.0 m</p> <p>ii) Semi-detached, Triplex or Fourplex building 10.0 m per unit</p> <p>iii) Duplex building 12.0 m</p> <p>c) Front Yard setback (minimum) 6.0 m</p> <p>d) Exterior side yard setback (minimum) 4.5 m</p> <p>e) Interior side yard setback (minimum)</p>	<p>definitions and addition of new definitions.</p> <ul style="list-style-type: none"> • Addition of newly created definitions • Lot area and frontage reviewed and amended in response to community comments

#	Provision	Amendment	Reasoning
	<p>units in a semi-detached dwelling</p> <p>f) Rear Yard Depth (minimum) 7.5 m</p> <p>g) Lot Coverage (maximum) 45% of lot area</p> <p>h) Building Height (maximum) 10.0 m</p> <p>i) Landscaped Open Space (minimum) 30% of lot area</p> <p>j) Number of Dwellings Per Lot (maximum) 1 only</p> <p style="padding-left: 20px;">i) Single Detached 1 dwelling unit per lot</p> <p style="padding-left: 20px;">ii) Duplex dwelling or Semi-Detached subject to minimum lot area provisions of clause (a)</p> <p>k) i) Office' and 'Health Care Clinic' uses shall be no more than 200 square metres in floor area,</p> <p style="padding-left: 20px;">ii) the location shall be on properties adjoining collector or arterial roads and,</p> <p style="padding-left: 20px;">iii) the use shall occupy the existing residential structure.</p>	<p>i) Interior side yard setback 1.2 m</p> <p>ii) interior side yard setback where a common 0 m wall divides individual residential units in a semi-detached or fourplex building ii) interior side yard setback where a common wall divides individual units 0 m</p> <p>f) Rear Yard Depth (minimum) 7.5 m</p> <p>g) Lot Coverage (maximum) 45% of lot area</p> <p>h) Building Height (maximum) 10.0 m</p> <p>i) Landscaped Open Space (minimum) 30% of lot area</p> <p>j) Number of Residential Buildings Per Lot (maximum) 1 only</p> <p>i) Single Detached, Semi-detached, Duplex, Triplex or Fourplex 1 per lot</p> <p>ii) Semi-Detached subject to minimum lot area provisions of clause (a) where each unit is on a separate lot</p> <p>j) Number of Dwellings Per Lot (maximum) 1 only</p> <p>i) Single Detached 1 residential unit per lot</p> <p>ii) Duplex building, Semi-Detached or multi-unit subject to minimum lot area provisions of clause (a)</p>	

#	Provision	Amendment	Reasoning
		<p>k) i) Office' and 'Health Care Clinic' uses shall be no more than 200 square metres in floor area,</p> <p>ii) the location shall be on properties adjoining collector or arterial roads and,</p> <p>iii) the use shall occupy the existing residential structure.</p>	
54.	<p>7.5.2</p> <p>a) Notwithstanding the provisions of section 7.2 and 7.3 to the contrary, lands zoned "R1-2" on Schedule "A" to this By-law may be used in accordance with the "R1" Zone provisions, provided the area of the lot is sufficient to accommodate a septic system and obtain a potable water supply, a minimum 3.0 m side yard is provided on one side, and the remaining regulations of subsection 7.3 for minimum lot frontage, front and exterior side yard depth, minimum rear yard depth, maximum building height, minimum landscaped open space and maximum number of dwellings per lot can be met.</p> <p>b) All other requirements of this By-law and other required Municipal permits and/or appropriate Approval Authority permits for sewer or septic</p>	<p>7.5.2</p> <p>a) Notwithstanding the provisions of section 7.2 and 7.3 to the contrary, lands zoned "R1-2" on Schedule "A" to this By-law may be used in accordance with the "R1" Zone provisions for a single detached building, provided the area of the lot is sufficient to accommodate a septic system and obtain a potable water supply, a minimum 3.0 m side yard is provided on one side, and the remaining regulations of subsection 7.3 for minimum lot frontage, front and exterior side yard depth, minimum rear yard depth, maximum building height, minimum landscaped open space and maximum number of dwellings residential units per lot can be met.</p> <p>b) All other requirements of this By-law and other required Municipal permits and/or appropriate Approval Authority permits for sewer or septic and/or water connections/wells shall apply.</p>	<ul style="list-style-type: none"> • Exempt properties with private septic systems located in the front yard from requiring the increased side yard setback. Purpose of 3.0m side yard setback is to provide access for septic installation/repair. Not required if septic is located in front of house. • Identification of R1-2 zone for single detached dwelling purposes for clarity in interpretation.

#	Provision	Amendment	Reasoning
	and/or water connections/wells shall apply.	c) Where appropriate access is provided from a Class 1 Municipal Road, the private septic system can be installed in the front yard, to the satisfaction of the Chief Building Official and in accordance with the Ontario Building Code requirements, a minimum 3.0 m side yard setback is not required on one side. The minimum interior/exterior side yard setbacks for the zone apply.	
Section 8 – Residential Second Density			
55.	<p>Section 8.2 Permitted Uses</p> <p>a) semi-detached dwelling; b) single detached dwelling; c) converted dwelling, to a maximum of two (2) dwelling units; d) duplex dwelling; e) bed and breakfast establishment in a single detached dwelling, subject to subsection 3.4; f) home occupation, subject to subsection 3.12. g) additional residential units in accordance with subsection 3.37 h) home-based child care i) unlicensed child care j) child care centre</p>	<p>a) semi-detached building b) single detached building c) duplex building d) bed and breakfast establishment in a single detached building, subject to subsection 3.4 e) home occupation, subject to subsection 3.12 f) additional residential units in accordance with subsection 3.37 g) home-based child care h) unlicensed child care i) child care centre j) triplex building k) fourplex building</p>	<ul style="list-style-type: none"> • Addition of multi-unit buildings as permitted uses in Residential Two (R2) Zone • Definitions changed from dwelling to building • Removal of converted dwelling

#	Provision	Amendment	Reasoning
56.	<p>8.3 Regulations</p> <p>a) Lot Area (minimum)</p> <p>i) single detached dwelling 450 m2</p> <p>ii) semi-detached dwelling per unit 325 m2</p> <p>iii) converted dwelling 500 m2</p> <p>iv) duplex dwelling 520 m2</p> <p>b) Lot Frontage (minimum)</p> <p>i) single detached 12.0 m</p> <p>ii) semi-detached dwelling 10.0 m per unit</p> <p>iii) converted dwelling 15.0 m</p> <p>iv) duplex dwelling 15.0 m</p> <p>c) Front Yard Depth (minimum) 4.5 m</p> <p>d) Exterior Side Yard Depth (minimum) 4.5 m</p> <p>e) Interior side yard setback:</p> <p>i) Interior side yard setback (minimum) 1.2 m</p> <p>ii) Interior side yard setback where a 0 m common wall divides individual dwelling units in a semi-detached dwelling</p> <p>f) Rear Yard Depth (minimum) 7.5 m</p>	<p>8.3 Regulations</p> <p>a) Lot Area (minimum)</p> <p>i) Single detached, Semi-detached, Duplex, Triplex or Fourplex building 450 m2</p> <p>ii) Semi-detached building 250 m2 per unit where each unit is on a separate lot</p> <p>i) Single detached building 450 m2</p> <p>ii) Semi-detached, Triplex or Fourplex building 250 m2 per unit</p> <p>iii) Duplex building 450 m2</p> <p>b) Lot Frontage (minimum)</p> <p>i) Single detached building 12.0 m</p> <p>ii) Semi-detached, Triplex or Fourplex building 10.0 m per unit</p> <p>iii) Duplex building 12.0 m</p> <p>i) Single detached, Semi-detached, Duplex, Triplex or Fourplex building 12.0 m</p>	<ul style="list-style-type: none"> • Addition of multi-unit buildings as permitted uses in Residential Two (R2) Zone • Definitions changed from dwelling to building • Removal of converted dwelling • Lot area and frontage reviewed and amended in response to community comments

#	Provision	Amendment	Reasoning
	<p>g) Lot Coverage (maximum) 45% of lot area</p> <p>h) Building Height (maximum) 10.0 m</p> <p>i) Landscaped Open Space (minimum) 30% of lot area</p> <p>j) Number of Dwellings Per Lot (maximum)</p> <p>i) Single Detached 1 dwelling unit per lot</p> <p>ii) Converted dwelling 2 dwelling units per lot</p> <p>iii) Duplex dwelling or subject to minimum lot area Semi-Detached Dwellings provisions of clause (a)</p>	<p>ii) Semi-detached building 10.0 m per unit where each unit is on a separate lot</p> <p>c) Front Yard Depth (minimum) 4.5 m d) Exterior Side Yard Depth (minimum) 4.5 m</p> <p>e) Interior side yard setback:</p> <p>i) Interior side yard setback (minimum) 1.2 m</p> <p>ii) interior side yard setback where a common wall divides individual units 0 m</p> <p>ii) Interior side yard setback where a 0 m common wall divides individual residential units in a semi-detached or fourplex building</p> <p>f) Rear Yard Depth (minimum) 7.5 m</p> <p>g) Lot Coverage (maximum) 45% of lot area</p> <p>h) Building Height (maximum) 10.0 m</p> <p>i) Landscaped Open Space (minimum) 30% of lot area</p> <p>j) Number of Residential Buildings Per Lot (maximum) <u>1 only</u></p>	

#	Provision	Amendment	Reasoning
		<p>i) Single Detached, Semi-detached, Duplex, Triplex or Fourplex 1 per lot</p> <p>ii) Semi-Detached subject to minimum lot area provisions of clause (a) where each unit is on a separate lot</p> <p>j) Number of Residential Units Per Lot (maximum)</p> <p>i) Single Detached 1 residential unit per lot</p> <p>iii) Duplex building or subject to minimum lot area Semi-Detached or multi-unit building provisions of clause (a)</p>	
Section 9 – Residential Third Density			
57.	<p>9.2 Permitted Uses</p> <p>a) apartment dwelling; b) multi-unit dwellings; c) street townhouse dwelling; d) townhouse dwelling; e) home occupation in a street townhouse dwelling, subject to section 3.12 f) additional residential units in accordance with subsection 3.37 g) home-based child care (limited to street townhouse dwellings) h) unlicensed child care (limited to street townhouse dwellings) i) child care centre</p>	<p>9.2 Permitted Uses</p> <p>a) apartment building; c) street townhouse building; d) townhouse building; e) home occupation in a street townhouse building, subject to section 3.12 f) additional residential units in accordance with subsection 3.37 g) home-based child care (limited to street townhouse building) h) unlicensed child care (limited to street townhouse building) i) child care centre j) triplex building k) fourplex building</p>	<ul style="list-style-type: none"> Definitions changed from dwelling to building
	9.3 Regulations	9.3 Regulations	<ul style="list-style-type: none"> Lot coverage has been increased as all residential zones except R3

#	Provision	Amendment	Reasoning
58.	<p>No person shall, within any Residential Third Density (R3) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:</p> <p>a) Lot Area (minimum)</p> <p>i) apartment dwelling 275 m² per unit for the first four (4) units, plus 100 m² for each additional unit thereafter up to a maximum density of 40 units per gross ha</p> <p>ii) multi-unit, street townhouse, 160 m² for each interior row townhouse dwelling unit 200 m² for each end row dwelling unit</p> <p>b) Lot Frontage (minimum)</p> <p>i) apartment, multi-unit or 30.0 m townhouse dwelling</p> <p>ii) street townhouse dwelling 4.5 m per unit; 5.7 m for an end row dwelling unit; an additional 0.6 m for each additional or partial story above the first storey.</p> <p>c) Front Yard Depth (minimum) 4.5 m</p> <p>d) Exterior Side Yard Depth (minimum) 4.5 m</p>	<p>No person shall, within any Residential Third Density (R3) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:</p> <p>a) Lot Area (minimum)</p> <p>i) Apartment building 275 m² per unit for the first four (4) units, plus 100 m² for each additional unit thereafter up to a maximum density of 40 units per gross ha</p> <p>ii) Triplex, Fourplex, Street townhouse or Townhouse building 160 m² for each interior unit 200 m² for each end unit</p> <p>b) Lot Frontage (minimum)</p> <p>i) Apartment or Townhouse building 30.0 m</p> <p>ii) Triplex, Fourplex or Street townhouse building 4.5 m per unit; 5.7 m for an end row unit; an additional 0.6 m for each additional or partial storey above the first storey</p> <p>c) Front Yard Depth (minimum) 4.5 m</p> <p>d) Exterior Side Yard Depth (minimum) 4.5 m</p> <p>e) Interior side yard setback (minimum)</p> <p>i) Apartment or Townhouse building 5.0 m</p>	<p>and R4 have a maximum lot coverage of 45%</p> <ul style="list-style-type: none"> Definitions changed from dwelling to building

#	Provision	Amendment	Reasoning
	<p>e) Interior side yard setback:</p> <p>i) Interior side yard setback (minimum) 1.2 m</p> <p>ii) interior side yard setback where a 0 m common wall divides individual dwelling units in a multi-unit dwelling, street townhouse dwelling or townhouse dwelling</p> <p>f) Rear Yard Depth (minimum) 7.5 m</p> <p>g) Lot Coverage (maximum) 35% of lot area</p> <p>h) Building Height (maximum) 12.0 m</p> <p>i) Landscaped Open Space (minimum) 30% of lot area</p> <p>j) Number of Dwellings Per Lot (maximum)</p> <p>i) apartment dwelling, multi-unit subject to the minimum lot dwelling or townhouse dwelling area provisions of clause (a)</p> <p>ii) street townhouse dwelling 1 dwelling unit per lot</p>	<p>ii) Triplex, Fourplex or Street townhouse building 1.2 m, provided that no side yard shall be required between the common wall dividing individual units</p> <p>f) Rear Yard Depth (minimum) 7.5 m</p> <p>g) Lot Coverage (maximum) 45% of lot area</p> <p>h) Building Height (maximum) 12.0 m</p> <p>i) Landscaped Open Space (minimum) 30% of lot area</p> <p>j) Number of Residential Buildings Per Lot (maximum)</p> <p>i) Apartment, Townhouse, Fourplex or Triplex subject to the minimum lot area provisions of clause (a)</p> <p>ii) Street townhouse 1 unit per lot</p>	

#	Provision	Amendment	Reasoning
Section 10- Residential Fourth Density			
59.	<p>10.2 Permitted Uses</p> <p>a) apartment dwelling; b) multi-unit dwelling c) nursing home; d) home for the aged e) retirement home f) street townhouse dwelling; g) townhouse dwelling; h) home occupation in a street townhouse dwelling, subject to section 3.12. i) additional residential units in accordance with subsection 3.37 j) home-based child care (limited to street townhouse dwelling) k) unlicensed child care (limited to street townhouse dwelling) l) child care centre</p>	<p>10.2 Permitted Uses</p> <p>a) apartment building; c) nursing home; d) home for the aged e) retirement home f) street townhouse building; g) townhouse building; h) home occupation in a street townhouse building, subject to section 3.12. i) additional residential units in accordance with subsection 3.37 j) home-based child care (limited to street townhouse building) k) unlicensed child care (limited to street townhouse building) l) child care centre m) triplex building n) fourplex building</p>	<ul style="list-style-type: none"> • Definitions changed from dwelling to building
60.	<p>10.3 Regulations</p> <p>a) Lot Area (minimum) i) 230 m2 apartment dwelling per unit for the first, four (4) units, plus 100 m2 for each additional unit thereafter up to a maximum density of 90 units per gross ha;</p>	<p>10.3 Regulations</p> <p>a) Lot Area (minimum) i) Apartment building 230 m2 per unit for the first four (4) units, plus 100 m2 for each additional unit thereafter up to a maximum density of 90 units per gross ha;</p>	<ul style="list-style-type: none"> • Removal of maximum density provisions for Residential Fourth Density (R4) Zone. • Lot coverage has been increased as all residential zones except R3 and R4 have a maximum lot coverage of 45%. • Definitions changed from dwelling to building

#	Provision	Amendment	Reasoning
	<p>ii) 160 m2 for each street interior row townhouse, dwelling unit, 200 m2 for each end row dwelling unit or dwellings</p> <p>iii) nursing home, home for the aged or retirement home 1,200 m2</p> <p>b) Lot Frontage (minimum)</p> <p>i) Apartment or townhouse dwelling 30.0 m</p> <p>ii) street townhouse dwelling 4.5 m per unit; 5.7 m for an end row dwelling unit; an additional 0.6m for each additional or partial storey above the first storey.</p> <p>iii) nursing home, home for the aged or 30.0 m retirement home</p> <p>c) Front Yard Depth (minimum) 4.5 m</p> <p>d) Exterior Side Yard Depth (minimum) 4.5 m</p> <p>e) Interior Side Yard Width (minimum)</p> <p>i) Apartment or townhouse 5.0 m dwelling</p>	<p>ii) Triplex, Fourplex, Street townhouse or Townhouse building</p> <p>160 m2 for each interior unit</p> <p>200 m2 for each end unit</p> <p>iii) nursing home, home for the aged or retirement home 1,200 m2</p> <p>b) Lot Frontage (minimum)</p> <p>i) Apartment or Townhouse building 30.0 m</p> <p>ii) Triplex, Fourplex or Street townhouse building</p> <p>4.5 m per unit; 5.7 m for an end row unit; an additional 0.6 m for each additional or partial storey above the first storey.</p> <p>iii) Nursing home, Home for the aged or Retirement home 30.0 m</p> <p>c) Front Yard Depth (minimum) 4.5 m</p> <p>d) Exterior Side Yard Depth (minimum) 4.5 m</p> <p>e) Interior Side Yard Width (minimum)</p> <p>i) Apartment or Townhouse</p>	<ul style="list-style-type: none"> Street townhouse building interior side yard setback reduced to 1.2. This better aligns with regs as per R3 zone.

#	Provision	Amendment	Reasoning
	<p>ii) street townhouse dwelling 3.0 m, provided that no side yard shall be required between the common wall dividing individual dwelling units;</p> <p>iii) nursing home, home for the aged or 3.0 m or 7.5 m retirement home if abutting a R1 or R2 Zone;</p> <p>f) Rear Yard Depth (minimum) 7.5 m</p> <p>g) Lot Coverage (maximum) 35% of lot area;</p> <p>h) Building Height (maximum) 12.0 m</p> <p>i) Landscaped Open Space (minimum) 30% of lot area;</p> <p>j) Number of Dwellings Per Lot (maximum)</p> <p>i) apartment or subject to the minimum lot townhouse dwelling area provisions of clause (a);</p> <p>ii) street townhouse 1 dwelling unit per lot dwelling per lot.</p>	<p>building 5.0 m</p> <p>ii) Triplex, Fourplex or Street townhouse building 1.2 m, provided that no side yard shall be required between the common wall dividing individual units</p> <p>iii) Nursing home, Home for the aged or Retirement home 3.0 m or 7.5 m if abutting a R1 or R2 Zone</p> <p>f) Rear Yard Depth (minimum) 7.5 m</p> <p>g) Lot Coverage (maximum) 45% of lot area;</p> <p>h) Building Height (maximum) 12.0 m</p> <p>i) Landscaped Open Space (minimum) 30% of lot area;</p> <p>j) Number of Residential Buildings Per Lot (maximum)</p> <p>i) Apartment, Townhouse , Fourplex or Triplex subject to the minimum lot area provisions of clause (a)</p> <p>ii) Street townhouse 1 unit per lot</p>	
Section 15- Office Residential			
	<p>15.2 Permitted Uses</p> <p>a) bed and breakfast establishment;</p>	<p>a) bed and breakfast establishment;</p> <p>b) child care centre;</p>	<ul style="list-style-type: none"> Definitions changed from dwelling to building or dwelling to residential

#	Provision	Amendment	Reasoning
61.	b) converted dwelling, to a maximum of two (2) dwelling units; c) child care centre; d) institutional use with a minimum of one (1) dwelling unit; e) office, with a minimum of one (1) dwelling unit; f) single detached dwelling; g) studio for the creation of arts & crafts, with a minimum of one (1) dwelling unit. h) Additional residential unit in accordance with subsection 3.37 i) Semi-detached dwelling j) Duplex dwelling k) home based child care l) unlicensed child care	c) institutional use with a minimum of one (1) residential dwelling unit; d) office, with a minimum of one (1) residential dwelling unit; e) single detached building; f) studio for the creation of arts & crafts, with a minimum of one (1) residential dwelling-unit. g) Additional residential unit in accordance with subsection 3.37 h) Semi-detached building i) Duplex building j) home based child care k) unlicensed child care m) triplex building n) fourplex building	<ul style="list-style-type: none"> • Removal of converted dwellings • Addition of multi-unit buildings
62.	15.3 Regulations i) Number of Dwelling Units Per Lot (maximum) i) Single Detached Dwelling 1 dwelling unit per lot ii) Converted Dwelling 2 dwelling units per lot	15.3 Regulations i) Number of Residential Buildings Per Lot (maximum) - See Number of Residential Buildings per Lot (maximum) in the Residential First Density (R1) zone	<ul style="list-style-type: none"> • Definitions changed from dwelling to building • Removal of converted dwellings • Addition on multi-unit buildings