

Attachment A – Table of Proposed Changes

Table 1: List of Amendments

1. Inconsistent usage of select terms in various sections						
Item	Section	Provision	Section Title	Current Provision	Proposed Amended Provision	Rationale
1	6.24	(2)	SETBACKS FROM ENVIRONMENTAL PROTECTION (EP) ZONE	Development within 120 m of a provincially significant wetland or 50 m of a locally significant wetland (adjacent lands) may take place in accordance with the land use designation shown on the land use Schedules to this Plan only when it has been demonstrated through an Environmental Impact Assessment that there will be no negative effects on the natural features or ecological functions of these wetlands.	Development within 120 m of a provincially significant wetland or 50 m of a locally significant wetland (adjacent lands) may take place in accordance with the <del>land use designation current Zoning shown on the land use Schedules to this Plan</del> only when it has been demonstrated through an Environmental Impact Assessment that there will be no negative effects on the natural features or ecological functions of these wetlands.	Deleting the word “designation” when referencing zoning to reduce confusion regarding the difference between zones in the Zoning By-law with designations in the Community Official Plan
2	10.4		SPECIAL EXCEPTION PROVISIONS	...Lands designated in this manner shall be subject to all restrictions of the zone, except as otherwise provided by the special exception provision.	...Lands <del>designated</del> <b>zoned</b> in this manner shall be subject to all restrictions of the zone, except as otherwise provided by the special exception provision.	
3	11.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'A' Zoning designation, lands designated as...	Notwithstanding their 'A' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
4	12.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'RU' Zoning designation, lands designated as...	Notwithstanding their 'RU' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
5	13.4	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'R1' Zoning designation, lands designated as...	Notwithstanding their 'R1' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
6	14.4	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'R2' Zoning designation, lands designated as...	Notwithstanding their 'R2' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
7	15.4	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'R3' Zoning designation, lands designated as...	Notwithstanding their 'R3' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
8	16.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'R4' Zoning designation, lands designated as...	Notwithstanding their 'R4' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
9	17.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'RR' Zoning designation, lands designated as...	Notwithstanding their 'RR' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
10	18.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'LSR' Zoning designation, lands designated as...	Notwithstanding their 'LSR' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
11	19.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'C1' Zoning designation, lands designated as...	Notwithstanding their 'C1' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	

12	20.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'C2' Zoning designation, lands designated as...	Notwithstanding their 'C2' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
13	21.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'C3' Zoning designation, lands designated as...	Notwithstanding their 'C3' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
14	22.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'C4' Zoning designation, lands designated as...	Notwithstanding their 'C4' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
15	23.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'C5' Zoning designation, lands designated as...	Notwithstanding their 'C5' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
16	24.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'C6' Zoning designation, lands designated as...	Notwithstanding their 'C6' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
17	25.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'C7' Zoning designation, lands designated as...	Notwithstanding their 'C7' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
18	26.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'V' Zoning designation, lands designated as...	Notwithstanding their 'V' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
19	27.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'E1' Zoning designation, lands designated as...	Notwithstanding their 'E1' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
20	28.3.1		SPECIAL PROVISIONS	Notwithstanding their 'M1' Zoning designation, lands designated as...	Notwithstanding their 'M1' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
21	30.3.1		SPECIAL PROVISIONS	Notwithstanding their 'M3' Zoning designation, lands designated as...	Notwithstanding their 'M3' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
22	31.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'M4' Zoning designation, lands designated as...	Notwithstanding their 'M4' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
23	32.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'I' Zoning designation, lands designated as...	Notwithstanding their 'I' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
24	33.4.1		SPECIAL PROVISIONS	Notwithstanding their 'OSA' Zoning designation...	Notwithstanding their 'OSA' Zoning <del>designation</del> ...	
25	33.4.2		SPECIAL PROVISIONS	Notwithstanding their 'OS' Zoning designation, lands designated as...	Notwithstanding their 'OS' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
26	37.4.5		SPECIAL PROVISIONS	Notwithstanding their 'EH' Zoning designation...	Notwithstanding their 'EH' Zoning <del>designation</del> ...	
27	40.3	Multiple	SPECIAL PROVISIONS	Notwithstanding their 'D' Zoning designation, lands designated as...	Notwithstanding their 'D' Zoning <del>designation</del> , lands <del>designated</del> <b>zoned</b> as...	
28	5		DEFINITIONS	“CENTRELINE” means the midpoint of any street, railway, roadway, lane or railway right-of-way.	“CENTRELINE” means the midpoint of any street, railway, <del>roadway, lane</del> or railway right-of-way.	Replacing references to “road” with “street” as “street” is a defined term to improve consistency throughout the Zoning By-law
29	5		DEFINITIONS	“GARAGE, PUBLIC” means a government facility used for the storage and servicing of road construction and maintenance equipment and materials.	“GARAGE, PUBLIC” means a government facility used for the storage and servicing of <del>road</del> <b>street</b> construction and maintenance equipment and materials.	

30	5		DEFINITIONS	<p>“GRADE” means:</p> <p>(c) when used with reference to a street, road or highway means the elevation of the street, road or highway established by the Municipality or other designated authority.</p>	<p>“GRADE” means:</p> <p>(c) when used with reference to a street, <del>road or highway</del> means the elevation of the street, <del>road or highway</del> established by the Municipality or other designated authority.</p>	
31	5		DEFINITIONS	<p>“PARKING SPACE, PARALLEL” means a parking space which is accessed from an aisle, road or driveway that is beside and runs the same direction as the aisle, road or driveway.</p>	<p>“PARKING SPACE, PARALLEL” means a parking space which is accessed from an aisle, <del>road</del> street or driveway that is beside and runs the same direction as the aisle, <del>road</del> street or driveway.</p>	
32	5		DEFINITIONS	<p>“PLANNED UNIT DEVELOPMENTS” means a group of dwellings situated on the same lot and that share common facilities such as access to a public road, parking facilities, open space and recreational areas, and which are designed as an integral part of a residential complex [By-law 18-73]</p>	<p>“PLANNED UNIT DEVELOPMENTS” means a group of dwellings situated on the same lot and that share common facilities such as access to a public <del>road</del> street, parking facilities, open space and recreational areas, and which are designed as an integral part of a residential complex [By-law 18-73]</p>	
33	5		DEFINITIONS	<p>“SIGHT TRIANGLE” means the triangular space formed by intersecting street lines and a line drawn from a point in one street line to a point on the other street line, which must be kept clear of obstructions such as hedges so that people on one road...</p>	<p>“SIGHT TRIANGLE” means the triangular space formed by intersecting street lines and a line drawn from a point in one street line to a point on the other street line, which must be kept clear of obstructions such as hedges so that people on one <del>road</del> street ...</p>	
34	5		DEFINITIONS	<p>“STORAGE YARD” means land used for outdoor storage, including:</p> <p>(b) the storage of road maintenance material such as gravel or sand;</p>	<p>“STORAGE YARD” means land used for outdoor storage, including:</p> <p>(b) the storage of <del>road</del> street maintenance material such as gravel or sand;</p>	
35	5		DEFINITIONS	<p>“WAYSIDE PIT OR WAYSIDE QUARRY” means a temporary pit or quarry licensed under the Aggregate Resources Act, R.S.O. 1990 opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.</p>	<p>“WAYSIDE PIT OR WAYSIDE QUARRY” means a temporary pit or quarry licensed under the Aggregate Resources Act, R.S.O. 1990 opened and used by a public <del>road</del> street authority solely for the purpose of a particular project or contract of <del>road</del> street construction and not located on the <del>road</del> street right-of-way.</p>	
36	6.4.2		AT RAILWAY GRADE CROSSINGS	<p>Where any road or street crosses a railway at the same grade, no building, structure or landscaping shall hereafter be erected closer to the point of intersection of the centreline...</p>	<p>Where any <del>road or</del> street crosses a railway at the same grade, no building, structure or landscaping shall hereafter be erected closer to the point of intersection of the centreline...</p>	
37	6.4.3		AT STREET INTERSECTIONS WITH COUNTY OR PROVINCIAL ROADS	<p>AT STREET INTERSECTIONS WITH COUNTY OR PROVINCIAL ROADS</p> <p>(1) In all zones, on a corner lot having frontage on a County or Provincial Road...</p>	<p>AT STREET INTERSECTIONS WITH COUNTY OR PROVINCIAL <del>ROAD STREET</del></p> <p>In all zones, on a corner lot having frontage on a County or Provincial <del>road</del> street...</p>	

38	6.7		FRONTAGE ON A PUBLIC STREET	No building or structure shall be erected in any zone except the Limited Services Residential (LSR) Zone unless the lot on which such building or structure is located has frontage on a road which is an improved road and is part of the Corporation's approved road system. This provision shall not apply to a lot on a registered plan of subdivision where an agreement between the owner and the Corporation, which includes provisions for the construction of the streets in the subdivision, is registered in the Registry Office or the Land Titles Office. Notwithstanding the above, a non-residential building or structure accessory to a permitted agricultural, forestry or conservation use shall not require frontage on an improved road, nor shall a hunting or fishing camp.	No building or structure shall be erected in any zone except the Limited Services Residential (LSR) Zone unless the lot on which such building or structure is located has frontage on a <del>road</del> street which is an improved <del>road</del> street and is part of the Corporation's approved <del>road</del> street system. This provision shall not apply to a lot on a registered plan of subdivision where an agreement between the owner and the Corporation, which includes provisions for the construction of the streets in the subdivision, is registered in the Registry Office or the Land Titles Office. Notwithstanding the above, a non-residential building or structure accessory to a permitted agricultural, forestry or conservation use shall not require frontage on an improved <del>road</del> street, nor shall a hunting or fishing camp.	
39	6.12		MUNICIPAL ROADS	MUNICIPAL ROADS	MUNICIPAL <del>ROADS</del> STREETS	
40	6.12.1		MUNICIPAL ROADS – CLASS 1	MUNICIPAL ROADS – CLASS 1 (1) Improved roads under the jurisdiction of the Corporation which are maintained on a year-round basis.	MUNICIPAL <del>ROADS</del> STREETS – CLASS 1 (1) Improved <del>road</del> street under the jurisdiction of the Corporation which are maintained on a year-round basis.	
41	6.12.2		MUNICIPAL ROADS – CLASS 2	MUNICIPAL ROADS – CLASS 2 Improved roads under the jurisdiction of the Corporation shall, for the purposes of the By-law, mean that the Corporation is not obligated to provide services on a year-round basis or at all.	MUNICIPAL <del>ROADS</del> STREETS – CLASS 2 Improved <del>road</del> street under the jurisdiction of the Corporation shall, for the purposes of the By-law, mean that the Corporation is not obligated to provide services on a year-round basis or at all.	
42	6.27	(1)(a)	SETBACK REQUIREMENTS, ADDITIONAL	erect any permanent residential building or structure closer than 30 m (98.4 ft) to the centreline of any County or Provincial Road, or	erect any permanent residential building or structure closer than 30 m (98.4 ft) to the centreline of any County or Provincial <del>Road</del> street, or	
43	6.27	(1)(b)	SETBACK REQUIREMENTS, ADDITIONAL	erect any permanent non-residential building or structure closer than 45 m (147.6 ft) to the centreline of any County or Provincial Road, or	erect any permanent non-residential building or structure closer than 45 m (147.6 ft) to the centreline of any County or Provincial <del>Road</del> street, or	
44	6.27	(2)	SETBACK REQUIREMENTS, ADDITIONAL	Subsection 6.27(a) shall not apply to prevent the erection of a building or structure between two existing buildings not more than 100 m (328 ft) apart closer to any County or Provincial Road than the average setback from such Road of the existing building, plus an additional 2 m (6.6 ft), but in no case closer than 23 m (75.5 ft).	Subsection 6.27(a) shall not apply to prevent the erection of a building or structure between two existing buildings not more than 100 m (328 ft) apart closer to any County or Provincial <del>Road</del> street than the average setback from such <del>Road</del> street of the existing building, plus an additional 2	



					m (6.6 ft), but in no case closer than 23 m (75.5 ft).	
45	6.29	(1)	SIGNS	Nothing in this By-law shall apply to prevent the use of signs on any land, building or structure, but the erection, use and maintenance of such signs shall be subject to the provisions of the Sign By-law of the Corporation and the provisions of this By-law for Home Occupations and Sight Triangles. Notwithstanding the above, the County of Lanark Sign Policy shall prevail on roads under the County's jurisdiction and the MTO Sign Policy shall prevail on roads under the Province of Ontario jurisdiction	Nothing in this By-law shall apply to prevent the use of signs on any land, building or structure, but the erection, use and maintenance of such signs shall be subject to the provisions of the Sign By-law of the Corporation and the provisions of this By-law for Home Occupations and Sight Triangles. Notwithstanding the above, the County of Lanark Sign Policy shall prevail on <del>roads</del> <b>streets</b> under the County's jurisdiction and the MTO Sign Policy shall prevail on <del>roads</del> <b>streets</b> under the Province of Ontario jurisdiction	
46	12.3.17	1)	SPECIAL PROVISIONS	lot frontage shall be measured at a distance of 15 m (49.2 ft) from the southern extent of the municipal road allowance;	lot frontage shall be measured at a distance of 15 m (49.2 ft) from the southern extent of the municipal <del>road</del> <b>street</b> allowance;	
47	12.3.19	3) iv)	SPECIAL PROVISIONS	The minimum lot frontage shall be measured at the location where the shortest lot line of the individual lot abuts the unopened municipal road allowance which is being used as a private road; and	The minimum lot frontage shall be measured at the location where the shortest lot line of the individual lot abuts the unopened municipal <del>road</del> <b>street</b> allowance which is being used as a private <del>road</del> <b>street</b> ; and	
48	12.3.21	2)	SPECIAL PROVISIONS	the front lot line shall be that lot line which abuts the private road.	the front lot line shall be that lot line which abuts the private <del>road</del> <b>street</b> .	
49	12.3.27	2)	SPECIAL PROVISIONS	the front lot line shall be that lot line which abuts the private road.	the front lot line shall be that lot line which abuts the private <del>road</del> <b>street</b> .	
50	13.1	(3)(f)	USES PERMITTED	the site has to be located on or within 50 m of an arterial road;	the site has to be located on or within 50 m of an arterial <del>road</del> <b>street</b> ;	
51	13.4.23	1)	SPECIAL PROVISIONS	to allow for the construction of a single detached dwelling without frontage on a public road.	to allow for the construction of a single detached dwelling without frontage on a public <del>road</del> <b>street</b> .	
52	14.1	(3)(f)	USES PERMITTED	the site has to be located on or within 50 m of an arterial road;	the site has to be located on or within 50 m of an arterial <del>road</del> <b>street</b> ;	
53	15.1	(3)(f)	USES PERMITTED	the site has to be located on or within 50 m of an arterial road;	the site has to be located on or within 50 m of an arterial <del>road</del> <b>street</b> ;	
54	16.1	(3)(f)	USES PERMITTED	the site has to be located on or within 50 m of an arterial road;	the site has to be located on or within 50 m of an arterial <del>road</del> <b>street</b> ;	
55	17.3.4	2) b) i)	SPECIAL PROVISIONS	despite Section 6.38 of this By-law to the contrary, the minimum setback from the centreline of a County road for a permanent residential building shall be 25 m (82 ft).	despite Section 6.38 of this By-law to the contrary, the minimum setback from the centreline of a County <del>road</del> <b>street</b> for a permanent residential building shall be 25 m (82 ft).	
56	18		PURPOSE OF THE ZONE	In this By-law, limited service means municipal services which may normally be provided on an	In this By-law, limited service means municipal services which may normally be provided on an	

				opened public highway will not be guaranteed including, but not limited to, snow ploughing, road grading, school busing, garbage pickup, access by emergency vehicles, sanitary sewers, or piped water supply.	opened public <del>highway street</del> will not be guaranteed including, but not limited to, snow ploughing, <del>road street</del> grading, school busing, garbage pickup, access by emergency vehicles, sanitary sewers, or piped water supply.	
57	33.3B	3	ADDITIONAL ZONING PROVISIONS	A limited services ski resort is defined as a ski resort which is located on a private road to which no public services are provided by the municipality	A limited services ski resort is defined as a ski resort which is located on a private <del>road street</del> to which no public services are provided by the municipality	
2. Ambiguities relating to the Accessory Uses, Buildings and Structures provisions						
Item	Section	Provision	Section Title	Proposed Amended Provision		Rationale
58	6.1	All	TABLE 6.1 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES	Replace TABLE 6.1 with TABLE 6.1A and TABLE 6.1B as shown in Table 2 below		Simplifying and clarifying Table 6.1 to reflect the most common types of accessory buildings, uses and structures (garages, sheds and pools) to make provisions relating to Accessory Uses, Buildings and Structures easier to understand
3. Provisions relating to minimum floor area and minimum dwelling unit area requirements which no longer reflect current best practices						
Item	Section	Provision	Section Title	Current Provision	Proposed Amended Provision	Rationale
59	13.2	Floor Area, Minimum (m²)	TABLE 13.2A - R1 ZONE	Floor Area, Minimum (m²): 75 (for all servicing scenarios)	<del>Floor Area, Minimum (m²): 75 (for all servicing scenarios)</del>	Deleting provisions relating to minimum floor area and minimum dwelling unit area for dwellings in residential zones to reflect current best practices, avoid conflicts with the Ontario Building Code and to reduce barriers to the construction of more attainable housing types
60	17.2	Floor Area, Minimum (m²)	TABLE 17.2A - RR ZONE	Floor Area, Minimum (m²): 100	<del>Floor Area, Minimum (m²): 100</del>	
61	14.2	Dwelling Unit Area, Minimum (m²)	TABLE 14.2A – R2 ZONE	Dwelling Unit Area, Minimum (m²): 65 (for Dwelling, Semi-detached); 46 (c) (for Dwelling, Duplex); 46 (c) (for Dwelling, Triplex)	<del>Dwelling Unit Area, Minimum (m²): 65 (for Dwelling, Semi-detached); 46 (c) (for Dwelling, Duplex); 46 (c) (for Dwelling, Triplex)</del>	
62	15.2	Dwelling Unit Area, Minimum (m²)	TABLE 15.2A – R3 ZONE	Dwelling Unit Area, Minimum (m²): 46 (c) (for all dwelling types)	<del>Dwelling Unit Area, Minimum (m²): 46 (c) (for all dwelling types)</del>	
63	7.3.2		ACCESSORY DWELLING UNIT CONTAINED WITHIN A NON-RESIDENTIAL BUILDING	No person shall use any part of a non-residential building as an accessory dwelling unit except in accordance with the following provisions: (a) Minimum setbacks and yards shall be provided in accordance with the minimum setback and yard provisions for the non-	<del>Deleted; subsequent sections renumbered</del>	Removing provisions relating to dwelling unit contained within a non-residential building to reflect current best practices, avoid conflicts with the Ontario Building Code and to reduce barriers to the construction of more attainable housing types

				<p>residential building or structure in which the dwelling unit is located.</p> <p>(b) The minimum dwelling unit area shall be 46 m<sup>2</sup> (495 ft<sup>2</sup>) plus 9.5 m<sup>2</sup> (102 ft<sup>2</sup>) for each bedroom.</p> <p>(c) The minimum landscaped open space shall be 15 m<sup>2</sup> (161 ft<sup>2</sup>) per dwelling unit.</p> <p>(d) The minimum landscaped open space provision shall not apply to dwelling units in a portion of a non-residential building provided that all dwelling units have access to a private balcony or to an open roof deck with an area of not less than 5 m<sup>2</sup> (53 ft<sup>2</sup>) per unit.</p> <p>(e) The maximum density for residential dwellings in a non-residential building shall be one dwelling unit per 137 m<sup>2</sup> (1475 ft<sup>2</sup>) when on full municipal services and 200 m<sup>2</sup> (2153 ft<sup>2</sup>) when on partial or private services.</p>		
64	20.2 (2)		C2 ZONE PROVISIONS	Dwelling Units in accordance with Section 7.3.2 and accessory detached dwellings in accordance with Section 7.3.3.	<del>Dwelling Units in accordance with Section 7.3.2</del> and Accessory detached dwellings in accordance with Section 7.3.3.	
65	23.3 (2)		C5 ZONE PROVISIONS	Dwelling Units in accordance with Section 7.3.2 and accessory detached dwellings in accordance with Section 7.3.3.	<del>Dwelling Units in accordance with Section 7.3.2</del> and Accessory detached dwellings in accordance with Section 7.3.3.	
66	24.3 (2)		C6 ZONE PROVISIONS	Dwelling Units in accordance with Section 7.3.2 and accessory detached dwellings in accordance with Section 7.3.3.	<del>Dwelling Units in accordance with Section 7.3.2</del> and Accessory detached dwellings in accordance with Section 7.3.3.	
67	25.3 (2)		C7 ZONE PROVISIONS	Dwelling Units in accordance with Section 7.3.2 and accessory detached dwellings in accordance with Section 7.3.3.	<del>Dwelling Units in accordance with Section 7.3.2</del> and Accessory detached dwellings in accordance with Section 7.3.3.	
68	26.3 (2)		V ZONE PROVISIONS	Dwelling Units in accordance with Section 7.3.2 and accessory detached dwellings in accordance with Section 7.3.3.	<del>Dwelling Units in accordance with Section 7.3.2</del> and Accessory detached dwellings in accordance with Section 7.3.3.	
	16.2 (b)		R4 ZONE PROVISIONS	The minimum dwelling unit area shall be 46 m <sup>2</sup> (495 ft <sup>2</sup> ) plus 9.5 m <sup>2</sup> (102 ft <sup>2</sup> ) for each bedroom. Where a dwelling is designed and operated exclusively for Senior Citizens, the minimum dwelling unit shall not apply to individual dwelling units provided the gross floor area of the dwelling is not less than the cumulative total of the	Deleted; subsequent sections renumbered	

				requirements for the zone for all the dwelling units in the building.		
	18.2		LSR ZONE PROVISIONS	Minimum floor area 75 m2 (807 ft2)	<del>Minimum floor area 75 m2 (807 ft2)</del>	
<b>4. Technical errors relating to the Downtown Commercial (C2) Zone introduced through previous consolidations</b>						
Item	Section	Provision	Section Title	Current Provision	Proposed Amended Provision	Rationale
69	20.2	Exterior Side Yard, Minimum (m)	TABLE 20.2 C2 ZONE PROVISIONS	12	Nil	Reducing the exterior side yard setback to “nil” as was previously required (the current requirement is 12 metres which reflects a previous provision for unserviced development in a commercial zone) to correct a consolidation error
<b>5. Conflicting provisions relating to setbacks, landscaping and buffers in the Business Park (E1) Zone</b>						
Item	Section	Provision	Section Title	Current Provision	Proposed Amended Provision	Rationale
70	27.2	(d)	TABLE 27.2 – E1 ZONE PROVISIONS	Minimum front yard and exterior side yard setback: 7.5 M  Minimum side yard setbacks abutting certain zones/uses: 7.5 M or 15 M	Minimum front yard and exterior side yard setback: <del>6 m and 3 m, respectively</del>  Minimum side yard setbacks abutting residential zones <del>7.5 M</del>  <del>In all other cases: 3 M</del>	Reducing the front yard setback, buffering, and landscaping provisions to a minimum 3 metre setback with a minimum 3 metre landscaped area where development abuts similarly-zoned lots to encourage more efficient development
71	27.2	(3)	ZONE PROVISIONS	Buffering Where the lot in the E1 Zone abuts a Residential Use or Zone, or abuts a portion of a street immediately across which there is a Residential Use or Zone, then: <ul style="list-style-type: none"><li>no open storage shall be located within 20 m of the abutting lot line or portion of the street;</li><li>no parking spaces, parking areas or loading spaces shall be located within 15 m of the abutting public street;</li><li>a buffer area, 7.5 m in width, shall be provided; such buffer to consist of a planting strip which shall be used for the planting of rows of trees which will provide a visual screen for adjoining properties.</li></ul>	<del>Deleted; subsequent sections renumbered</del>	Deleting provisions which contain conflicting requirements with front yard setbacks, landscaping and buffering within the Business Park (E1) Zone; there are currently references to 7.5 metre buffer areas, 3 metre landscaped areas and 15 metre setbacks for parking areas
<b>6. The omission of select uses within the permitted uses sections of the Business Park (E1), Downtown Commercial (C2), and Highway Commercial (C3) Zones that is either inconsistent with Community Official Plan policies or does not reflect current development trends</b>						
Item	Section	Provision	Section Title	Current Provision	Proposed Amended Provision	Rationale



72	20.1	(b)	USES PERMITTED		Add “micro-brewery”	Adding “Micro-Brewery” as a permitted use in the Downtown Commercial (C2), Highway Commercial (C3) and Business Park (E1) Zones where there is adequate Municipal servicing to reflect local development trends
73	21.1		USES PERMITTED		Add “micro-brewery”, provided it is serviced by municipal water supply and sanitary sewers	
74	27.1	(1)(a)	USES PERMITTED		Add “micro-brewery”, provided it is serviced by municipal water supply and sanitary sewers	
75	27.3.1		SPECIAL PROVISIONS		Add the following and renumber subsequent provisions: The uses permitted in the Highway Commercial (C3) Zone shall also be permitted provided that they do not store/handle quantities of more than 25 litres of dense non aqueous phase liquids (DNAPLs), or are otherwise exempted from this requirement by the applicable source water protection policies	Adding the uses permitted in the Highway Commercial (C3) and Light Industrial (M1) Zones as permitted uses in the E1-1 Subzone (subject to compliance with Source Water Protection provisions) to reflect local development trends and to conform to Community Official Plan policies
76	27.3.1		SPECIAL PROVISIONS		Add the following and renumber subsequent provisions: The uses permitted in the Light Industrial (M1) Zone shall also be permitted provided that they do not store/handle quantities of more than 25 litres of dense non aqueous phase liquids (DNAPLs), or are otherwise exempted from this requirement by the applicable source water protection policies	
7. The omission of certain provisions and performance standards relating to dwelling types in residential zones						
Item	Section	Provision	Section Title	Current Provision	Proposed Amended Provision	Rationale
77	9.2		TABLE 9.2 – MINIMUM PARKING SPACE RATES		Add the following: Semi-detached dwelling: 1 per dwelling unit	Amending provisions to provide directions for permitted dwelling types within a zone that do not have provisions relating to that specific dwelling type (i.e.: adding “in accordance with the R1 zone provisions” to detached dwellings in a Residential Second Density (R2) Zone as there are no provisions for detached dwellings in the R2 Zone)
78	9.2		TABLE 9.2 – MINIMUM PARKING SPACE RATES		Add the following: Duplex dwelling: 1 per dwelling unit	
79	9.2		TABLE 9.2 – MINIMUM PARKING SPACE RATES		Add the following: Fourplex dwelling: 1 per dwelling unit	
80	13.2	Lot Area, Minimum (m²)	TABLE 13.2A - R1 ZONE	No Municipal Water or Sewer 2000 (c)	No Municipal Water or Sewer 4000 (c)	

81	14.1	(1)	USES PERMITTED	dwelling, detached	dwelling, detached, in accordance with the R1 zone provisions	
82	14.2	Lot Frontage, Minimum (m)	TABLE 14.2A – R2 ZONE	Dwelling, Triplex 18	Dwelling, Triplex 18 (f)	Clarifying the lot area and frontage requirements for a horizontally separated triplex
83	14.2	Footnotes	TABLE 14.2A – R2 ZONE		(f) Where triplex dwelling units are vertically separated, the minimum lot frontage for townhouse dwelling units shall be 6 m	
84	15.2	Lot Frontage, Minimum (m)	TABLE 15.2A – R3 ZONE	Fourplex, Dwelling 20	Fourplex, Dwelling 20 (e)	
85	15.2	Footnotes	TABLE 15.2A – R3 ZONE		e) Where fourplex dwelling units are vertically separated, the minimum lot frontage for townhouse dwelling units shall be 5.5 m	
86	15.2	Lot Frontage, Minimum (m)	TABLE 15.3A – R3 SUBZONE ZONE		Row A End Notes 4	
87	15.2	Footnotes	TABLE 15.2B – ADDITIONAL ZONING PROVISIONS		4. Where fourplex dwelling units are vertically separated, the minimum lot frontage for townhouse dwelling units shall be 5.5 m	Amending certain parking provisions to clarify minimum requirements and to bring parking requirements up to date with current planning best practices
88	9.3.6		SIZE AND ACCESSIBILITY OF PARKING SPACES		Add the following: (e) Notwithstanding the parking space size requirements listed above, for a parking lot with five or more spaces, 20% of the parking spaces may be provided as compact vehicle parking spaces. Where compact vehicle parking spaces are provided, they must be signed as such and consist of a minimum width of 2.4 m and a minimum length of 4.6 m.	

Table 2:

**TABLE 6.1A – PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

<b>I Zoning Mechanism</b>		<b>II R1, R2, R3, LSR, V</b>	<b>III A, C1, M3, EP, MP, MQ, MR, RU, C5, M4, RR</b>	<b>IV All Other Zones</b>	<b>V Endnotes</b>
(1) Minimum Front Lot Line Setback		Same as required for principal building			1, 4
(2) Minimum Exterior Side Yard Setback and Minimum Rear Yard Setback Where the Rear Lot Line Abuts a Street		Same as required for principal building			1, 4
(3) Minimum Side Yard Setback	(i) In an Interior Side Yard or Exterior Side Yard	Same as required for principal building		0.6 m	1, 2, 3, 4
	(ii) In a Rear Yard	1.2 m	1 m	0.6 m	1, 2, 3, 4
(4) Minimum Rear Lot Line Setback Where the Rear Lot Line Does Not Abut a Street		1.2 m	1 m	0.6 m	1, 4
(5) Maximum Height		4.5 m	(a) A and RU zones: 12 m	6 m	4
			(b) All other zones: 6 m		

(6) Maximum Cumulative Area of All Accessory Buildings Combined	The lesser of 55 m <sup>2</sup> or 50% of the area of the yard in which they are located	(a) EP zone: The lesser of 55 m <sup>2</sup> or 50% of the area of the yard in which they are located	No restrictions	
		(b) All other zones: The greater of 150 m <sup>2</sup> or 5% of the area of the total lot		
(7) Maximum Number of Accessory Buildings Permitted on a Lot	2	3	3	
(8) Maximum Number of Agricultural Accessory Buildings Permitted on a Lot	Not permitted	(a) EP and RR zones: Not permitted	Not permitted	
		(b) All other zones: No restrictions		
(9) Minimum Required Distance from Any Other Building Located on the Same Lot	1.2 m			5

**TABLE 6.1B – ADDITIONAL PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

Endnotes	
I Endnote Number	II Additional Provision
1	For a marine facility where it abuts a watercourse, no setback is required from the watercourse
2	For shared garages or carports erected on a common side lot line, the side lot line setback for the shared garages or carports may be 0 m.



3	<p>(i) For children's play structure, aboveground swimming pools, hot tubs, and swimming pools/hot tubs located within a building or structure (note: for the purposes of this provision the height of a play structure means the highest point designed for a child to safely stand, sit or climb): Abutting a residential zone: a distance equal to the height of the structure; no less than 1.5 metres from a lot line for a pool or hot tub</p> <p>(ii) For children's play structure, aboveground swimming pools, hot tubs, and swimming pools/hot tubs located within a building or structure (note: for the purposes of this provision the height of a play structure means the highest point designed for a child to safely stand, sit or climb): Not abutting a residential zone: 0.6 m; no less than 1.5 metres from a lot line for a pool or hot tub</p>
4	<p>(a) wind turbine with a power rating of 1 kilowatt or less – setback equal to height above grade</p> <p>(b) wind turbines with a power rating higher than 1 kilowatt but less than 3 kilowatt – not permitted any zones except the A, C1, M3, EP, MP, MQ, MR, RU, C5, M4 zones, subject to the following additional restrictions:  (i) from any dwelling unit or residential zone: the greater of 500 m or a distance equal to seven times the rotor diameter, and  (ii) 30 m from any lot line</p> <p>(c) See Green Energy Act, 2009 – Renewable Energy Approvals (REA) process for other situations</p> <p>(d) wind turbines are exempt from maximum height restrictions</p>
5	Except in the case of a hot tub, where no restrictions apply