

Proposed Amendments to Zoning By-law

#	Provision	Amendment	Reasoning
Section 2 - Definitions			
1.	<p>“AGRICULTURAL USE” shall mean the use of land, buildings and structures for the growing of field crops, berry crops, tree crops, flower gardening, truck gardening; for nurseries and aviaries, apiaries and bee-keeping; farms for the grazing, breeding, raising, boarding or training of poultry and/or livestock; forestry and reforestation; for fish farms and aquaculture; for mushroom farms; and for greenhouses; and includes the sale of such produce, crops, livestock or poultry on the same lot and may include a detached dwelling accessory to the above, but shall not include kennels, abattoirs and meat processing.</p>	<p>“AGRICULTURAL USE” means the growing of crops, including nursery, biomass, horticultural crops, tree crops and flower or truck gardening; farms for the boarding, training or raising of livestock for food, fur, or fibre, including poultry and fish; aquaculture; nurseries; aviaries; greenhouses; apiaries; bee-keeping; forestry and reforestation; and maple syrup production. Agricultural uses may include associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storage, value-retaining facilities that serve to maintain the quality of farm commodities produced on the farm, accommodation for full-time farm labour when the size and nature of the operation requires additional employment as well as a detached building that is accessory to an agricultural use. Agricultural uses shall also include any use that is consistent with normal farm practices but shall not include kennels, abattoirs, retail operations, landscaping businesses, off-season vehicle storages and meat processing.</p>	<ul style="list-style-type: none"> Refining of Agriculture definitions (as per PPS) due to addition of additional agriculture related definitions.

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2.	<p>“AGRICULTURALLY RELATED COMMERCIAL/INDUSTRIAL USE” shall mean a use directly related to agriculture and requiring proximity to farm operations and includes such uses as animal husbandry services, produce or grain storage facilities or farm machinery sales and service outlets and shall include a “Farm Implement Establishment” and a “Bulk Sales Establishment – Agricultural” as defined herein.</p>	<p>“AGRICULTURALLY RELATED COMMERCIAL/INDUSTRIAL USE” means a farm-related commercial and farm-related industrial use directly related to farm operations on the lot or in the area, support agriculture, benefit from close proximity to farm operations and provide direct products and/or services to farm operations as a primary activity. Agriculturally related commercial/industrial uses include, but are not limited to, grain storage facilities or farm machinery sales, service outlets, farm implement establishments, bulk sales establishment – agricultural, farmers markets, agricultural research centre, processing and selling of products grown in the area, and shall not include seasonal storage of vehicles, contractors yards, large food processing plants, micro-breweries and distilleries, veterinary clinics, institutional uses, automobile dealerships, mechanic shops or wrecking or trucking yards.</p>	<ul style="list-style-type: none"> • Definition refined (as per PPS) due to the addition of additional agriculture-related definitions.
3.	<p>NEW DEFINITION</p>	<p>“ON-FARM DIVERSIFIED USE” means uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to:</p> <ul style="list-style-type: none"> • Home occupations, refer to Section 2 and Section 3.12; 	<ul style="list-style-type: none"> • Refining of Agriculture definitions (as per PPS) due to addition of additional agriculture related definitions. Permits additional on-farm/agriculture related uses.

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		<ul style="list-style-type: none"> • Home industries, refer to Section 2 and Section 3.11; • Value-added uses meaning the processing of agricultural commodities into new forms that enhance their value (including uses that use feedstock from outside the surrounding agricultural area such as a bakery, café, winery, cheese factory, abattoir); • Agri-tourism meaning farm-related tourism uses (including limited accommodation such as a bed and breakfast); and • Recreation uses meaning leisure time activity undertaken in built or natural settings (including, hay rides, petting zoo, farm-themed playground, horse trail rides, corn maze and seasonal events). <p>Excludes equipment or vehicle dealerships, hotels, manufacturing plants, trucking yards, golf courses, soccer fields, ball diamonds or arena, churches, schools, nursing homes, cemeteries, large food processors, distribution centres, full-scale restaurants, banquet halls, large-scale recurring events with permanent structures and uses that use high water and sewage needs and/ or generate significant traffic.</p>	

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4.	NEW DEFINITIONS	<p>“BICYCLE PARKING” means an area used exclusively for the parking of bicycles.</p> <p>“BICYCLE PARKING, LONG-TERM” means a dedicated area equipped with a bicycle rack or locker, that is accessible, secure, weather protected and is used by occupants of a building and shall not be provided within a unit, suite or on a balcony.</p> <p>“BICYCLE PARKING, SHORT-TERM” means a dedicated area for the parking and securing of bicycles that is not long-term bicycle parking.</p> <p>“BICYCLE PARKING” means an area used exclusively for the parking and securing of bicycles.</p>	<ul style="list-style-type: none"> • Addition of Bicycle Parking definition to introduce and clarify long-term and short-term bicycle parking. Intent of new definitions is to enforce new developments to promote active transportation through storage of such transportation. • Addition of Bicycle Parking definition to introduce and clarify bicycle parking. • This amendment was revised per Council direction at the August 26, 2024 Town of Saugeen Shores Council meeting to remove distinction between short- and long-term bicycle parking.
5.	NEW DEFINITION	<p>“DESIGNED ELECTRIC VEHICLE PARKING SPACE” means a parking space constructed to be electric vehicle ready, allowing for the future installation of electric vehicle supply equipment that conforms to Section 86 of the Electrical Safety Code.</p>	<ul style="list-style-type: none"> • As per new electric vehicle regulations, addition of definition to provide clarification on what the Town deems EV ready.
6.	NEW DEFINITION	<p>“LEVEL 2 CHARGING DEVICE” means a Level 2 electric vehicle charging device as defined by SAE International’s J1772 standard.</p>	<ul style="list-style-type: none"> • Clarification on the minimum standard requirements for a charging device to be considered an electric vehicle parking space.

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7.	d) "MODULAR RESIDENTIAL BUILDING" means a prefabricated single-unit residential building constructed or assembled such that the shortest side of such building is no less than 6.1 m in width.	TO BE DELETED	<ul style="list-style-type: none"> • Definition is redundant and is no longer needed.
8.	"SERVICE ESTABLISHMENT" An establishment which provides a service or craft to the general Public, including, a custom print or copy shop, a dry cleaning or laundering establishment, a monument engraving shop or the business premises of a printer, plumber, tinsmith, craftsman, painter, carpenter, cabinet maker, electrician, taxidermist, pest exterminator, roofer, insulation installer, furrier, weaver, upholsterer, interior decorator, caterer, engraver, cleaner or locksmith, plumber, welder, pet grooming, small engine repair, appliance and electronics repair, but does not include any other manufacturing, a building supply yard, contractor's yard, automotive use, transport terminal or personal service shop. A Service Establishment may include	"SERVICE ESTABLISHMENT" means an establishment which provides a service or craft to the general Public, including, a custom print or copy shop, a dry cleaning or laundering establishment, a monument engraving shop or the business premises of a printer, plumber, tinsmith, craftsman, painter, carpenter, cabinet maker, electrician, taxidermist, pest exterminator, roofer, insulation installer, furrier, weaver, upholsterer, interior decorator, caterer, engraver, cleaner or locksmith, plumber, welder, pet grooming, veterinarian clinic , small engine repair, landscape business , appliance and electronics repair, but does not include any other manufacturing, a building supply yard, contractor's yard, automotive use, transport terminal or personal service shop. A Service Establishment may include accessory retail sales of goods and products produced on the premises.	<ul style="list-style-type: none"> • Addition of landscape use to service establishment definition to permit in (A) Agricultural zone. • Addition of veterinarian clinic to extend pet grooming.

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	accessory retail sales of goods and products produced on the premises.		
Section 3- General Provisions for all Zones			
9.	<p>3.11 HOME INDUSTRY Where a Home Industry is permitted the following provisions shall apply: (a) Permitted Home Industry Uses:</p> <ul style="list-style-type: none"> i. A carpenter’s shop; ii. A contractors shop; iii. An electrician’s shop; iv. A farm animal breeding establishment; v. A farm implement and equipment service establishment; vi. A farm related tourist establishment; vii. A farrier; viii. A pet grooming shop; ix. A pest control establishment x. A plumber’s shop; xi. The sale and storage of grains, feeds, fertilizers and related agricultural products; xii. A small engines repair shop; 	<p>3.11 HOME INDUSTRY Where a Home Industry is permitted the following provisions shall apply: (a) Permitted Home Industry Uses:</p> <ul style="list-style-type: none"> i. A carpenter’s shop; ii. A contractors shop; iii. An electrician’s shop; iv. A farm animal breeding establishment; v. A farm implement and equipment service establishment; vi. A farm related tourist establishment; vii. A farrier; viii. A pet grooming shop; ix. A pest control establishment; x. A plumber’s shop; xi. The sale and storage of grains, feeds, fertilizers and related agricultural products; xii. A small engines repair shop; xiii. A tack shop, including the sale and storage of equine products; xiv. A welder’s shop; 	<ul style="list-style-type: none"> • Addition of landscape business and veterinarian clinic under home industry to permit use in additional Agricultural Zones while regulating the use and size. Home Industry regulations are more restrictive than that of an on-farm diversified use

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	<p>xiii. A tack shop, including the sale and storage of equine products; xiv. A welder's shop; and xv. Home appliance or electronic service shop.</p>	<p>xv. Home appliance or electronic service shop; xvi. Landscape business service establishment; and xvii. Veterinarian Clinic, shall apply only to Section 5 Agricultural (A) zone.</p>	
<p>10.</p>	<p>3.21 NON-COMPLYING LOTS, BUILDINGS, STRUCTURES AND NON-CONFORMING USES</p> <p>3.21.1 Rebuilding, Repairs and Renovations</p> <p>The rebuilding of an existing permitted building or structure shall be in accordance with the provisions of this By-law even where such existing building or structure or the lot on which such building or structure is located does not comply with the provisions of this By-law. Renovations and repairs shall be permitted with an existing building or structure despite the non-compliance of said building or structure or the lot on which the building or structure is located with the provisions of this By-law, provided that the dimensions of the original building are not increased, there is no change in the use of such building or structure, and the pertinent yards are not reduced</p>	<p>3.21 NON-COMPLYING LOTS, BUILDINGS, STRUCTURES AND NON-CONFORMING USES</p> <p>3.21.1 Repair, Strengthening, Alteration or Reconstruction</p> <p>The repair, strengthening, alteration or reconstruction of an existing permitted building or structure shall be in accordance with the provisions of this By-law even where such existing building or structure or the lot on which such building or structure is located does not comply with the provisions of this By-law. The repair, strengthening, alteration or reconstruction of an existing building or structure shall be permitted so long as said repair, strengthening, alteration or reconstruction does not increase the height, volume or extent of non-conformity or non-compliance of said building or structure or change the use.</p> <p>3.21.2 Additions or Extensions</p>	<ul style="list-style-type: none"> Refining and strengthening of legal non-conforming regulations. Aligns with newly proposed changes to OP.

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	<p>except in accordance with the provisions of this By-law.</p> <p>3.21.2 Additions and Extensions</p> <p>Extensions or additions being made to an existing or permitted building or structure on a lot shall be in accordance with the provisions of this By-law, even where an existing building, structure or lot or the use thereof does not comply with one or more of the provisions of the By-law.</p> <p>3.21.3 Change of Use</p> <p>A use of a lot, building or structure which under the provisions of this By-law is not permitted within the Zone in which such lot, building or structure is located shall not be changed except to a use which is permitted within such Zone, or such other compatible or similar uses as may be approved under Section 45 of The Planning Act.</p>	<p>Where an extension or addition is being made to an existing or permitted building or structure on a lot or to an existing building, structure or lot where the use thereof does not comply with one or more of the provisions of the By-law, the extension or addition shall be made in accordance with the provisions of this By-law.</p> <p>3.21.3 Change of Use</p> <p>Where under the provisions of this By-law, a use of a lot, building or structure is not permitted within the Zone where the designated lot, building or structure is located, the use shall not change except where the use is permitted within such Zone, or where other compatible or similar uses may be approved under Section 45 of The Planning Act.</p>	
11.	<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>*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>	<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,

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	<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="279 391 772 1424"> <thead> <tr> <th data-bbox="279 391 583 540">Use</th> <th data-bbox="583 391 772 540">Minimum Number of Parking Spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="279 540 583 613">Abattoir</td> <td data-bbox="583 540 772 613">1 per 100m²</td> </tr> <tr> <td data-bbox="279 613 583 760">Adult Entertainment Establishment</td> <td data-bbox="583 613 772 760">1 per 4 persons licensed capacity</td> </tr> <tr> <td data-bbox="279 760 583 833">Adult Store</td> <td data-bbox="583 760 772 833">See Retail Store</td> </tr> <tr> <td data-bbox="279 833 583 1239">Agriculturally Related Commercial/Industrial Use</td> <td data-bbox="583 833 772 1239">1 per 30 m² for retail showroom plus 1 per 200 m² for warehousing / wholesaling</td> </tr> <tr> <td data-bbox="279 1239 583 1312">Art Gallery</td> <td data-bbox="583 1239 772 1312">1 per 50 m²</td> </tr> <tr> <td data-bbox="279 1312 583 1424">Assembly Hall, auditorium, convention or</td> <td data-bbox="583 1312 772 1424">1 per 5 persons of fixed</td> </tr> </tbody> </table>	Use	Minimum Number of Parking Spaces	Abattoir	1 per 100m ²	Adult Entertainment Establishment	1 per 4 persons licensed capacity	Adult Store	See Retail Store	Agriculturally Related Commercial/Industrial Use	1 per 30 m ² for retail showroom plus 1 per 200 m ² for warehousing / wholesaling	Art Gallery	1 per 50 m ²	Assembly Hall, auditorium, convention or	1 per 5 persons of fixed	<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="814 391 1398 1424"> <thead> <tr> <th data-bbox="814 391 1150 540">Use</th> <th data-bbox="1150 391 1398 540">Minimum Number of Parking Spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="814 540 1150 797">Residential Building, Residential, Accessory Residential Unit located in a Commercial Core Zone</td> <td data-bbox="1150 540 1398 797">1 per 5 accessory residential units</td> </tr> <tr> <td data-bbox="814 797 1150 1239">Residential, Accessory Residential Unit For all other units not in the Commercial Core Zone</td> <td data-bbox="1150 797 1398 1239">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</td> </tr> <tr> <td data-bbox="814 1239 1150 1312">Adult Entertainment Establishment</td> <td data-bbox="1150 1239 1398 1312">1 per 20 m²</td> </tr> <tr> <td data-bbox="814 1312 1150 1424">Agriculturally Related Commercial/Industrial Use</td> <td data-bbox="1150 1312 1398 1424">1 per 50 m²</td> </tr> </tbody> </table>	Use	Minimum Number of Parking Spaces	Residential Building, Residential, Accessory Residential Unit located in a Commercial Core Zone	1 per 5 accessory residential units	Residential, Accessory Residential Unit For all other units not in the Commercial Core Zone	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	Adult Entertainment Establishment	1 per 20 m ²	Agriculturally Related Commercial/Industrial Use	1 per 50 m ²	<p>Burlington, Oakville St. Catherines, Owen Sound, Blue Mountains and Collingwood.</p> <ul style="list-style-type: none"> Removal of modular home as a term from Zoning By-law. Added the term 'Residential' to the Accessory Residential Unit parking use for ease of reference in the table. Amended secondary school minimum parking space requirements from 4 spaces per classroom to 6 spaces per classroom.
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Adult Entertainment Establishment	1 per 20 m ²																										
Agriculturally Related Commercial/Industrial Use	1 per 50 m ²																										

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	meeting hall, community centre, sports arena, fairground, stadium, private club, fraternal society, or any institutional or non-profit use or place of assembly not otherwise specified herein	seating capacity or fraction thereof, or where no fixed seats are provided, 1 space for each 35 m2 of floor area	Assembly Hall, auditorium, convention or meeting hall, art gallery, auction establishment, community centre, sports arena, fairground, stadium, private club, fraternal society, or any institutional or non-profit use or place of assembly not otherwise specified herein	1 per 5 persons of fixed seating capacity or fraction thereof, or where no fixed seats are provided, 1 space for each 40 m² of floor area	
	Auction Establishment	1 per 30 m2			
	Automobile Service Station	1 per 30 m2			
	Bait and/or Fishing Supply Establishment	See Retail Store	Automobile Service Station	3 per service bay or 1 per 30 m² whichever is greater	
	Bake Shop	See Retail Store			
	Bed and Breakfast Establishment, Lodge, or Inn	1 space per guest room plus the 2 parking spaces required for the detached dwelling, plus 1	Bed and Breakfast Establishment, Lodge, or Inn	1 space per guest room plus 2 parking spaces required for the detached dwelling	
			Car Wash Establishment, Manual	2 queuing spaces in advance of each	

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		space for each 20 m2 used as kitchen and/or dining facilities		bay	
			Clinic or office for any of the health care professions	1 per 30 m ²	
			Continuum-of-Care Facility	See Hospital	
	Brewing on Premises Establishment	1 per 40 m2 of processing area	Dry Cleaning Establishment, Laundry Establishment or Laundromat	1 space for each four machines, or 1 space per 25 m ² whichever is greater	
	Bulk Sales Establishment – Agricultural	1 per 30 m2	Duplicating Establishment	1 per 30 m ²	
	Car Wash Establishment, Manual	3 queuing spaces in advance of each bay	Golf Course	4 spaces per hole, plus 1 space per 25 m ² of GFA (GFA of clubhouse, pro shop or other course-related buildings)	
	Clinic or office for any of the health care professions	1 per 20 m2			
	Club, Private	See Assembly Hall	Group Home	1 per building, plus 1 per staff	
	Continuum-of-Care Facility	See appropriate components as	Hospital	1 space per 3 beds	
			Kennel	1 per 40 m ²	
			Nursing Home	1 space per 3 beds	
			On-Farm Diversified Use	1 per 50 m2	

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	Convenience Store	proportioned See Retail Store	Personal Service Shop	1 space per 20 m ² or 4 spaces, whichever is greater	
Dry Cleaning Establishment, Laundry Establishment or Laundromat	1 space for each four machines, or 1 space per 20 m ² whichever is greater	Repair and Rental Establishment	1 per 40 m ²		
Duplicating Establishment	1 per 20 m ²	Residential Building, Apartment	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		
Food Store	See Retail Store	Retail	1 per 25 m ² of sales or service area		
Golf Course	8 per hole	School, Secondary (Public or Private), Post Secondary, Adult	6 spaces per classroom, plus either one additional space for each office, or if the school contains a place of assembly, the number of		
Group Home	1 plus 0.25 per bed				
Hospital	3 per bed				
Kennel	1 per 30 m ²				
Marina Equipment Sales Establishment	See Retail Store				
Nursing Home	2 per 5 beds				
Personal Service Shop	1 per 15 m ²				
Repair and Rental Establishment	1 per 20 m ²				

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	Residential Building, Accessory Residential Unit located in a Commercial Core Zone	1 per 5 accessory residential units		<p>parking spaces as required for place of assembly, whichever is greater. Education facilities with a gymnasium and/or auditorium may utilize hard surface play areas to meet such additional parking requirements provided such hard surfaced areas are adjacent to and have direct access from the required parking areas.</p> <p>1 space per 30 m²</p> <p>1 space for each 100 m²</p>	
	Residential Building, Apartment	1 space per residential unit; plus 1 space for every 4 residential units, or fraction thereof, to be set aside for and visually identified as visitor parking			
	Retail Store	1 per 20 m ² of sales or service area			
	School, Secondary (Public or Private), Post Secondary, Adult	8 spaces for each classroom, plus either Secondary, Adult one			

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		additional space for each office, or if the school contains a place of assembly, the number of parking spaces as required for place of assembly, whichever is greater.		
	Trade Retail Establishment	1 space per 20 m2 of retail use		
	Unlicensed Child Care	4 additional space unless premises is a residential building with parking available		

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	Video Rental Establishment	1 space per 25 m2						
	Wholesaling, Warehousing or Storage Use	1 space for each 100 m2 gross floor area for the wholesaling, warehousing or storage uses plus 1 space for each 40 m2 to office use						
12.	<p>3.24.3 Accessible Parking</p> <p>Included in the number of parking spaces required herein for all uses, save and except for Residential uses, shall be parking spaces designed for persons with a physical disability, in accordance with the Accessibility for Ontarians with Disabilities Act and its regulations.</p>		<p>3.24.3 Accessible Parking</p> <p>a) Accessible parking spaces shall be included in the number of parking spaces required herein for all uses, and designed for persons with a physical disability in accordance with the provisions of this section:</p> <p><i>Accessible Parking Rates</i></p> <table border="1" data-bbox="863 1187 1352 1408"> <thead> <tr> <th data-bbox="863 1187 1024 1333"><i>Total Required Parking Spaces</i></th> <th data-bbox="1024 1187 1352 1333"><i>Minimum Accessible Parking Spaces Required</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="863 1333 1024 1408"><i>5-25 spaces</i></td> <td data-bbox="1024 1333 1352 1408"><i>1 Accessible Space (minimum)</i></td> </tr> </tbody> </table>	<i>Total Required Parking Spaces</i>	<i>Minimum Accessible Parking Spaces Required</i>	<i>5-25 spaces</i>	<i>1 Accessible Space (minimum)</i>	<ul style="list-style-type: none"> Requiring a minimum number of accessible parking spaces to be provided based on the total parking requirements of the proposal. This includes minimum design/dimension requirements to ensure accessibility of such stalls.
<i>Total Required Parking Spaces</i>	<i>Minimum Accessible Parking Spaces Required</i>							
<i>5-25 spaces</i>	<i>1 Accessible Space (minimum)</i>							

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13.	<p data-bbox="239 1130 632 1157">3.24.7 Location and Access</p> <p data-bbox="239 1203 743 1377">f) A residential use not fronting on a Provincial Highway or County Road may have a “U” shaped driveway provided the lot has a minimum frontage of 30 m.</p>	<p data-bbox="800 1130 1192 1157">3.24.7 Location and Access</p> <p data-bbox="800 1203 1381 1450">f) A residential use not fronting on a Provincial Highway or County Road may have a “U” shaped driveway provided the following: i) The maximum coverage of a driveway, including the circular portion of the driveway, shall be 50%</p>	<ul data-bbox="1444 1130 1927 1304" style="list-style-type: none"> • Additional language to better regulate “U” shaped driveways including, maximum coverage, minimum and maximum width requirements. 																					

#	Provision	Amendment	Reasoning
		<p>of the area of the yard in which the driveway is located.</p> <p>ii) The front lot line or exterior side lot line containing the entrance is equal to or greater than 36 metres in width.</p> <p>iii) The maximum cumulative entrance widths, measured at the point of crossing the front lot line and/or the exterior side yard lot line, shall be 10.0 metres.</p> <p>iv) The open space between access points complies with the minimum entrance separation provision in Section 3.24.7 m).</p>	
14.	NEW REGULATION	m) The minimum entrance separation shall be 22.5 metres on a lot.	<ul style="list-style-type: none"> • Currently permit 1 additional driveway for each additional 30m of frontage but do not regulate the distance required between driveways.
15.	3.24.9 a) Surfacing and Drainage of Parking areas requirements shall be in accordance with the Town of Saugeen Shores Development Manual.	<p>a) Surfacing and Drainage of Parking areas requirements shall be in accordance with the Town of Saugeen Shores development standards.</p> <p>Note: Replace all references in the Zoning By-law to the “Town of Saugeen Shores Development Manual” with the “Town of Saugeen Shores development standards.”</p>	<ul style="list-style-type: none"> • Alter wording for ease of reference

#	Provision	Amendment			Reasoning																		
16.	<p>3.24.12 Bicycle Parking</p> <p>The minimum number of parking spaces for bicycles, in addition to the required vehicle parking, must be provided as set out in the following table:</p> <table border="1" data-bbox="247 537 764 1450"> <thead> <tr> <th data-bbox="247 537 520 573">Use</th> <th data-bbox="520 537 764 719">Number of Bicycle Parking Spaces required</th> </tr> </thead> <tbody> <tr> <td data-bbox="247 719 520 1125">Apartment dwellings, triplex dwelling, fourplex dwelling, townhouse and street townhouse dwellings (excepting freehold townhouse dwellings)</td> <td data-bbox="520 719 764 865">10% of required vehicle parking</td> </tr> <tr> <td data-bbox="247 1125 520 1161">Schools</td> <td data-bbox="520 1125 764 1369">1 space per 20 sq.m of classroom area, plus 1 space per 800 m2 of office area</td> </tr> <tr> <td data-bbox="247 1369 520 1450">Commercial uses including</td> <td data-bbox="520 1369 764 1450">5% of required</td> </tr> </tbody> </table>	Use	Number of Bicycle Parking Spaces required	Apartment dwellings, triplex dwelling, fourplex dwelling, townhouse and street townhouse dwellings (excepting freehold townhouse dwellings)	10% of required vehicle parking	Schools	1 space per 20 sq.m of classroom area, plus 1 space per 800 m2 of office area	Commercial uses including	5% of required	<p>3.24.12 Bicycle Parking</p> <p>The minimum number of parking spaces for bicycles, in addition to the required vehicle parking, must be provided as set out in the following table:</p> <table border="1" data-bbox="785 565 1430 1450"> <thead> <tr> <th data-bbox="785 565 984 600">Use</th> <th data-bbox="984 565 1230 824">Minimum Bicycle Parking Spaces, Long Term Bicycle Parking</th> <th data-bbox="1230 565 1430 824">Minimum Bicycle Parking Spaces, Short Term Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td data-bbox="785 824 984 1161">Apartment Building or Commercial Building with Accessory Residential Uses</td> <td data-bbox="984 824 1230 898">0.28 per dwelling unit</td> <td data-bbox="1230 824 1430 1161">0.08 spaces per dwelling unit</td> </tr> <tr> <td data-bbox="785 1161 984 1385">Commercial and Retail Uses</td> <td data-bbox="984 1161 1230 1196">N/A</td> <td data-bbox="1230 1161 1430 1385">3 spaces, plus 0.3 spaces for every 100 m2 of gross floor area</td> </tr> <tr> <td data-bbox="785 1385 1430 1450"></td> <td data-bbox="984 1385 1430 1450"></td> <td data-bbox="1230 1385 1430 1450"></td> </tr> </tbody> </table>	Use	Minimum Bicycle Parking Spaces, Long Term Bicycle Parking	Minimum Bicycle Parking Spaces, Short Term Bicycle Parking	Apartment Building or Commercial Building with Accessory Residential Uses	0.28 per dwelling unit	0.08 spaces per dwelling unit	Commercial and Retail Uses	N/A	3 spaces, plus 0.3 spaces for every 100 m2 of gross floor area				<ul style="list-style-type: none"> • Addition of Bicycle Parking definitions. Uses have also been refined to generalize as well as address additional uses that otherwise have not been addressed. • This amendment was revised per Council direction at the August 26, 2024 Town of Saugeen Shores Council meeting to remove distinction between short- and long-term bicycle parking.
		Use	Number of Bicycle Parking Spaces required																				
		Apartment dwellings, triplex dwelling, fourplex dwelling, townhouse and street townhouse dwellings (excepting freehold townhouse dwellings)	10% of required vehicle parking																				
		Schools	1 space per 20 sq.m of classroom area, plus 1 space per 800 m2 of office area																				
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Use	Minimum Bicycle Parking Spaces, Long Term Bicycle Parking	Minimum Bicycle Parking Spaces, Short Term Bicycle Parking																					
Apartment Building or Commercial Building with Accessory Residential Uses	0.28 per dwelling unit	0.08 spaces per dwelling unit																					
Commercial and Retail Uses	N/A	3 spaces, plus 0.3 spaces for every 100 m2 of gross floor area																					

#	Provision	Amendment			Reasoning
	restaurants, parking, or 4 spaces, excluding uses in the CC zone and take out restaurants, whichever is greater, unless otherwise noted below Place of Entertainment 10% of vehicle parking, or 4 spaces, whichever is greater Hotel or motel 1 space per 20 guest rooms Industrial use 4% of required vehicle parking	All other non-residential uses	N/A	2 spaces, plus 0.3 spaces for every 100 m ² of gross floor area	
		Schools	N/A	3 spaces, plus 0.3 spaces for every 100 m ² of gross floor area	
		Nursing Home or Continuum of Care Facility	3 spaces, plus 0.1 spaces for every 100 m ² of gross floor area	3 spaces, plus 0.3 spaces for every 100 m ² of gross floor area	
		Hotel or Motel	3 spaces, plus 0.2 spaces for every 100 m ² of gross floor area	3 spaces, or 6 if greater than 50 guest rooms	
		<p>3.24.12.1 Provisions related to minimum bicycle parking for Long-Term Bicycle Parking in Section 3.24.12 are not applicable to residential uses containing less than 5 residential units.</p> <p>3.24.12.2 All areas dedicated to Long-Term Bicycle Parking Spaces shall be clearly marked and labelled.</p>			

#	Provision	Amendment	Reasoning
17.	<p>3.24.13 Bicycle Parking Space Design Standards</p> <p>Bicycle parking shall be provided in an area having a minimum of 1.8 m in length. The minimum number of bicycle parking spaces shall be accommodated by a rack, which will determine the width of the bicycle parking area.</p>	<p>3.24.13 Bicycle Parking Space Design Standards</p> <p><i>Bicycle parking shall be provided in an area having a minimum of 1.8 m in length and 0.6m in width per stall. A minimum aisle width of 1.5 metres shall be provided for long-term bicycle parking.</i></p>	<ul style="list-style-type: none"> • Addition of minimum bicycle parking space requirement. Ensuring a sufficient parking width and aisle width is provided to accommodate a standard bicycle and long-term bicycle parking where applicable. • Also results in a more concise provision resulting in a lesser word count. • This amendment was revised per Council direction at the August 26, 2024 Town of Saugeen Shores Council meeting to remove distinction between short- and long-term bicycle parking.
18.	<p>NEW REGULATION</p>	<p>3.24.14 Electric Vehicle Parking</p> <p><i>a) For any commercial use containing more than four dwelling units, a minimum of 10% of parking spaces shall be designed to permit the future installation of electric vehicle supply equipment.</i></p> <p><i>b) All Designed Electric Vehicle Parking Spaces shall provide a minimum Level 2 Charging Device or higher.</i></p>	<ul style="list-style-type: none"> • Noting that EV cars are said to become our future, Saugeen Shores' recognizes the importance of future ready EV installation in new development.

#	Provision	Amendment	Reasoning
		<p><i>c) All Designed Electric Vehicle Parking Spaces shall be clearly marked and labelled.</i></p> <p><i>d) Section 3.24.14 shall not apply to buildings constructed prior to the date of passage of this By-law.</i></p>	
19.	NEW REGULATION	3.37.4d) An Additional Residential Unit shall comply with the requirements of the Minimum Distance Separation Formulae	<ul style="list-style-type: none"> Additional ARU regulation pertaining to minimum distance separation in the case of a severed surplus farm dwelling
Section 5 – Agricultural			
20.	<p>5.2 Permitted Uses</p> <p>No person shall within any Agricultural (A) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following A Zone uses, namely:</p> <p>a) agricultural use; b) agriculturally-related commercial/industrial use; c) bed and breakfast establishment subject to subsection 3.4; d) existing cemetery; e) existing mobile home; f) greenhouse subject to subsection 3.8; g) farm sales outlet subject to subsection 5.4.3;</p>	<p>5.2 Permitted Uses</p> <p>No person shall within any Agricultural (A) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following A Zone uses, namely:</p> <p>a) agricultural use; b) agriculturally-related commercial/industrial use subject to subsection 5.4.7; c) bed and breakfast establishment subject to subsection 3.4; d) existing cemetery; e) existing mobile home; f) greenhouse subject to subsection 3.8; g) farm sales outlet subject to subsection 5.4.3;</p>	<ul style="list-style-type: none"> Addition of newly proposed on-farm diversified use added to permitted uses in Section 5 – Agricultural Zone Removal of home industry uses as on-farm diversified allows home industry uses Home industry to be maintained as a permitted use. It is also permitted as an on-farm diversified use. Change in language as a result of revisions to previous definitions and addition of new definitions.

#	Provision	Amendment	Reasoning
	<p>h) forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards;</p> <p>i) home industry subject to subsection 3.11;</p> <p>j) home occupation subject to subsection 3.12;</p> <p>k) kennel subject to subsection 3.14;</p> <p>l) landing strip;</p> <p>m) horse riding school;</p> <p>n) Additional Residential Units in accordance with subsection 5.4.4;</p> <p>o) single detached dwelling</p> <p>p) single detached dwelling on an undersized lot in accordance with section 3.19 and subsection 5.4.5;</p> <p>q) wildlife preserve;</p> <p>r) works of a Conservation Authority.</p> <p>s) home based child care</p> <p>t) unlicensed child care</p> <p>u) child care centre</p> <p>v) live/work uses</p>	<p>h) forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards;</p> <p>i) home industry subject to subsection 3.11;</p> <p>j) home occupation subject to subsection 3.12;</p> <p>k) kennel subject to subsection 3.14;</p> <p>l) landing strip;</p> <p>m) horse riding school;</p> <p>n) Additional Residential Units in accordance with subsection 5.4.4;</p> <p>o) single detached building;</p> <p>p) single detached building on an undersized lot in accordance with section 3.19 and subsection 5.4.5;</p> <p>q) wildlife preserve;</p> <p>r) works of a Conservation Authority;</p> <p>s) home based child care</p> <p>t) unlicensed child care</p> <p>u) child care centre</p> <p>v) live/work uses</p> <p>w) on-farm diversified use subject to subsection 5.4.8.</p>	
21.	<p>5.4.4 Additional Residential Units</p> <p>Notwithstanding Section 3.37, Additional Residential Units may be permitted on a lot in the Agricultural (A) Zone subject to all other</p>	<p>5.4.4 Additional Residential Units and Temporary Residential Buildings</p> <p>Notwithstanding Section 3.37, Additional Residential Units and Temporary Residential Buildings may be permitted on a lot in the Agricultural (A) Zone subject to</p>	<ul style="list-style-type: none"> Revised to align with the Bruce County Official Plan and for ease of interpretation and application.

#	Provision	Amendment	Reasoning
	<p>provisions of this By-law and the following:</p> <p>a) One Additional Residential Unit is permitted within a principal residential building or an accessory residential building;</p> <p>b) Other Additional Residential Units are permitted within temporary residential buildings to accommodate part-time or seasonal operations of the farm;</p> <p>c) Shall be situated on lots with a lot area of 0.8 ha or greater;</p> <p>d) Shall be situated a maximum distance of 45 m from the principal building.</p>	<p>all other provisions of this By-law and the following:</p> <p>a) One Additional Residential Unit is permitted within a principal residential building or an accessory residential building;</p> <p>b) The combined total of a principal residential building, Additional Residential Unit and a garden suite shall not exceed two residential units on a lot;</p> <p>c) Other Additional Residential Units are permitted within Temporary Residential Building(s) to accommodate part-time or seasonal operations of the farm are permitted and shall not be included in the calculation in b);</p> <p>d) Shall be situated on lots with a lot area of 0.8 ha or greater; An Additional Residential Unit or a Temporary Residential Building proposed on a lot that is smaller than 0.4 hectares in size with private onsite sewage disposal must be 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>	

#	Provision	Amendment	Reasoning																								
		e) Shall be situated a maximum distance of 45 m 30 m from the principal building.																									
22.	<p>5.4.5 Undersized Lots</p> <p>On an existing undersized lot of less than 4.0 ha in size complying with the conditions of subsection 3.21.4, a maximum of one single detached dwelling shall be permitted whether or not it is accessory to a permitted agricultural use, subject to the following requirements:</p> <table border="0" data-bbox="247 760 764 1230"> <tr> <td>i)</td> <td>Front and Exterior Side Yard Depth (minimum)</td> <td>10.0 m</td> </tr> <tr> <td>ii)</td> <td>Interior Side Yard Width (minimum)</td> <td>4.0 m</td> </tr> <tr> <td>iii)</td> <td>Rear Yard Depth (minimum)</td> <td>10.0 m</td> </tr> <tr> <td>iv)</td> <td>Lot Coverage (maximum)</td> <td>20% of lot area</td> </tr> </table> <p>b) Dwellings shall not be erected or used except in accordance with Schedule "B", Minimum Distance Separation I (MDS I) to this By-law, and in no case shall a dwelling on an undersized lot be located closer than</p>	i)	Front and Exterior Side Yard Depth (minimum)	10.0 m	ii)	Interior Side Yard Width (minimum)	4.0 m	iii)	Rear Yard Depth (minimum)	10.0 m	iv)	Lot Coverage (maximum)	20% of lot area	<p>5.4.5 Undersized Lots</p> <p>a) On an existing undersized lot of less than 4.0 ha in size complying with the conditions of subsection 3.21.4 and 3.21.5, a maximum of one single detached dwelling shall be permitted whether or not it is accessory to a permitted agricultural use, subject to the following requirements:</p> <table border="0" data-bbox="856 727 1352 1166"> <tr> <td>i)</td> <td>Front and Exterior Side Yard Depth (minimum)</td> <td>10.0 m</td> </tr> <tr> <td>ii)</td> <td>Interior Side Yard Width (minimum)</td> <td>4.0 m</td> </tr> <tr> <td>iii)</td> <td>Rear Yard Depth (minimum)</td> <td>10.0 m</td> </tr> <tr> <td>iv)</td> <td>Lot Coverage (maximum)</td> <td>20% of lot area</td> </tr> </table> <p>b) Dwellings shall not be erected or used except in accordance with Schedule "B", Minimum Distance Separation I (MDS I) to this By-law, and in no case shall a dwelling on an undersized lot be located closer than 300 m from any livestock buildings and/or manure storage facility on any lot</p>	i)	Front and Exterior Side Yard Depth (minimum)	10.0 m	ii)	Interior Side Yard Width (minimum)	4.0 m	iii)	Rear Yard Depth (minimum)	10.0 m	iv)	Lot Coverage (maximum)	20% of lot area	<ul style="list-style-type: none"> • Generalization of language to include not only existing undersized lots but also undersized lots created as a result of a surplus farm dwelling severance. • Removal of c) as secondary farm dwelling was entirely removed from the Zoning By-law and replaced with Additional Residential Unit and was missed in previous Zoning Amendment.
i)	Front and Exterior Side Yard Depth (minimum)	10.0 m																									
ii)	Interior Side Yard Width (minimum)	4.0 m																									
iii)	Rear Yard Depth (minimum)	10.0 m																									
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iv)	Lot Coverage (maximum)	20% of lot area																									

#	Provision	Amendment	Reasoning
	<p>300 m from any livestock buildings and/or manure storage facility on any lot containing an existing livestock agricultural use. The foregoing shall not apply to the alteration of existing dwellings or the replacement of an existing dwelling with a new dwelling on the same foundation thereof.</p> <p>c) Notwithstanding any section to this By-law to the contrary, a secondary farm dwelling shall not be permitted on any undersized lot.</p> <p>d) Permitted accessory buildings, structures and uses to a dwelling on an undersized lot of less than 4.0 ha in size shall be in accordance with the regulations of section 3.1 for accessory buildings, structures and uses in Residential Zone.</p>	<p>containing an existing livestock agricultural use. The foregoing shall not apply to the alteration of existing dwellings or the replacement of an existing dwelling with a new dwelling on the same foundation thereof.</p> <p>e) Notwithstanding any section to this By-law to the contrary, a secondary farm dwelling shall not be permitted on any undersized lot.</p> <p>c) Permitted accessory buildings, structures and uses to a dwelling on an undersized lot of less than 4.0 ha in size shall be in accordance with the regulations of section 3.1 for accessory buildings, structures and uses in a Residential Zone.</p>	
23.	NEW REGULATION	<p>5.4.6 Surplus Farm Dwelling Lot</p> <p>5.4.6 Where the County of Bruce, or its delegate, has approved the severance of a surplus farm dwelling property, the following provisions shall have effect:</p> <p>i. Notwithstanding the Agricultural (A) Zone Section 5.3 Regulations to the contrary, the height, yard setbacks, lot coverage, and ground floor area for legally existing</p>	<ul style="list-style-type: none"> Where a severance of a surplus farm dwelling is proposed, this amendment is to improve process by automatically zoning the severed lands as 'A-1' Agricultural.

#	Provision	Amendment	Reasoning
		<p>buildings and structures are recognized;</p> <p>ii. The property containing the surplus farm dwelling(s) and any accessory buildings or structures is recognized as an Undersized Lot in accordance with Section 5.4.5;</p> <p>iii. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of this By-law;</p> <p>iv. Where a dwelling does not exist on the remnant farm lot, the appropriate Zone map in this By-law shall be amended to recognize the lands as 'A-1' Agricultural, whereby notwithstanding the provisions of Section 5.2 of this By-law to the contrary, no dwellings shall be permitted;</p> <p>v. The appropriate Zone Map in this By-law shall be amended for areas of high archaeological potential and may be zoned with a "-H1" holding symbol in accordance with Section 4.4.</p>	
		Section 5.4.7 Agriculture-Related Use	<ul style="list-style-type: none"> As per PPS and County amendments, staff have introduced new agricultural uses/definitions

#	Provision	Amendment	Reasoning
24.	<p style="text-align: center;">NEW REGULATION</p>	<p>Agriculture-related uses directly related to, and compatible and supportive of, agricultural operations may be permitted subject to the following criteria:</p> <p>a) If a value-retaining use provides support to surrounding farm operations within a reasonable distance of the subject lands, it shall be considered an agriculture-related use;</p> <p>b) The majority of the product is to be related to local farm operations and commercial scale agriculture as a primary activity and shall not include as a primary activity goods or services that are normally required by the general public;</p> <p>c) The maximum lot coverage for an agriculture-related use shall not exceed 30% of the total lot area of the subject lands;</p> <p>d) Prior to an agriculture-related use being established on a property, site plan control shall be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and wastewater usage, relevant environmental approvals, landscaping, buffering, size and scale in relation to the applicable requirements of By-Law 75-2006;</p>	<p>that require further regulations as per the PPS.</p> <ul style="list-style-type: none"> Reference to site plan control was removed as site plan control is not applicable in the Agricultural (A) Zone in the Town unless identified through a site-specific by-law.

#	Provision	Amendment	Reasoning
		<p>e) The agriculture-related use must meet all applicable requirements of the Ontario Building Code, the Ontario Fire Code and requires an approved building permit to legally establish the use;</p> <p>f) An agriculture-related use shall be subject to the Province of Ontario's Minimum Distance Separation I (MDS I) and Minimum Distance Separation II (MDS II) Guidelines for compatibility between livestock facilities and sensitive land-uses when the use has a high level of human activity, such as food services or accommodations;</p> <p>g) Services required for the use proposed are provided on the same lot, to the satisfaction of Town Staff, and shall not have any negative impacts on neighboring and surrounding land uses;</p> <p>h) The agriculture-related use must be sensitive to the natural environment by minimizing impacts on watercourses, wetlands, groundwater resources or other environmentally sensitive features to the satisfaction of Town Staff;</p> <p>i) If required, permits are to be obtained from the appropriate Approval Authority; and the Town's Chief Building Official, in consultation with the Saugeen Valley Conservation Authority, is satisfied no</p>	

#	Provision	Amendment	Reasoning
		<p>negative environmental impacts will result and the proposal conforms to the natural hazard policies of the Town's Official Plan; and</p> <p>j) The agricultural use may offer both agriculture-related and on-farm diversified components, however, compliance with criteria for both categories of use would be required.</p>	
25.	NEW REGULATION	<p>Section 5.4.8 On-Farm Diversified Use</p> <p>On-farm diversified uses accessory to principal farming operations may be permitted subject to the following criteria:</p> <p>a) An on-farm diversified use(s) shall only be permitted secondary to an active agricultural use on the same lot;</p> <p>b) On-farm diversified uses that include agri-tourism, and value-added uses including that of micro-brewery or micro-distillery shall be directly related to the principal agricultural use;</p> <p>c) On-farm diversified use(s) shall not exceed a maximum of either one (1) hectare or two percent (2%) of the area of the lands on which the use is proposed, whichever is lesser;</p>	<ul style="list-style-type: none"> As per PPS and County amendments, staff have introduced new agricultural uses/definition that require further regulations as per the PPS. Reference to site plan control was removed as site plan control is not applicable in the Agricultural (A) Zone in the Town unless identified through a site-specific by-law.

#	Provision	Amendment	Reasoning
		<p>d)The gross floor area of all buildings or structures used for an on-farm diversified use shall not exceed twenty percent (20%) of the land area, as stated in clause (c);</p> <p>e) The land area and the area of existing buildings or structures built prior to April 30, 2014, occupied by on-farm diversified uses is discounted at the rate of fifty percent (50%). Where an on-farm diversified use uses the same footprint as a demolished agricultural building, the land area for the on-farm diversified use may be similarly discounted by fifty percent (50%). All other land area and the area of buildings or structures is assessed at 100%;</p> <p>f) One hundred percent (100%) of the area needed for parking areas and outdoor storage for the on-farm diversified use shall be included in the area calculation;</p> <p>g) Where an on-farm diversified use uses an existing farm laneway, or parking area, the area of the laneway or parking area shall not be included in the area calculations;</p> <p>h) Agricultural events that are beyond the scale of an on-farm diversified use as per 5.4.8c) of this By-law being 2% of the area of lands on which the use is proposed or a maximum of 1 hectare shall only be permitted on a temporary basis per the</p>	

#	Provision	Amendment	Reasoning
		<p>requirements of the Town. Any Agricultural event shall provide on-site parking at a rate of 1 space per 25 square metres of event area and all other requirements within Section 5.4.8 of this By-Law;</p> <p>i) Prior to an on-farm diversified use being established on a property, site plan control shall be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and wastewater usage, relevant environmental approvals, landscaping, buffering, size and scale in relation to the applicable requirements of By-Law 75-2006;</p> <p>j) Services required for the use proposed are provided on the same lot, to the satisfaction of Town Staff, and shall not have any negative impacts on neighboring and surrounding land uses;</p> <p>k) An on-farm diversified use shall be subject to the Province of Ontario's Minimum Distance Separation I (MDS I) and Minimum Distance Separation II (MDS II) Guidelines for compatibility between livestock facilities and sensitive land-uses when the use has a high level of human activity, such as food services or accommodations;</p> <p>l) The on-farm diversified use must be sensitive to the natural environment by</p>	

#	Provision	Amendment	Reasoning
		<p>minimizing impacts on watercourses, wetlands, groundwater resources or other environmentally sensitive features to the satisfaction of Town Staff;</p> <p>m) If required, permits are to be obtained from the appropriate Approval Authority; and the Town’s Chief Building Official, in consultation with the Saugeen Valley Conservation Authority, is satisfied no negative environmental impacts will result and the proposal conforms to the natural hazard policies of the Town’s Official Plan; and</p> <p>n) The agricultural use may offer both agriculture-related and on-farm diversified components, however, compliance with criteria for both categories of use would be required.</p>	
Section 6- Agricultural Commercial			
26.	<p>6.2.1 Permitted Uses</p> <p>AC1 Zone</p> <p>a) agriculturally related commercial/industrial use;</p> <p>b) auction establishment;</p> <p>c) bulk sales establishment;</p> <p>d) greenhouse subject to section 3.8;</p> <p>e) existing dwelling;</p> <p>f) farm implement establishment;</p> <p>g) forestry use excluding any establishments that either process</p>	<p>6.2.1 Permitted Uses</p> <p>AC1 Zone</p> <p>a) agriculturally related commercial/industrial use subject to subsection 5.4.7 ;</p> <p>b) auction establishment;</p> <p>c) bulk sales establishment;</p> <p>d) greenhouse subject to section 3.8;</p> <p>e) existing dwelling;</p> <p>f) farm implement establishment;</p>	<ul style="list-style-type: none"> • Addition of on-farm diversified use to Agricultural Commercial One Zone.

#	Provision	Amendment	Reasoning
	forestry products or sell processed forestry products such as lumber yards; h) grain elevator and drying facility; i) kennel, subject to subsection 3.14; j) market garden; k) garden centre; l) horse riding school; m) veterinary clinic; n) wildlife preserve; o) works of a Conservation Authority.	g) forestry use excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards; h) grain elevator and drying facility; i) kennel, subject to subsection 3.14; j) market garden; k) garden centre; l) horse riding school; m) veterinary clinic; n) wildlife preserve; o) works of a Conservation Authority; p) on-farm diversified use subject to subsection 5.4.8.	
27.	6.2.2 AG2 Zone Permitted Uses a) agriculturally related commercial/industrial use; b) auction establishment; c) bulk sales establishment; d) greenhouse subject to section 3.8; e) existing dwelling; f) farm implement establishment; g) forestry use excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards; h) grain elevator and drying facility; i) kennel, subject to subsection 3.14; j) market garden; k) garden centre; l) horse riding school;	6.2.2 AG2 Zone Permitted Uses a) agriculturally related commercial/industrial use; b) auction establishment; c) bulk sales establishment; d) greenhouse subject to section 3.8; e) existing dwelling; f) farm implement establishment; g) forestry use excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards; h) grain elevator and drying facility; i) kennel, subject to subsection 3.14; j) market garden; k) garden centre; l) horse riding school; m) veterinary clinic;	<ul style="list-style-type: none"> • Addition of on-farm diversified use to Agricultural Commercial One Zone. • This amendment is not needed and is no longer proposed.

#	Provision	Amendment	Reasoning
	<p>m) veterinary clinic; n) wildlife preserve; e) works of a Conservation Authority.</p>	<p>n) wildlife preserve; e) works of a Conservation Authority; p) on-farm diversified use.</p>	
Section 9 – Residential Third Density			
28.	<p>9.3 Regulations b) Lot Frontage (minimum) 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>9.3 Regulations b) Lot Frontage (minimum) ii) triplex, fourplex, street townhouse or townhouse building 4.5 m per unit; 5.7 m for an end unit; an additional 0.6 m for each additional or partial story above the first storey.</p>	<ul style="list-style-type: none"> Removal of additional 0.6m lot frontage requirement. This change was proposed in the August 26, 2024 report to Council but was inadvertently missed in the October 21, 2024 report to Council and the accompanying by-law.
Section 10- Residential Fourth Density			
29.	<p>10.3 Regulations b) Lot Frontage (minimum) 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>10.3 Regulations b) Lot Frontage (minimum) ii) triplex, fourplex or street townhouse building 4.5 m per unit; 5.7 m for an end unit; an additional 0.6m for each additional or partial storey above the first storey.</p>	<ul style="list-style-type: none"> Removal of additional 0.6m lot frontage requirement. This change was proposed in the August 26, 2024 report to Council but was inadvertently missed in the October 21, 2024 report to Council and the accompanying by-law.
Section 13- Highway Commercial			
30.	<p>13.4.2 Accessory Dwelling Unit One (1) accessory dwelling unit shall be permitted on a lot in the HC Zone, subject to the following regulations;</p> <p>a) The dwelling unit(s) shall be located behind a non-residential unit on the first floor or below a non-residential unit on the first floor or entirely above the first floor of the building, with exception to the</p>	<p>13.4.2 Accessory Dwelling Unit One (1) Accessory dwelling units shall be permitted on a lot in the HC Zone, subject to the following regulations;</p> <p>a) The dwelling unit(s) shall be located behind a non-residential unit on the first floor or below a non-residential unit on the first floor or entirely above the first floor of the building, with exception to the entrance</p>	<ul style="list-style-type: none"> Accessory dwelling units in the Highway Commercial zone increased from one to multiple, similar to the Commercial Core zone.

#	Provision	Amendment	Reasoning
	entrance or entrances to the dwelling unit, all in accordance with Section 3.6.	or entrances to the dwelling unit, all in accordance with Section 3.6.	
Section 16- Commercial Recreation			
31.	<p>16.2 Permitted Uses</p> <p>a) accessory dwelling unit, subject to subsection 16.4.4; b) assembly hall; c) bait and/or fishing supply stores; d) campground, subject to subsection 16.4.3; e) commercial recreation establishment; f) golf course; g) golf course, miniature; h) golf driving tee or range; i) inn; j) lodge; k) marina, subject to subsection 16.4.1; l) motel; m) park, private or public; n) place of entertainment; o) recreational trailer camp, subject to subsection 16.4.3; p) restaurant, not including a drive-through restaurant; q) tourist cottage parks, subject to subsection 16.4.2.</p>	<p>16.2 Permitted Uses</p> <p>a) accessory dwelling unit, subject to subsection 16.4.4; b) assembly hall; c) bait and/or fishing supply stores; d) campground, subject to subsection 16.4.3; e) commercial recreation establishment; f) golf course; g) golf course, miniature; h) golf driving tee or range; i) inn; j) lodge; k) marina, subject to subsection 16.4.1; l) motel; m) park, private or public; n) place of entertainment; o) recreational trailer camp, subject to subsection 16.4.3; p) restaurant, not including a drive-through restaurant; q) tourist cottage parks, subject to subsection 16.4.2. r) multi-unit building single detached building, semi detached building, duplex building, triplex building or fourplex building, subject to Section 16.4.5</p>	<ul style="list-style-type: none"> As per new policy additional residential uses are added to promote densities for new housing and efficiently use the current recreational land, resources, infrastructure, and public service facilities, and support the use of active transportation. A multi-unit building is defined to include a single detached building, semi detached building, duplex building, triplex building or fourplex building. For clarity of interpreting permitted uses, the residential building types were expressly listed instead of multi-unit building.

#	Provision	Amendment	Reasoning
32.	NEW REGULATION	<p>16.4.5 Low Density Residential Uses A multi-unit building single detached building, semi detached building, duplex building, triplex building or fourplex building shall be permitted on a lot in the CR Zone, subject to the following regulations:</p> <p>a) The multi-unit building shall be subject to the Residential First Density (R1) zone and shall comply with the Residential First Density (R1) zone provisions;</p> <p>b) The multi-unit building shall only be permitted as a secondary and ancillary use to the main permitted use; and</p> <p>c) The multi-unit building shall only be permitted where both municipal water and sanitary services are provided.</p>	<ul style="list-style-type: none"> • New regulation to allow low density residential uses in the Commercial Recreation zone. • A multi-unit building is defined to include a single detached building, semi detached building, duplex building, triplex building or fourplex building. For clarity, the residential building types were expressly listed instead of multi-unit building.
Section 20 – Institutional			
33.	<p>20.3 Regulations</p> <p>g) Building Height (maximum) 10.0 m</p>	<p>20.3 Regulations</p> <p>g) Building Height (maximum) 15.0 m</p>	<ul style="list-style-type: none"> • As per the agency comments provided by the Bluewater District School Board, staff are supportive of an increase in building height from 10 m to 15 m.