

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. 12 .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

#	Regulation	Amendment	Reasoning
	<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			

#	Regulation	Amendment	Reasoning
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) The proposed development meets the requirements outlined in Section 51(24) of the Planning Act and the Bruce County Official Plan;</p> <p>b) Frontage on a public road that is maintained year-round can be obtained;</p> <p>c) Safe and suitable access is available, which meets municipal, County or Provincial transportation objectives, standards and policies for safety and access;</p> <p>d) 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>e) The development will not have a negative impact on the drainage patterns in the area;</p> <p>f) 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>	<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.

#	Regulation	Amendment	Reasoning
	<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 division of land represents orderly and efficient use of land, and its approval would not hinder future development of the retained lands;</p> <p>h) 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;</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)– Outside of a designated settlement area, 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 1203 metres of the limit of an existing licensed extractive industrial operation unless it is demonstrated through a Planning</p>	

#	Regulation	Amendment	Reasoning
	<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>Report. Development may be permitted within 123 metres of an operation subject to the recommendations of a Planning Report; and, h)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</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</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.

#	Regulation	Amendment	Reasoning
	Boundary. Schedule C identifies the delineation of these three areas for intensification purposes.	Boundary. Schedule C identifies the delineation of these three areas for intensification purposes.	
7.	<p>3.3.7.2 General Policies - Additional Residential Units Secondary Units in the Principal Dwelling Unit</p> <p>3.3.7.2.24 An Additional Residential Unit A secondary unit is permitted within a detached Residential Unit or Building dwelling, semi-detached Residential Unit or Building dwelling or a row house dwelling in the Residential designation and Office Residential designation identified on Schedule A to this Plan, subject to the policies of this section.</p>	<p>3.3.7.2 General Policies - Additional Residential Units in the Principal Building</p> <p>3.3.7.2.24 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, 3.3.7.2.24 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.
	<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</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</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.

#	Regulation	Amendment	Reasoning						
8-9.	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.	buildings, and multi-unit buildings, additional residential units contained within 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. <u>Low-density residential uses shall also be permitted in the Recreational designation where full municipal services are provided.</u>	<ul style="list-style-type: none"> • Definitions amended from dwelling to building. 						
9-10.	<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="0" data-bbox="210 1234 756 1445"> <tr> <td>Housing Types</td> <td>Maximum Density</td> <td>Minimum Density for Greenfield Development</td> </tr> </table>	Housing Types	Maximum Density	Minimum Density for Greenfield Development	<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 densities will be permitted when assessing applications for new Low Density Residential development:</p> <table border="0" data-bbox="819 1380 1365 1445"> <tr> <td>Housing Types</td> <td>Maximum Density</td> <td>Minimum Density for</td> </tr> </table>	Housing Types	Maximum Density	Minimum Density for	<ul style="list-style-type: none"> •—Amendment to simplify housing types as well as increasing minimum and maximum density for low-density housing development as a result of greater intensification permissions and housing types to be permitted in low density (R1 & R2). Proposed densities have been reviewed and compared to other municipalities both larger and smaller to ensure appropriate development.
Housing Types	Maximum Density	Minimum Density for Greenfield Development							
Housing Types	Maximum Density	Minimum Density for							

#	Regulation	Amendment	Reasoning
	<p><u>Low Density</u> 22 units per gross hectare</p> <p>Single-detached 15 units per gross hectare</p> <p>30 units per gross hectare</p> <p>Semi-detached 20 units per gross hectare</p> <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>Density Greenfield Development</p> <p><u>Low Density</u></p> <p>Residential building containing up to a maximum of 4 units</p> <p>40-30 units per gross hectare</p> <p>30-15 units per gross hectare</p> <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>	
40-11	<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 Greenfield Area or and Residential designation, Core Commercial designation <u>and Highway Commercial</u></p>	<ul style="list-style-type: none"> Revised language to reflect proposed amendments.

#	Regulation	Amendment	Reasoning												
		designation-designated lands in the Built up Area , subject to the following policies:													
12.	<u>NEW POLICY</u>	<u>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.</u>	<ul style="list-style-type: none"> <u>Inclusion of this policy is consistent with language in the High Density Development Policies.</u> 												
13.	<u>NEW POLICY</u>	<u>3.4.2.3.5 Medium density residential uses shall 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.</u>	<ul style="list-style-type: none"> <u>Inclusion of this policy is consistent with proposed language in the Highway Commercial policies which allows residential uses as part of a commercial development.</u> 												
41-14	<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> <table border="1"> <thead> <tr> <th>Housing Type</th> <th>Maximum Density</th> </tr> </thead> <tbody> <tr> <td><u>Medium Density</u></td> <td></td> </tr> <tr> <td>Triplexes, fourplexes, townhouses, apartment buildings and other forms of</td> <td>40 units per gross hectare</td> </tr> </tbody> </table>	Housing Type	Maximum Density	<u>Medium Density</u>		Triplexes, fourplexes, townhouses, apartment buildings and other forms of	40 units per gross hectare	<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> <table border="1"> <thead> <tr> <th>Housing Type</th> <th>Maximum Density</th> </tr> </thead> <tbody> <tr> <td><u>Medium Density</u></td> <td></td> </tr> <tr> <td>Residential building containing more than 4 units</td> <td>90-40 units per gross hectare</td> </tr> </tbody> </table>	Housing Type	Maximum Density	<u>Medium Density</u>		Residential building containing more than 4 units	90-40 units per gross hectare	<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 medium density, in low density (R1 & R2). Proposed densities have been reviewed and compared to other municipalities both larger and smaller to ensure appropriate development. Definitions amended from dwelling to building.
Housing Type	Maximum Density														
<u>Medium Density</u>															
Triplexes, fourplexes, townhouses, apartment buildings and other forms of	40 units per gross hectare														
Housing Type	Maximum Density														
<u>Medium Density</u>															
Residential building containing more than 4 units	90-40 units per gross hectare														

#	Regulation	Amendment	Reasoning
	multi-unit dwellings having 3 or more units.		
12-15	3.4.3.1.1 The Town considers development of more than 40 units per gross hectare to be high density residential development. High density residential development may be permitted in the Residential designation and the Core Commercial designation subject to the following policies:	3.4.3.1.1 The Town considers development of more than 90 40 units per gross hectare to be high density residential development. High density residential development may be permitted in the Residential designation, and the Core Commercial designation <u>and Highway Commercial designation</u> , subject to the following policies:	<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. Added Highway Commercial to the list of designations where high density development is permitted.
<u>16.</u>	<u>3.4.3.2 Maximum Density</u> <u>3.4.3.2.1 High density residential development shall be limited to a maximum gross density of 90 units per hectare.</u>	<u>TO BE DELETED</u>	<ul style="list-style-type: none"> <u>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.</u>
<u>17.</u>	<u>NEW POLICY</u>	<u>3.4.3.3.4 High density residential uses shall 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.</u>	<ul style="list-style-type: none"> <u>Inclusion of this policy is consistent with proposed language in the Highway Commercial policies which allows residential uses as part of a commercial development.</u>
<u>18.</u>	3.4.4 Mobile Home Parks 3.4.4.1. General Policies	3.4.4 Mobile Home Parks 3.4.4.1. General Policies	<ul style="list-style-type: none"> <u>To remove hurdles to the establishment of mobile home parks (i.e., more affordable housing) in</u>

#	Regulation	Amendment	Reasoning
	<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 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.</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 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.</p>	<p><u>appropriate areas. Proposals to establish Mobile Home Parks shall be required to demonstrate compatibility with surrounding lands.</u></p>
<p>43-19</p>	<p>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.</p>	<p>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.</p> <p>3.8.3.2 Low-density residential uses shall also be permitted where full municipal services are provided to promote diversification of housing and</p>	<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 <u>in the Recreational designation.</u> -

#	Regulation	Amendment	Reasoning
		efficiently use the current recreational land, resources, infrastructure, and public service facilities, and support the use of active transportation.	
20.	<p><u>3.8.4.2 Conversion of Recreational Lands</u></p> <p><u>3.8.4.2.1 The conversion of lands from recreational purposes to residential 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.</u></p>	<p><u>3.8.4.2 Conversion of Recreational Lands</u></p> <p><u>3.8.4.2.1 The conversion of lands from recreational purposes to residential 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.</u></p>	<ul style="list-style-type: none"> <u>To be removed as residential uses will be permitted outright. Need for an Official Plan Amendment removed.</u>
21.	<p><u>3.10.3 Permitted Uses</u></p> <p><u>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,</u></p>	<p><u>3.10.3 Permitted Uses</u></p> <p><u>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,</u></p>	<ul style="list-style-type: none"> <u>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.</u> <u>Adding medium density development as a permitted use in the Commercial</u>

#	Regulation	Amendment	Reasoning
	<p><u>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 child care in legally existing single detached and semi-detached dwellings are permitted.</u></p>	<p><u>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 unlicensed child care in legally existing single detached and semi-detached dwellings are permitted.</u></p>	<p><u>Core for consistency with other policies in the Plan.</u></p>
<u>22.</u>	<p><u>NEW POLICY</u></p>	<p><u>3.12.3.3 Medium and High-density residential uses shall be permitted in accordance with policy 3.12.4.1.5 and the medium density and high density residential development policies of this Plan.</u></p>	<ul style="list-style-type: none"> <u>This policy change is intended to allow compatible medium and high density residential uses in the Highway Commercial designation.</u>
<u>14-23</u>	<p>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.</p>	<p>3.12.4.1.5 Medium and High-density residential uses <u>Residential units as accessory uses</u> shall be permitted on commercial lands as an integral part of a commercial establishment provided, the <u>uses are compatible,</u> they do not constitute a safety hazard and off-street parking is provided.</p>	<ul style="list-style-type: none"> This policy change is intended to allow compatible medium and high density residential uses in the Highway Commercial <u>designationzone.</u>

#	Regulation	Amendment	Reasoning
15-24	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 <u>medium and high density residential development where compatible with the commercial use.</u> residential expansion where applicable.	<ul style="list-style-type: none"> Additional wording to encourage compatible and appropriate medium to high residential uses in the Highway Commercial Zone <u>designation.</u>
Section 6- Implementation and Plan Administration			
16-25	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.	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 may <u>the Bruce County Official Plan may be referred to as the applicable policy framework where specific policies are not outlined in this Plan.</u>	<ul style="list-style-type: none"> Revised to align with County Implementation Amendment which enables local OP's to refer to County OP where policies may not be outlined.
	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:	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:	<ul style="list-style-type: none"> <u>Addition of provision that is a "catch all", or any other document that may be deemed necessary by the Town.</u> Removed duplicate reference to Record of Site Condition.

#	Regulation	Amendment	Reasoning
17-26	<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; • 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"> • 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; • 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; <u>or,</u> • Any additional required assessments, evaluations, reports, statements, studies or plans as requested by the Province of Ontario. 	

#	Regulation	Amendment	Reasoning
		<p><u>County of Bruce, Town of Saugeen Shores, or any agency -at the sole discretion of the Town.-</u></p> <p><u>Town staff may require additional documents as deemed necessary.</u></p>	
18-27	<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 Saugeen Shores and contributes towards a strong community design that is liveable and safe with a greater sense of place.</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 guidelines can apply to specific areas (innovation park design guidelines).
19-28	<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>6.11.1 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>	<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
	<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>6.11.2 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.</p>	
<p>20-29</p>	<p>NEW POLICY</p>	<p>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.</p>	<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.
<p>21-30</p>	<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</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</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 • Reference of Planning Act for notice and public consultation requirements

#	Regulation	Amendment	Reasoning
	<p>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>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>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 restorationreconstruction so long as such repair, strengthening, alteration or restorationreconstruction 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 <u>the satisfaction of Saugeen Valley Conservation Authority and Town staff</u>. 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 <u>enlargement, extension or alteration of expansion</u> of non-conforming uses shall be considered by way of <u>an expansion to a legal non-conforming use application</u> minor variance or Zoning By-law Amendment in which <u>the Committee</u></p>	<ul style="list-style-type: none"> Overall refining of language to provide greater clarity on what is and isn't permitted

#	Regulation	Amendment	Reasoning
		<p><u>of Adjustment or</u> 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><u>22-31</u></p>	<p>6.17 OFFICIAL PLAN REVIEW PROCESS</p> <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>6.17 OFFICIAL PLAN REVIEW PROCESS</p> <p><u>6.17.1</u> 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>6.17.1 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>	<ul style="list-style-type: none"> • Word Count reduction from 231 words to 118 words. • Refined to meet current community needs • Aligns to an extent with County's <u>ies</u> review

#	Regulation	Amendment	Reasoning
	<p>d) the amount and location of lands available for urban development; e) whether the Town has realized a desirable balance of commercial and industrial assessment in relation to residential assessment; f) the Town's role within the County and its relationship with other municipalities; g) development trends in the County and their effect on development in the Town; h) review of the appropriateness of sewage, water and stormwater infrastructure to accommodate planned development; 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>7. Effectiveness of this Plan in protecting water quality, natural and cultural heritage resources, natural resources and habitat and the environment; 7. 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 i. Appropriateness of infrastructure to accommodate planned urban development.</p>	
	<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</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</p>	<ul style="list-style-type: none"> • Small reduction in word count

#	Regulation	Amendment	Reasoning
23-32	<p>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:</p> <ul style="list-style-type: none"> 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; c) More detailed policies on land uses, densities, housing mix and identification of residential densities; d) Identification of major community facilities, commercial and institutional sites, schools, parks and recreational trails; e) Approximate location of future arterial and collector streets, access points, walkways and bicycle paths; f) Appropriate storm water management facilities; g) Detailed urban design policies and directions to reflect the character of the area; h) Detailed strategy for the protection of the natural environment, including the preservation of natural areas, significant woodlots, ridges, valleys and stream corridors; 	<p>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:</p> <ul style="list-style-type: none"> 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; c) More detailed policies on land uses, densities, housing mix and identification of residential densities; d) Identification of major community facilities, commercial and institutional, sites, schools, parks and recreational trails; e) Approximate location of future arterial and collector streets, access points, walkways and bicycle paths; f) Appropriate storm water management facilities; g) Detailed urban design policies and directions to reflect the character of the area; h) Detailed strategy for the protection of the natural environment, including the preservation of natural areas, significant woodlots, ridges, valleys and stream corridors; 	

#	Regulation	Amendment	Reasoning
	<p>i) Integration with the existing surrounding land uses; j) Establishment of an integrated open space and trails system; and 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: a) Master Servicing Plan, which includes Preliminary Storm Water 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</p>	<p>i) Integration with the existing surrounding land uses; j) Establishment of an integrated open space and trails system; and 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: a) Master Servicing Plan, which includes Preliminary Storm Water 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</p>	

#	Regulation	Amendment	Reasoning
	coordinate the delivery of services to new development areas.	delivery of services to new development areas.	
24.33	<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 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> <p>a) safe, orderly and functional development;</p> <p>b) safety and efficiency of vehicular and pedestrian access;</p> <p>c) land use compatibility between new and existing development;</p> <p>d) the location, massing and conceptual design of any buildings and structures;</p> <p>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;</p> <p>f) the provision, appropriate placement, and construction elements of required services such as driveways, parking,</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 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> <p>a) safe, orderly and functional development;</p> <p>b) safety and efficiency of vehicular and pedestrian access;</p> <p>c) land use compatibility between new and existing development;</p> <p>d) the location, massing and conceptual design of any buildings and structures;</p> <p>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;</p> <p>f) the provision, appropriate placement, and construction elements of required services such as driveways, parking,</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.

#	Regulation	Amendment	Reasoning
	<p>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 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>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 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>	

#	Regulation	Amendment	Reasoning
25-34	<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 properly 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 properly 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 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>	<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.
		<p>6.32 Inclusionary Zoning</p>	<ul style="list-style-type: none"> • New policy to demonstrate the Towns interest in developing Inclusionary

#	Regulation	Amendment	Reasoning
26-35	NEW POLICY	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.	Zoning policies. Would not take effect unless the Province grants the Town the power to do so.

[kli](#)

Proposed Amendments to Zoning By-law

#	Provision	Amendment	Reasoning
Section 2 - Definitions			
4-36.	“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	“ADDITIONAL RESIDENTIAL UNIT” means a residential unit either entirely contained within a single-detached building, semi-detached building, duplex building, multi-unit 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, multi-unit triplex building or a townhouse building containing bathroom and kitchen	<ul style="list-style-type: none"> Addition of new residential uses to existing ARU definition to allow for greater intensification of ARU's.

#	Provision	Amendment	Reasoning
	within the building containing the residential unit.	facilities within the building containing the residential unit.	
2-37.	<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, <u>value-retaining facilities that serves to maintain the quality of farm commodities produced on the farm</u>, 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.

#	Provision	Amendment	Reasoning
<u>3-38.</u>	<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, <u>processing and selling of products grown in the area</u>, 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.
<u>4-39.</u>	<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"> <u>Home occupations, see refer to Section 2 and Section 3.12;</u> 	<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.

#	Provision	Amendment	Reasoning
		<ul style="list-style-type: none"> • Hhome industries, refer to Section see Section 2 and Section 3.11; • Vvalue-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); • Aagri-tourism meaning farm-related tourism uses (including limited accommodation such as a bed and breakfast); and • Rrecreation 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, and uses which</p>	

#	Provision	Amendment	Reasoning
		exceed the requirements of the home occupation or home industry provisions.	
<u>5-40.</u>	"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.	"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.	<ul style="list-style-type: none"> • Additions and proposed changes of other definitions requires reframing of apartment building.
<u>6-41.</u>	NEW DEFINITIONS	<p>"BICYCLE PARKING" <i>means an area used exclusively for the parking of bicycles.</i></p> <p>"BICYCLE PARKING, LONG-TERM" <i>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.</i></p> <p>"BICYCLE PARKING, SHORT-TERM" <i>means a dedicated area for the parking and securing of bicycles that is not long-term bicycle parking.</i></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.
<u>7-42.</u>	NEW DEFINITION	"DESIGNED ELECTRIC VEHICLE PARKING SPACE" <i>means a parking space constructed to be electric vehicle ready, allowing for the future installation of electric vehicle supply equipment that</i>	<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.

#	Provision	Amendment	Reasoning
		<i>conforms to Section 86 of the Electrical Safety Code.</i>	
8-43.	NEW DEFINITION	<i>“FOURPLEX BUILDING” means a building containing sisting of a maximum of four (4) residential units, each with an independent entrance either directly from the outside, or through a common vestibule or common halls.</i>	<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.
9-44.	NEW DEFINITION	<i>“LEVEL 2 CHARGING DEVICE” means a Level 2 electric vehicle charging device as defined by SAE International’s J1772 standard.</i>	<ul style="list-style-type: none"> • Clarification on the minimum standard requirements for a charging device to be considered an electric vehicle parking space.
10-45.	“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.	<i>“MULTI-UNIT BUILDING” means <u>a</u> buildings located on a lot that collectively consists of a maximum of (4) residential units, and may include one or more of the following buildings: single-detached building, semi-detached building, duplex building, townhouse building, triplex building or fourplex building.</i>	<ul style="list-style-type: none"> • Addition of triplex and fourplex to existing definition as per proposed changes.

#	Provision	Amendment	Reasoning
11-46.	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.
12-47.	<p>"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</p>	<p>"SERVICE ESTABLISHMENT" <u>means A</u>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.</p>	<ul style="list-style-type: none"> • Addition of landscape use to service establishment definition to permit in (A) Agricultural zone. Request of the mayor. • Addition of veterinarian clinic to extend pet grooming.

#	Provision	Amendment	Reasoning
	accessory retail sales of goods and products produced on the premises.		
13.48.	NEW DEFINITION	"TRIPLEX BUILDING" means a building containing sisting of a maximum of 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 up to a maximum of three (3) residential units on a low-density residential lot. Created in alignment with Bill 23.
14.49.	"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 between 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	3.1.6 Yard Requirements a) i) Except as may be more specifically outlined elsewhere in this by-law, a building	<ul style="list-style-type: none"> • No major changes. Terms have been changed to building in alignment with current definitions.

#	Provision	Amendment	Reasoning
<p><u>15-50.</u></p>	<p>building or structure, accessory to a 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> <ol style="list-style-type: none"> 1. The garages for both lots are designed as one building; 2. A common wall, on and along the side lot line, shall divide the garages; and, 3. The garages for both lots shall be erected simultaneously; <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>or structure, accessory to a single detached building, semi-detached building, duplex building, townhouse building: 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> <ol style="list-style-type: none"> 1. The garages for both lots are designed as one building; 2. A common wall, on and along the side lot line, shall divide the garages; and, 3. The garages for both lots shall be erected simultaneously; <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>	

#	Provision	Amendment	Reasoning
	<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 yard in a Commercial, Institutional or Industrial Zone, for the purposes of regulating entry to parking and/or loading areas.</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 yard in a Commercial, Institutional or Industrial Zone, for the purposes of regulating entry to parking and/or loading areas.</p>	
<p><u>16-51.</u></p>	<p>3.11 HOME INDUSTRY Where a Home Industry is permitted the following provisions shall apply: (a) Permitted Home Industry Uses: 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>	<p>3.11 HOME INDUSTRY Where a Home Industry is permitted the following provisions shall apply: (a) Permitted Home Industry Uses: 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;</p>	<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

#	Provision	Amendment	Reasoning
	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.	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.	
47-52.	<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 Restoration <u>Reconstruction</u></p> <p>The repair, strengthening, alteration or restoration <u>reconstruction</u> 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 restoration <u>reconstruction</u> to of an existing building or structure shall be permitted so long as said repair, strengthening, alteration or restoration <u>reconstruction</u> does not increase the height, volume or extent of non-conformity or non-compliance of said building or structure or change of <u>the use</u>.</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.

#	Provision	Amendment	Reasoning
	<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, <u>the extensions or addition</u> 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 <u>such the Zone of where the designated lot</u>, building or structure is located, the use shall not change except where <u>the a</u> use is permitted within such Zone, or where other compatible or similar uses may be approved under Section 45 of The Planning Act.</p>	
<p><u>18-53.</u></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>	<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,

#	Provision	Amendment	Reasoning																								
	<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="279 391 751 1419"> <thead> <tr> <th data-bbox="279 391 520 540">Use</th> <th data-bbox="520 391 751 540">Minimum Number of Parking Spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="279 540 520 581">Abattoir</td> <td data-bbox="520 540 751 581">1 per 100m²</td> </tr> <tr> <td data-bbox="279 581 520 727">Adult Entertainment Establishment</td> <td data-bbox="520 581 751 727">1 per 4 persons licensed capacity</td> </tr> <tr> <td data-bbox="279 727 520 800">Adult Store</td> <td data-bbox="520 727 751 800">See Retail Store</td> </tr> <tr> <td data-bbox="279 800 520 1092">Agriculturally Related Commercial/Industrial Use</td> <td data-bbox="520 800 751 1092">1 per 30 m² for retail showroom plus 1 per 200 m² for warehousing / wholesaling</td> </tr> <tr> <td data-bbox="279 1092 520 1133">Art Gallery</td> <td data-bbox="520 1092 751 1133">1 per 50 m²</td> </tr> <tr> <td data-bbox="279 1133 520 1419">Assembly Hall, auditorium, convention or meeting hall, community centre, sports</td> <td data-bbox="520 1133 751 1419">1 per 5 persons of fixed seating capacity or fraction thereof, or where no 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 meeting hall, community centre, sports	1 per 5 persons of fixed seating capacity or fraction thereof, or where no 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 1349"> <thead> <tr> <th data-bbox="814 391 1098 464">Use</th> <th data-bbox="1098 391 1398 464">Minimum Number of Parking Spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="814 464 1098 724">Residential Building, Accessory Residential Unit located in a Commercial Core Zone</td> <td data-bbox="1098 464 1398 724">1 per 5 accessory residential units</td> </tr> <tr> <td data-bbox="814 724 1098 1092">Accessory Residential Unit For all other units not in the Commercial Core Zone*</td> <td data-bbox="1098 724 1398 1092">1 space per residential unit; plus 1 space for every-48 residential units, or fraction thereof, to be set aside for and visually identified as visitor parking</td> </tr> <tr> <td data-bbox="814 1092 1098 1203">Adult Entertainment Establishment</td> <td data-bbox="1098 1092 1398 1203">1 per 20 m²</td> </tr> <tr> <td data-bbox="814 1203 1098 1349">Agriculturally Related Commercial/Industrial Use</td> <td data-bbox="1098 1203 1398 1349">1 per 50 m²</td> </tr> </tbody> </table>	Use	Minimum Number of Parking Spaces	Residential Building, Accessory Residential Unit located in a Commercial Core Zone	1 per 5 accessory residential units	Accessory Residential Unit For all other units not in the Commercial Core Zone*	1 space per residential unit; plus 1 space for every-4 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.
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 meeting hall, community centre, sports	1 per 5 persons of fixed seating capacity or fraction thereof, or where no fixed																										
Use	Minimum Number of Parking Spaces																										
Residential Building, Accessory Residential Unit located in a Commercial Core Zone	1 per 5 accessory residential units																										
Accessory Residential Unit For all other units not in the Commercial Core Zone*	1 space per residential unit; plus 1 space for every-4 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																										

#	Provision		Amendment		Reasoning
	arena, fairground, stadium, private club, fraternal society, or any institutional or non-profit use or place of assembly not otherwise specified herein	seats are provided, 1 space for each 35 m ² 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 m ²				
Automobile Service Station	1 per 30 m ²				
Bait and/or Fishing Supply Establishment	See Retail Store				
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,				
Automobile Service Station	3 per service bay or 1 per 30 m² whichever is greater				
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 bay				

#	Provision		Amendment		Reasoning
		plus 1 space for each 20 m ² used as kitchen and/or dining facilities	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 m ² 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 m ²	Group Home	1 per building, plus 1 per staff	
	Club, Private	See Assembly Hall	Hospital	1 space per 3 beds	
	Continuum-of-Care Facility	See appropriate components as proportioned	Kennel	1 per 40 m ²	
	Convenience Store	See Retail Store	Nursing Home	1 space per 3 beds	
	Dry Cleaning Establishment, Laundry	1 space for each four	On-Farm Diversified Use	1 per 50 m²	
			Personal Service Shop	1 space per 20 m ² or 4 spaces, whichever is greater	

#	Provision		Amendment		Reasoning
	Establishment or Laundromat	machines, or 1 space per 20 m2 whichever is greater	Repair and Rental Establishment	1 per 40 m ²	
	Duplicating Establishment	1 per 20 m2	<u>Residential, Additional Residential Unit</u>	<u>1 space per residential unit</u>	
	Food Store	See Retail Store	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	
	Golf Course	8 per hole			
	Group Home	1 plus 0.25 per bed			
	Hospital	3 per bed			
	Kennel	1 per 30 m2			
	Marina	See Retail Store			
	Equipment Sales Establishment				
	Nursing Home	2 per 5 beds	Residential Building, Single Detached, Semi-detached, Duplex, <u>Mobile Home, Townhouse</u>	<u>2 spaces per residential unit, except where: -an Additional Residential Unit is provided on the same lot, then 1 space per residential unit (refer separately to Additional Residential Unit parking rate)</u> <u>Or</u> <u>-a common visitor parking is</u>	
	Personal Service Shop	1 per 15 m2			
	Repair and Rental Establishment	1 per 20 m2			
	Residential Building, Accessory Residential Unit located in a Commercial Core Zone	1 per 5 accessory residential units			
	<u>Residential, Additional Residential Unit</u>	<u>1 space</u>			

#	Provision		Amendment		Reasoning
	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	Triplex, Fourplex, Townhouse, Multi-Unit, Townhouse building Modular or Mobile Home	provided for a townhouse development, then 1 space per <u>residential unit plus 1 space per every 4 units are required plus 1 space for every 8 residential units, or fraction thereof, to be set aside for and visually identified as visitor parking</u>	
	Residential Building, Single Detached, Semi-detached, Duplex, Triplex, Fourplex, Townhouse, Modular or Mobile Home	2 spaces per residential 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	<u>Residential Building, Triplex, Fourplex Modular</u>	<u>1 space per residential unit</u>	
	Retail Store	1 per 20 m2 of sales or service area	Retail	1 per 25 m ² of sales or service area	
			School, Secondary (Public or Private), Post Secondary, Adult	4 spaces per classroom, plus either one additional space for each office, or if the school contains a place of assembly, the number of parking spaces as required for place of	

#	Provision		Amendment		Reasoning
	School, Secondary (Public or Private), Post Secondary, Adult	8 spaces for each classroom, plus either Secondary, Adult one 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.		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.	
	Trade Retail Establishment	1 space per 20 m2 of retail use	Trade Retail Establishment	1 space per 30 m ²	
	Unlicensed Child Care	1 additional space unless premises is a residential building with parking available	Wholesaling, Warehousing or Storage Use	1 space for each 100 m ²	

#	Provision		Amendment	Reasoning						
	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								
19-54.	<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><u>a)</u> 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 1114 1350 1409"> <thead> <tr> <th><i>Total Required Parking Spaces</i></th> <th><i>Minimum Accessible Parking Spaces Required</i></th> </tr> </thead> <tbody> <tr> <td><i>5-25 spaces</i></td> <td><i>1 Accessible Space (minimum)</i></td> </tr> <tr> <td><i>26-50 spaces</i></td> <td><i>2 Accessible Spaces (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>	<i>26-50 spaces</i>	<i>2 Accessible Spaces (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>									
<i>26-50 spaces</i>	<i>2 Accessible Spaces (minimum)</i>									

#	Provision	Amendment	Reasoning																			
		<table border="1" data-bbox="863 207 1352 505"> <tr> <td data-bbox="863 207 1020 280">51-75</td> <td data-bbox="1020 207 1352 280">3 Accessible Spaces (minimum)</td> </tr> <tr> <td data-bbox="863 280 1020 358">76-100</td> <td data-bbox="1020 280 1352 358">4 Accessible Spaces (minimum)</td> </tr> <tr> <td data-bbox="863 358 1020 505">101+ spaces</td> <td data-bbox="1020 358 1352 505">4 Accessible Spaces, plus 2% of total required parking spaces(minimum)</td> </tr> </table> <p data-bbox="800 545 1335 578"><i>Accessible Parking Design Standards</i></p> <table border="1" data-bbox="863 578 1352 899"> <tr> <th colspan="3" data-bbox="863 578 1352 656"><i>Minimum Design Standards for Accessible Parking Spaces</i></th> </tr> <tr> <td data-bbox="863 656 1089 751" rowspan="2"><i>Access Aisle Dimensions</i></td> <td data-bbox="1089 656 1220 695"><i>Width</i></td> <td data-bbox="1220 656 1352 695"><i>1.5 m</i></td> </tr> <tr> <td data-bbox="1089 695 1220 751"><i>Length</i></td> <td data-bbox="1220 695 1352 751"><i>5.5 m</i></td> </tr> <tr> <td data-bbox="863 751 1089 899" rowspan="2"><i>Accessible Parking Space Dimensions</i></td> <td data-bbox="1089 751 1220 790"><i>Width</i></td> <td data-bbox="1220 751 1352 790"><i>2.75 m</i></td> </tr> <tr> <td data-bbox="1089 790 1220 899"><i>Length</i></td> <td data-bbox="1220 790 1352 899"><i>5.5 m</i></td> </tr> </table> <p data-bbox="800 940 1335 1008"><u>b) Accessible parking spaces shall be clearly marked and labelled.</u></p>	51-75	3 Accessible Spaces (minimum)	76-100	4 Accessible Spaces (minimum)	101+ spaces	4 Accessible Spaces, plus 2% of total required parking spaces(minimum)	<i>Minimum Design Standards for Accessible Parking Spaces</i>			<i>Access Aisle Dimensions</i>	<i>Width</i>	<i>1.5 m</i>	<i>Length</i>	<i>5.5 m</i>	<i>Accessible Parking Space Dimensions</i>	<i>Width</i>	<i>2.75 m</i>	<i>Length</i>	<i>5.5 m</i>	
51-75	3 Accessible Spaces (minimum)																					
76-100	4 Accessible Spaces (minimum)																					
101+ spaces	4 Accessible Spaces, plus 2% of total required parking spaces(minimum)																					
<i>Minimum Design Standards for Accessible Parking Spaces</i>																						
<i>Access Aisle Dimensions</i>	<i>Width</i>	<i>1.5 m</i>																				
	<i>Length</i>	<i>5.5 m</i>																				
<i>Accessible Parking Space Dimensions</i>	<i>Width</i>	<i>2.75 m</i>																				
	<i>Length</i>	<i>5.5 m</i>																				
<p data-bbox="111 1308 205 1341"><u>20-55.</u></p>	<p data-bbox="239 1053 632 1086">3.24.7 Location and Access</p> <p data-bbox="239 1127 684 1341">ZONE CLASS Residential Zone (3 dwelling units or less) Residential Zone (more than 3 dwelling units)</p> <p data-bbox="239 1382 415 1414">Agricultural</p>	<p data-bbox="800 1053 1192 1086">3.24.7 Location and Access</p> <p data-bbox="800 1127 1398 1321">ZONE CLASS Residential Zone (4 residential units or less) Residential Zone (more than 4 residential units)</p> <p data-bbox="800 1362 976 1395">Agricultural</p>	<ul data-bbox="1444 1057 1986 1159" style="list-style-type: none"> • Update number of units as per definitions change of Multi-unit and Apartment Building. 																			

#	Provision	Amendment	Reasoning
	<p>ZONE CLASS Commercial, Institutional, Open Space, and any zone class not specified Industrial</p>	<p>ZONE CLASS Commercial, Institutional, Open Space, and any zone class not specified Industrial</p>	
<p><u>21-56.</u></p>	<p>3.24.7 Location and Access</p> <p>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>3.24.7 Location and Access</p> <p>f) A residential use not fronting on a Provincial Highway or County Road may have a “U” shaped driveway provided the the following:</p> <ul style="list-style-type: none"> i) The maximum coverage of a driveway, including the circular portion of the driveway, shall be 50% of the area of the yard in which the driveway is located. ii) The front lot line or exterior side lot line containing the entrance is equal to or greater than 36 metres in width. 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. iv) The open space between access points complies with the minimum entrance separation provision in Section 3.24.7 m). 	<ul style="list-style-type: none"> • Additional language to better regulate “U” shaped driveways including, maximum coverage, minimum and maximum width requirements.

#	Provision	Amendment	Reasoning
22-57.	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.	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 multi-unit fourplex building provided that no parking space shall obstruct access to a parking area on any other lot or for any other unit.	<ul style="list-style-type: none"> Change in language as a result of revisions to previous definitions and addition of new definitions.
23-58.	NEW REGULATION	m) The minimum entrance separation shall be 22.5 metres <u>on a lot.</u>	<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.
24-59.	3.24.9 a) Surfacing and Drainage of Parking areas requirements shall be in accordance with the Town of Saugeen Shores Development Manual.	a) Surfacing and Drainage of Parking areas requirements shall be in accordance with the Town of Saugeen Shores development standards Subdivision and Site Plan Development Guide. Note: Replace all references in the Zoning By-law to the "Town of Saugeen Shores	<ul style="list-style-type: none"> Alter wording for ease of reference

#	Provision	Amendment			Reasoning													
		<u>Development Manual” with the “Town of Saugeen Shores development standards.”</u>																
25-60.	<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="241 646 770 1416"> <thead> <tr> <th data-bbox="241 646 514 682">Use</th> <th data-bbox="514 646 770 682">Number of Bicycle Parking Spaces required</th> </tr> </thead> <tbody> <tr> <td data-bbox="241 836 514 1234">Apartment dwellings, triplex dwelling, fourplex dwelling, townhouse and street townhouse dwellings (excepting freehold townhouse dwellings)</td> <td data-bbox="514 836 770 982">10% of required vehicle parking</td> </tr> <tr> <td data-bbox="241 1234 514 1416">Schools</td> <td data-bbox="514 1234 770 1416">1 space per 20 sq.m of classroom area, plus 1 space per</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	<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="785 678 1430 1416"> <thead> <tr> <th data-bbox="785 678 974 714">Use</th> <th data-bbox="974 678 1226 933">Minimum Bicycle Parking Spaces, Long Term Bicycle Parking</th> <th data-bbox="1226 678 1430 933">Minimum Bicycle Parking Spaces, Short Term Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td data-bbox="785 933 974 1315">Apartment Building or Commercial Building with <u>Additional Accessory Residential Uses</u></td> <td data-bbox="974 933 1226 1015">0.28 per dwelling unit</td> <td data-bbox="1226 933 1430 1015">0.08 per dwelling unit</td> </tr> <tr> <td data-bbox="785 1315 974 1416">Commercial and</td> <td data-bbox="974 1315 1226 1356">N/A</td> <td data-bbox="1226 1315 1430 1416">3 spaces, plus 0.3 spaces for</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 <u>Additional Accessory Residential Uses</u>	0.28 per dwelling unit	0.08 per dwelling unit	Commercial and	N/A	3 spaces, plus 0.3 spaces for	<ul style="list-style-type: none"> • Addition of Bicycle Parking definitions introduce 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. Uses have also been refined to generalize as well as address additional uses that otherwise haven't been addressed.
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																	
Use	Minimum Bicycle Parking Spaces, Long Term Bicycle Parking	Minimum Bicycle Parking Spaces, Short Term Bicycle Parking																
Apartment Building or Commercial Building with <u>Additional Accessory Residential Uses</u>	0.28 per dwelling unit	0.08 per dwelling unit																
Commercial and	N/A	3 spaces, plus 0.3 spaces for																

#	Provision	Amendment			Reasoning	
	Commercial uses including restaurants, excluding uses in the CC zone and take out restaurants, unless otherwise noted below Place of Entertainment Hotel or motel Industrial use	800 m2 of office area	Retail Uses	every 100 m2 of gross floor area		
		5% of required parking, or 4 spaces, whichever is greater	All other non-residential uses	N/A		2 spaces, plus 0.3 spaces for every 100 m2 of gross floor area
		10% of vehicle parking, or 4 spaces, whichever is greater	Schools	N/A		3 spaces, plus 0.3 spaces for every 100 m ² of gross floor area
		1 space per 20 guest rooms	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
		4% of required vehicle parking	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
		<i>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.</i>				

#	Provision	Amendment	Reasoning
		<p><u>3.24.12.2 All areas dedicated to Long-Term Bicycle Parking Spaces shall be clearly marked and labelled.</u></p>	
<p><u>26-61.</u></p>	<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.
<p><u>27-62.</u></p>	<p>NEW REGULATION</p>	<p>3.24.163.24.14 Electric Vehicle Parking</p> <p>3.24.163.24.14.1 <i>For any <u>commercial use</u> 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>3.24.163.24.14.2 <i>All Designed Electric Vehicle Parking Spaces shall provide a minimum Level 2 Charging Device or higher.</i></p> <p>3.24.163.24.14.3 <i>All Designed Electric Vehicle Parking Spaces shall be clearly marked and labelled.</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
		3.24.163.24.14.4 <i>Section 3.24.163.24.14 shall not apply to buildings constructed prior to the date of passage of this By-law.</i>	
28-63.	3.37.1a) Principal building is a single-detached building, semi-detached building or townhouse	3.37.1a) Principal building is a single-detached building, semi-detached building, duplex or townhouse building	<ul style="list-style-type: none"> • Allow ARU's within a duplex.
29-64.	<p>3.37.1 <u>Number of Units</u></p> <p>iii) Number of Additional Residential Units contained within an accessory residential building (maximum)</p> <p>if principal building is a single-detached and semi-detached building:</p> <ul style="list-style-type: none"> - 2, if lot area is greater than 500 m² - 1, otherwise <p>if principal building is a townhouse:</p> <ul style="list-style-type: none"> - 1, if the principal building is a street townhouse - None, otherwise 	<p><u>3.37.1 Number of Units</u></p> <p><u>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:</u></p> <p><u>a) Principal building is a single-detached building, semi-detached building, duplex, triplex or street townhouse building:</u></p> <ul style="list-style-type: none"> <u>i) Number of Additional Residential Units on the lot (maximum) – 3</u> <u>ii) Number of Additional Residential Units contained within the principal building (maximum) – 3</u> <u>iii) Number of Additional Residential Units contained within an accessory residential building (maximum)</u> <p>if principal building is a single-detached, semi-detached, duplex building:</p> <ul style="list-style-type: none"> - 2, if lot area is greater than 500 m² - 1, otherwise 	<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
		<p>if principal building is a triplex or street townhouse building:</p> <ul style="list-style-type: none"> - 1, if the principal building is a triplex or street townhouse - None, otherwise <p><u>iv) Number of total residential units on the lot, including the principal unit and Additional Residential Unit(s) (maximum) – 4</u></p>	
<u>30-65.</u>	<p><u>3.37.2 Dimensions</u></p> <p>3.37.2 d) Gross floor area of Additional Residential Units (maximum) - 40% of total gross floor area</p>	<p><u>TO BE DELETED</u></p> <p><u>3.37.2 Dimensions</u></p> <p>3.37.2 d) Gross floor area of Additional Residential Units in an accessory residential building (maximum) – 40% of total gross floor area of the principal residential unit or whichever residential unit is greater in size.</p>	<ul style="list-style-type: none"> • Remove maximum floor area regs of additional residential units within main dwelling. Maximum floor area provision to apply only to ARU's within accessory residential units.
<u>31-66.</u>	<p><u>3.37.3 Form</u></p> <p>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.</p>	<p>TO BE DELETED</p>	<ul style="list-style-type: none"> • Amendments to OP encourage alignment with Towns design guidelines. Regulation to be removed as per the Planning Act and the Town's ability to regulate exterior design of buildings.
	<p><u>3.37.4 Other</u></p>	<p><u>3.37.4 Other</u></p>	<ul style="list-style-type: none"> • <u>Revised to align with the Bruce County Official Plan.</u>

#	Provision	Amendment	Reasoning
67.	<p><u>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 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.</u></p>	<p><u>3.37.4c) Notwithstanding Section 3.37.1:</u> <u>- 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 a Nitrate Study in accordance with Section 4.7.5.8 of the Bruce County Official Plan</u> <u>- 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 in accordance with Section 4.7.5.8 of the Bruce County Official Plan</u></p>	
32-68.	<p>NEW REGULATION</p>	<p>3.37.4d) An aAdditional Residential Unit shall comply with the requirements of the Minimum Distance Separation Formulae;</p>	<ul style="list-style-type: none"> • Additional ARU regulation pertaining to minimum distance separation in the case of a severed surplus farm dwelling
Section 4 – Establishment of Zones			
	<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</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</p>	<ul style="list-style-type: none"> • Addition of h-8-H1 holding as an automatic Holding trigger for lot creation, enlargement or minor variance approval that have been identified to have archaeological potential.

#	Provision	Amendment	Reasoning
<p>33-69.</p>	<p>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” 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>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” 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) h-8-H1</p> <p>Purpose: To ensure areas of high archaeological potential are identified and assessed prior to site alteration or construction.</p> <p><u>(1) Notwithstanding their underlying zoning designation, on those lands identified as being subject to the “h-8-H1” holding symbol, lot grading;</u></p>	<ul style="list-style-type: none"> • The h-8-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 amendment. This reduces the amount of repetition in comprehensive Zoning By-law and ensures consistent language is used for future applications.

#	Provision	Amendment	Reasoning
		<p><u>excavation; and/or construction shall not be permitted unless the “h-8-H1” holding symbol is removed. The area of the “h-8-H1” holding symbol that may be lifted shall be limited to the area included in the assessment and may only be removed by Council upon:</u></p> <p><u>(a) Approval by the Zoning Administrator of an Archaeological Assessment which has been:</u></p> <p><u>(i) Conducted by an archaeologist licensed in the Province of Ontario;</u></p> <p><u>(ii) Confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports; and,</u></p> <p><u>(iii) Included engagement with the Saugeen Ojibway Nation in accordance with its process and standards; and,</u></p> <p><u>(b) Confirmation to the satisfaction of the Zoning Administrator that the recommendations of the Archaeological Assessment (if any) have been implemented.</u></p> <p><u>(2) Where a Consent application for lot creation or lot enlargement has been approved by the County of</u></p>	

#	Provision	Amendment	Reasoning
		<p data-bbox="892 212 1415 756">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 “High Archaeological Potential” in the Bruce County screening maps and will be zoned with a “h-8-H1” holding <u>symbol</u>. The “h-8-H1” holding <u>symbol</u> may be removed in accordance with Section 4.4. The appropriate z<u>Zoning M</u>map will not be updated with a “h-8-H1” h<u>H</u>olding <u>symbol</u> where:</p> <ul style="list-style-type: none"> <li data-bbox="892 800 1402 1344">a) An <u>A</u>archeological <u>A</u>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 1349 1373 1446">b) It has been demonstrated, in consultation with the Saugeen Ojibway Nation, and to the 	

#	Provision	Amendment	Reasoning
		<p>satisfaction of the Zoning Administrator, that deep ground disturbance has recently occurred; or.</p> <p>c) <u>In consultation with the Saugeen Ojibway Nation, a Minor Variance is proposed that does not facilitate new construction; or</u></p> <p>e)d) <u>The Consent facilitates the re-creation of merged original township lots.</u></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 5 – Agricultural			
<p><u>34-70.</u></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;</p> <p>b) agriculturally-related commercial/industrial use;</p> <p>c) bed and breakfast establishment subject to subsection 3.4;</p> <p>d) existing cemetery;</p> <p>e) existing mobile home;</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;</p> <p>b) agriculturally-related commercial/industrial use <u>subject to subsection 5-65.4.7</u>;</p> <p>c) bed and breakfast establishment subject to subsection 3.4;</p> <p>d) existing cemetery;</p> <p>e) existing mobile home;</p> <p>f) greenhouse subject to subsection 3.8;</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. • Change in language as a result of revisions to previous definitions and addition of new definitions.

#	Provision	Amendment	Reasoning
	<p>f) greenhouse subject to subsection 3.8; g) farm sales outlet subject to subsection 5.4.3; h) forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards; i) home industry subject to subsection 3.11; j) home occupation subject to subsection 3.12; k) kennel subject to subsection 3.14; l) landing strip; m) horse riding school; n) Additional Residential Units in accordance with subsection 5.4.4; o) single detached dwelling p) single detached dwelling on an undersized lot in accordance with section 3.19 and subsection 5.4.5; q) wildlife preserve; r) works of a Conservation Authority. s) home based child care t) unlicensed child care u) child care centre v) live/work uses</p>	<p>g) farm sales outlet subject to subsection 5.4.3; h) forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards; i) home industry subject to subsection 3.11; j) home occupation subject to subsection 3.12; k) kennel subject to subsection 3.14; l) landing strip; m) horse riding school; n) Additional Residential Units in accordance with subsection 5.4.4; o) single detached building; p) single detached building on an undersized lot in accordance with section 3.19 and subsection 5.4.5; q) wildlife preserve; r) works of a Conservation Authority; s) home based child care t) unlicensed child care u) child care centre v) live/work uses w) on-farm diversified use <u>subject to subsection 5.4.8.</u></p>	
71.	<p><u>5.4.4 Additional Residential Units</u> <u>Notwithstanding Section 3.37, Additional Residential Units may be</u></p>	<p><u>5.4.4 Additional Residential Units and Temporary Residential Buildings</u></p>	<p><u>•</u></p>

#	Provision	Amendment	Reasoning
	<p><u>permitted on a lot in the Agricultural (A) Zone subject to all other provisions of this By-law and the following:</u></p> <p><u>a) One Additional Residential Unit is permitted within a principal residential building or an accessory residential building;</u></p> <p><u>b) Other Additional Residential Units are permitted within temporary residential buildings to accommodate part-time or seasonal operations of the farm;</u></p> <p><u>c) Shall be situated on lots with a lot area of 0.8 ha or greater;</u></p> <p><u>d) Shall be situated a maximum distance of 45 m from the principal building.</u></p>	<p><u>Notwithstanding Section 3.37, Additional Residential Units and Temporary Residential Buildings may be permitted on a lot in the Agricultural (A) Zone subject to all other provisions of this By-law and the following:</u></p> <p><u>a) One Additional Residential Unit is permitted within a principal residential building or an accessory residential building;</u></p> <p><u>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;</u></p> <p><u>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);</u></p> <p><u>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 in accordance with Section 4.7.5.8 of the Bruce County Official Plan;</u></p>	

#	Provision	Amendment	Reasoning
		<p><u>e) Shall be situated a maximum distance of 45 m 30 m from the principal building.</u></p>	
<p><u>35-72.</u></p>	<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> <p>i) Front and Exterior Side Yard Depth (minimum) 10.0 m</p> <p>ii) Interior Side Yard Width (minimum) 4.0 m</p> <p>iii) Rear Yard Depth (minimum) 10.0 m</p> <p>iv) Lot Coverage (maximum) 20% of lot area</p> <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>	<p>5.4.5 Undersized Lots</p> <p><u>a) On An existing</u> 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> <p>i) Front and Exterior Side Yard Depth (minimum) 10.0 m</p> <p>ii) Interior Side Yard Width (minimum) 4.0 m</p> <p>iii) Rear Yard Depth (minimum) 10.0 m</p> <p>iv) Lot Coverage (maximum) 20% of lot area</p> <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>	<ul style="list-style-type: none"> • <u>Generalization of language to include not only existing undersized lots but also undersized lots created as a result of a surplus farm dwelling severance.</u> • <u>Removal of c) as removal of secondary farm dwelling were entirely removed from the Zoning By-law and replaced with Additional Residential Units and was missed in previous Zoning Amendment.</u>

#	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><u>ce)</u> 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 <u>a</u> Residential Zone.</p>	
<u>36-73.</u>	NEW REGULATION	<p><u>5.4.6 Surplus Farm Dwelling Lot</u></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 <u>ale</u> (A) Zone Section 5.3 Regulations provisions to the contrary, the height, yard setbacks, lot coverage, and ground floor area for legally</p>	<ul style="list-style-type: none"> • As per Brockton and Huron-Kinloss, W 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 <u>ale</u>.

#	Provision	Amendment	Reasoning
		<p>existing 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 <u>Section 5.4.5</u>; and</p> <p>iii. <u>All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of this By-law</u>; :-</p> <p>iv. <u>For the property not containing the surplus farm dwelling(s), 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' Agriculture</u>, whereby notwithstanding the provisions of Section 5.2 of this By-law to the contrary, no dwellings shall be permitted; :-</p> <p><u>v. The appropriate Zone Map in this By-law shall be amended for areas of high archaeological potential and may be zoned with a "h-8-H1" holding symbol in accordance with Section 4.4.</u></p>	

#	Provision	Amendment	Reasoning
<p><u>37-74.</u></p>	<p>NEW REGULATION</p>	<p>Section 5-65.4.7 Agriculture-Related Use</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>	<ul style="list-style-type: none"> As per PPS and County amendments, staff have introduced new agricultural uses/definitions that require further regulations as per the PPS.

#	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 may 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 <u>when the use has a high level of human activity, such as food services or accommodations</u>;:-</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 water-courses, 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</p>	

#	Provision	Amendment	Reasoning
		<p>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; <u>and-</u></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>	
<p><u>38-75.</u></p>	<p>NEW REGULATION</p>	<p>Section 5.75.4.8 <u>On-Farm Diversified Use</u></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 <u>principalle</u> 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.

#	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) <u>An agricultural events that are beyond the scale of an on-farm diversified use as per 5.75.4.8c) of this By-law being 2% of the area of lands on which the use is proposed or a maximum of 1 hectare</u> shall is</p>	

#	Provision	Amendment	Reasoning
		<p>considered an on-farm diversified use that is beyond the scale of an on-farm diversified use and shall only be permitted on a temporary basis per the requirements of the Town through a temporary zoning by-law amendment. Any Agricultural events shall provided on-site parking at a rate of 1 space per 25 square metres of event area and all be subject to all requirements other requirements within Section 5.75.4.8 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 may 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-</p>	

#	Provision	Amendment	Reasoning
		<p>uses 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; An on-farm diversified use shall be subject to the Minimum Distance Setbacks (MDS) Guidelines, except where an on-farm diversified use does not generate a significant amount of visitors and does not include agri-tourism or food services or provide accommodations on site.</p> <p>l) The on-farm diversified use must be sensitive to the natural environment by minimizing impacts on water courses, 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; <u>and-</u></p>	

#	Provision	Amendment	Reasoning
		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.	
Section 6- Agricultural Commercial			
39-76.	<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 forestry products or sell processed forestry products such as lumber yards;</p> <p>h) grain elevator and drying facility;</p> <p>i) kennel, subject to subsection 3.14;</p> <p>j) market garden;</p> <p>k) garden centre;</p> <p>l) horse riding school;</p> <p>m) veterinary clinic;</p> <p>n) wildlife preserve;</p> <p>o) works of a Conservation Authority.</p>	<p>6.2.1 Permitted Uses</p> <p>AC1 Zone</p> <p>a) agriculturally related commercial/industrial use <u>subject to subsection 5-65.4.7</u>;</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 forestry products or sell processed forestry products such as lumber yards;</p> <p>h) grain elevator and drying facility;</p> <p>i) kennel, subject to subsection 3.14;</p> <p>j) market garden;</p> <p>k) garden centre;</p> <p>l) horse riding school;</p> <p>m) veterinary clinic;</p> <p>n) wildlife preserve;</p> <p>o) works of a Conservation Authority;</p> <p>p) on-farm diversified use; <u>subject to subsection 5-75.4.8</u>.</p>	<ul style="list-style-type: none"> • Addition of on-farm diversified use to Agricultural Commercial One Zone.

#	Provision	Amendment	Reasoning
40.77.	<p>6.2.2 AC2 Zone Permitted Uses</p> <p>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; n) wildlife preserve; o) works of a Conservation Authority.</p>	<p>6.2.2 AC2 Zone Permitted Uses</p> <p>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; n) wildlife preserve; o) works of a Conservation Authority; p) on-farm diversified use.</p>	<ul style="list-style-type: none"> • Addition of on-farm diversified use to Agricultural Commercial One Zone.
Section 7 – Residential First Density			
41.78.	<p>Section 7.2 Permitted Uses</p> <p>a) single detached dwelling; b) bed and breakfast establishment subject to subsection 3.4; c) home occupation, subject to subsection 3.12. d) additional residential units in accordance with subsection 3.37 e) home-based child care</p>	<p>a) single detached building; b) bed and breakfast establishment subject to subsection 3.4 c) home occupation, subject to subsection 3.12 d) additional residential units in accordance with subsection 3.37 e) home-based child care f) unlicensed child care</p>	<ul style="list-style-type: none"> • Addition of multi-unit buildings as permitted uses in Residential One First Density (R1) Zone. • Definitions changed from dwelling to building • Removal of converted dwelling

#	Provision	Amendment	Reasoning
	f) unlicensed child care g) child care centre h) office i) health care clinic j) semi-detached dwelling k) duplex dwelling l) converted dwelling, to a maximum of (2) dwelling units	g) child care centre h) office i) health care clinic j) semi-detached building k) duplex building <u>l) triplex building</u> <u>m) fourplex building</u> (m) multi-unit buildings	
<u>42-79.</u>	7.3 Regulations 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: a) Lot Area (minimum) i. Single detached dwelling 450 m2 ii. Semi-detached dwelling 250 m2 per unit iii. Duplex dwelling 450 m2 b) Lot Frontage (minimum) i) Single detached dwelling 12.0 m ii) Semi-detached dwelling 10.0 m per unit iii) Duplex dwelling 12.0 m c) Front Yard setback (minimum) 6.0 m	7.3 Regulations 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: a) Lot Area (minimum) <u>i) Single detached building 450 m2</u> <u>ii) Semi-detached, Triplex or Fourplex building 250 m2 per unit</u> <u>iii) Duplex building 450 m2</u> i. Single detached buildings 450 m2 ii. Semi-detached buildings 250 m2 per unit iii. Duplex or multi-unit buildings 450 m2 b) Lot Frontage (minimum) <u>i) Single detached building 12.0 m</u> <u>ii) Semi-detached, Triplex or Fourplex building 10.0 m per unit</u> <u>iii) Duplex building 12.0 m</u> i) Single detached buildings 12.0 m ii) Semi-detached buildings 10.0 m per unit iii) Duplex or multi-unit buildings 12.0 m	<ul style="list-style-type: none"> • Change in language as a result of revisions to previous definitions and addition of new definitions. • Addition of newly created definitions

#	Provision	Amendment	Reasoning
	<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 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> i) Single Detached 1 dwelling unit per lot</p> <p> ii) Duplex dwelling or Semi-Detached subject to minimum lot area provisions of clause (a)</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 residential units in a semi-detached or fourplex building</p> <p><u>ii) interior side yard setback where a common wall divides individual units in a Semi-detached, Triplex or Fourplex building 0 m</u></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><u>i) Single Detached 1 per lot</u></p> <p><u>ii) Duplex, Semi-Detached, Triplex or Fourplex subject to minimum lot area provisions of clause (a)</u></p>	

#	Provision	Amendment	Reasoning
	<p>k) i) Office' and 'Health Care Clinic' uses shall be no more than 200 square metres in floor area, ii) the location shall be on properties adjoining collector or arterial roads and, iii) the use shall occupy the existing residential structure.</p>	<p>i) 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> <p><u>kj</u>) i) Office' and 'Health Care Clinic' uses shall be no more than 200 square metres in floor area, ii) the location shall be on properties adjoining collector or arterial roads and, iii) the use shall occupy the existing residential structure.</p>	
<p><u>43-80.</u></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, 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</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, 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</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.

#	Provision	Amendment	Reasoning
	<p>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 and/or water connections/wells shall apply.</p>	<p>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> <p>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.</p>	
Section 8 – Residential Second Density			
<p><u>44.81.</u></p>	<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.</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</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
	g) additional residential units in accordance with subsection 3.37 h) home-based child care i) unlicensed child care j) child care centre	i) child care centre <u>j) triplex building</u> <u>k) fourplex building</u> j) multi-unit buildings	
<u>45-82.</u>	8.3 Regulations a) Lot Area (minimum) i) single detached 450 m2 dwelling ii) semi-detached 325 m2 dwelling per unit iii) converted 500 m2 dwelling iv) duplex dwelling 520 m2 b) Lot Frontage (minimum) i) single detached 12.0 m ii) semi-detached 10.0 m per dwelling unit iii) converted 15.0 m dwelling iv) duplex dwelling 15.0 m c) Front Yard Depth (minimum) 6.0 m d) Exterior Side Yard Depth (minimum) 4.5 m e) Interior side yard setback: i) Interior side yard setback (minimum) 1.2 m	8.3 Regulations a) Lot Area (minimum) i) single detached building 450 m2 ii) semi-detached building 325 m2 per unit iii) duplex building or multi-unit buildings 520 m2 <u>i) Single detached building 450 m2</u> <u>ii) Semi-detached, Triplex or Fourplex building 250 m2 per unit</u> <u>iii) Duplex building 450 m2</u> b) Lot Frontage (minimum) i) single detached building 12.0 m ii) semi-detached building 10.0 m per unit iii) duplex building or multi-unit buildings 15.0 m <u>i) Single detached building 12.0 m</u>	<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 • <u>Removal of converted dwelling</u> • <u>Reduction in lot area for semi-detached and duplex and multi-unit to align with R1 designation regulations</u>

#	Provision	Amendment	Reasoning
	<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>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><u>ii) Semi-detached, Triplex or Fourplex building 10.0 m per unit</u></p> <p><u>iii) Duplex building 12.0 m</u></p> <p>c) Front Yard Depth (minimum) 6.0 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><u>ii) Interior side yard setback where a common wall divides individual units in a Semi-detached, Triplex or Fourplex building 0 m</u></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>	

#	Provision	Amendment	Reasoning
		<p><u>j) Number of Residential Buildings Per Lot (maximum) 1 only</u></p> <p><u>i) Single Detached 1 per lot</u></p> <p><u>ii) Duplex, Semi-Detached, Triplex or Fourplex subject to minimum lot area provisions of clause (a)</u> i) 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			
<p><u>46-83.</u></p>	<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; b) multi-unit 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 <u>j) triplex building</u></p>	<ul style="list-style-type: none"> Definitions changed from dwelling to building

#	Provision	Amendment	Reasoning
		<u>k) fourplex building</u>	
<u>47-84.</u>	<p>9.3 Regulations</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 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>9.3 Regulations</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><u>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</u></p> <p><u>ii) Triplex, Fourplex, Street townhouse or Townhouse building</u> <u>160 m2 for each interior unit</u> <u>200 m2 for each end unit</u></p> <p>i) apartment building 275 m2 per unit for the first four (4) units, plus 100 m2 for each additional unit thereafter</p> <p>ii) multi-unit, street townhouse, 160 m2 for each interior row residential residential unit 200 m2 for each end row residential unit</p> <p>b) Lot Frontage (minimum)</p> <p><u>i) Apartment or Townhouse building 30.0 m</u></p> <p><u>ii) Triplex, Fourplex or Street townhouse building</u> <u>4.5 m per unit;</u> <u>5.7 m for an end row unit;</u> <u>an additional 0.6 m for each additional or partial storey above the first storey</u></p>	<ul style="list-style-type: none"> • <u>Removal of maximum density provisions for Residential Third Density (R3) Zone.</u> • <u>Lot coverage has been increased as all residential zones except R3 and R4 have a maximum lot coverage of 45%</u> • Definitions changed from dwelling to building

#	Provision	Amendment	Reasoning
	<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 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</p>	<p>i) apartment, multi-unit or 30.0 m townhouse building</p> <p>ii) street townhouse building 4.5 m per unit; 5.7 m for an end row residential 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>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 residential units in a fourplex building, street townhouse building or townhouse building</p> <p><u>e) Interior side yard setback (minimum)</u></p> <p><u>i) Apartment or Townhouse building 5.0 m</u></p> <p><u>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</u></p> <p>f) Rear Yard Depth (minimum) 7.5 m</p>	

#	Provision	Amendment	Reasoning
	<p>or townhouse dwelling area provisions of clause (a)</p> <p>ii) street townhouse dwelling 1 dwelling unit per lot</p>	<p>g) Lot Coverage (maximum) 435% 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> <p>Number of Residential Units Per Lot (maximum)</p> <p>i) apartment building, multi-unit subject to the minimum lot building or townhouse building area provisions of clause (a)</p> <p>ii) street townhouse dwelling 1 dwelling unit per lot</p>	
Section 10- Residential Fourth Density			
<p>48-85.</p>	<p>10.2 Permitted Uses</p> <p>a) apartment dwelling;</p> <p>b) multi-unit dwelling</p> <p>c) nursing home;</p> <p>d) home for the aged</p> <p>e) retirement home</p> <p>f) street townhouse dwelling;</p>	<p>10.2 Permitted Uses</p> <p>a) apartment building;</p> <p>b) multi-unit building</p> <p>c) nursing home;</p> <p>d) home for the aged</p> <p>e) retirement home</p> <p>f) street townhouse building;</p>	<ul style="list-style-type: none"> • Definitions changed from dwelling to building

#	Provision	Amendment	Reasoning
	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	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 <u>m) triplex building</u> <u>n) fourplex building</u>	
<u>49-86.</u>	10.3 Regulations a) Lot Area (minimum) i) 230 m ² apartment dwelling per unit for the first, four (4) units, plus 100 m ² for each additional unit thereafter up to a maximum density of 90 units per gross ha; ii) 160 m ² for each interior row street townhouse, townhouse or dwellings 200 m ² for each end row dwelling unit	10.3 Regulations a) Lot Area (minimum) i) 230 m² 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; ii) 160 m² for each interior row street townhouse, townhouse or multi-unit buildings 160 m² for each interior row residential unit, 200 m² for each end row residential unit <u>i) Apartment building 230 m² per unit for the first four (4) units, plus 100 m² for each additional unit thereafter</u>	<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 <u>requirement</u> of 45%. • <u>Definitions changed from dwelling to building</u> • <u>Removal of additional 0.6m lot frontage requirements for street townhouse building</u> • <u>Street townhouse building interior side yard setback reduced to <u>1.22-0</u>. This better</u>

#	Provision	Amendment	Reasoning
	<p>iii) nursing home, home for the aged or retirement home 1,200 m²</p> <p>b) Lot Frontage (minimum) i) Apartment or townhouse 30.0 m dwelling 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. iii) nursing home, home for the aged or 30.0 m retirement home</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 Width (minimum) i) Apartment or townhouse 5.0 m dwelling ii) street townhouse dwelling 3.0 m, provided that no side yard shall be required between the common wall dividing individual dwelling units; iii) nursing home, home for the aged or 3.0 m or 7.5 m</p>	<p><u>ii) Triplex, Fourplex, Street townhouse or Townhouse building</u></p> <p><u>160 m² for each interior unit</u></p> <p><u>200 m² for each end unit</u></p> <p>iii) nursing home, home for the aged or retirement home 1,200 m²</p> <p>b) Lot Frontage (minimum) i) Apartment, multi-unit or townhouse 30.0 m building ii) street townhouse building 4.5 m per unit; 5.7 m for an end row residential unit; an additional 0.6m for each additional or partial storey above the first storey. <u>i) Apartment or Townhouse building 30.0 m</u> <u>ii) Triplex, Fourplex or Street townhouse building</u> <u>4.5 m per unit;</u> <u>5.7 m for an end row unit;</u> <u>an additional 0.6 m for each additional or partial storey above the first storey.</u></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>aligns with regs as per R3 zone.</p>

#	Provision	Amendment	Reasoning
	<p>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>d) Exterior Side Yard Depth (minimum) 4.5 m</p> <p>e) Interior Side Yard Width (minimum)</p> <p>i) Apartment, multi-unit or townhouse 5.0 m building</p> <p>ii) street townhouse building 23.0 m, provided that no side yard shall be required between the common wall dividing individual residential units;</p> <p>iii) nursing home, home for the aged or 3.0 m or 7.5 m</p> <p>retirement home if abutting a R1 or R2 Zone;</p> <p><u>i) Apartment or Townhouse building 5.0 m</u></p> <p><u>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</u></p> <p><u>iii) Nursing home, Home for the aged or Retirement home 3.0 m or 7.5 m if abutting a R1 or R2 Zone</u></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>	

#	Provision	Amendment	Reasoning
		<p>i) Landscaped Open Space (minimum) 30% of lot area;</p> <p>j) Number of Residential Units Per Lot (maximum)</p> <p>i) apartment, multi-unit or townhouse building subject to the minimum lot townhouse building area provisions of clause (a);</p> <p>ii) street townhouse 1 residential unit per lot.</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>	
<p>50-87.</p>	<p>10.4.14 R4-14</p> <p>(ii) The maximum density shall be no greater than 100 units per gross ha;</p>	<p>TO BE DELETED</p>	<ul style="list-style-type: none"> Special provision max density removal as maximum density has been removed.
<p><u>Section 13- Highway Commercial</u></p>			
<p>26-88.</p>	<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-</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</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
	<u>residential unit on the first floor or entirely above the first floor of the building, with exception to the entrance or entrances to the dwelling unit, all in accordance with Section 3.6.</u>	<u>first floor or entirely above the first floor of the building, with exception to the entrance or entrances to the dwelling unit, all in accordance with Section 3.6.</u>	
Section 15- Office Residential			
<u>51-89.</u>	<p>15.2 Permitted Uses</p> <p>a) bed and breakfast establishment; 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</p>	<p>a) bed and breakfast establishment; b) child care centre; c) institutional use with a minimum of one (1) <u>residential dwelling</u> unit; d) office, with a minimum of one (1) <u>residential dwelling</u> unit; e) single detached building; f) studio for the creation of arts & crafts, with a minimum of one (1) <u>residential dwelling</u>-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 l) multi-unit buildings m) triplex building n) fourplex building</p>	<ul style="list-style-type: none"> • Definitions changed from dwelling to building <u>or dwelling to residential</u> • Removal of converted dwellings • Addition of multi-unit buildings
<u>52-90.</u>	<p>15.3 Regulations</p> <p>i) Number of Dwelling Units Per Lot (maximum)</p>	<p>15.3 Regulations</p> <p>i) Number of Residential Units Per Lot (maximum)</p>	<ul style="list-style-type: none"> • Definitions changed from dwelling to building • Removal of converted dwellings

#	Provision	Amendment	Reasoning
	i) Single Detached Dwelling 1 dwelling unit per lot ii) Converted Dwelling 2 dwelling units per lot	i) Single Detached building 1 residential unit per lot ii) Semi-detached or duplex building 2 residential units per lot ii) Multi-unit building Maximum of 4 residential units per lot <u>i) Number of Residential Buildings Per Lot (maximum)</u> <u>- See Number of Residential Buildings per Lot (maximum) in the Residential First Density (R1) zone</u>	<ul style="list-style-type: none"> • Addition on multi-unit buildings
Section 16- Commercial Recreation			
<u>53-91.</u>	16.2 Permitted Uses 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;	16.2 Permitted Uses 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;	<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.

#	Provision	Amendment	Reasoning
	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.	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, subject to Section 16.4.5 residential uses, subject to Section 7.2 of the Residential One (R1) Zone and in accordance with Residential One (R1) Zone provisions and only accessory to a non-residential use.	
<u>92.</u>	<u>NEW REGULATION</u>	<u>16.4.5 Low Density Residential Uses</u> <u>A multi-unit building shall be permitted on a lot in the CR Zone, subject to the following regulations:</u> <ol style="list-style-type: none"> <u>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;</u> <u>b) The multi-unit building shall only be permitted as a secondary and ancillary use to the main permitted use; and</u> <u>c) The multi-unit building shall only be permitted where both municipal water and sanitary services are provided.</u> 	<ul style="list-style-type: none"> • <u>New regulation to allow low density residential uses in the Commercial Recreation zone</u>

Section 20 – Institutional

#	Provision	Amendment	Reasoning
<u>93.</u>	<u>20.3 Regulations</u> g) <u>Building Height (maximum) 10.0 m</u>	<u>20.3 Regulations</u> g) <u>Building Height (maximum) 15.0 m</u>	<ul style="list-style-type: none"> As per the agency comments provided by the Blue-Water District School Board, staff are supportive of an increase in building height from 10 m to 15 m.