



## **PLANNING REPORT for the TOWN OF PUSLINCH**

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** October 21<sup>st</sup>, 2020  
**TO:** Glen Schwendinger, CAO/Clerk  
Township of Puslinch  
**FROM:** Zach Prince, Planner  
County of Wellington  
**SUBJECT:** **PUBLIC MEETING**  
**D14/HOU - Housekeeping By-law**  
**SCHEDULES:** **1 – Public Comments**  
**2 – Proposed Amendments**

### **SUMMARY/COMMENTS**

The proposed housekeeping amendment will introduce changes to the Township of Puslinch Zoning By-law 23/18 to clarify, improve and/or refine the zoning regulations and related mapping (schedules). Numbering and typographical corrections are also being proposed. This report provides a detailed list of the proposed amendments and Planning staff's preliminary comments on the proposed changes. The Public Meeting process will provide an opportunity for further discussion and comments from the Council and Public in relation to the proposed changes.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment D14/HOU be received for information.

### **INTRODUCTION**

The current Zoning By-law was adopted by Township Council in April 2018 and was subsequently appealed to the Local Planning Appeal Tribunal. The Local Appeal Tribunal issued a decision on the appeals in January of this year bringing the new By-law into full force and effect. The proposed housekeeping changes, as outlined in detail in **Schedule 2**, have been identified through the regular day to day usage of By-law 23/18, and are to edit, clarify and update the By-law to ensure that it is user friendly and accurate. These housekeeping amendments have been developed in consultation with Township staff including the Development Coordinator and Chief Building Official.

### **SUMMARY OF PROPOSED CHANGES**

A detailed list of the proposed changes is provided in the chart attached to this report (see **Schedule 2**). Below is a brief summary of the proposed changes:

Incorporate zoning by-law amendments which were approved while the new By-law was under appeal.

- Recognize minor variance applications which were approved while the new By-law was under appeal.

- Add new definitions including: carport
- Revise definitions including: lot coverage, height, front yard, home industry, dry industrial use, recreation vehicle, yard.
- Clarify General Provision wording for accessory apartments in the Agricultural Zone.
- Clarify Accessory Apartment provisions in the A zone
- Clarify Commercial Vehicle parking in the A zone
- Minimum lot sizes: Remove reference to hydrogeological studies as an as of right reduced lot size.
- Remove a recycling facility as a permitted use in the Industrial Zone.
- In various zones recognize legally existing uses with existing approved/certified onsite private water taking systems.
- Environmental Overlay – clarify that the overlay provisions and study requirements do not apply to building permits applications for permitted uses.
- Various site specific exception and mapping corrections and updates.
- Typos, renumbering, corrections and other changes.

### **FEEDBACK RECEIVED**

The proposed changes were presented to the Puslinch Development Advisory Committee (PDAC) on September 8<sup>th</sup> and the following items were discussed:

- Inclusion of diagram explaining roof types.
- Removal of Hydrogeological study from By-law, staff clarified the current clause indicates the minimum lot size would not apply if an applicant provided a satisfactory study.
- Removal of industrial overlay changes for a future amendment that will require greater planning and public input.

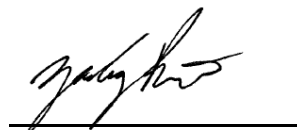
2 comments have been received to date from the public. They are attached to this report and staff will review in the final report to council.

### **NEXT STEPS**

The public meeting for this application is scheduled for October 21<sup>st</sup>, 2020. Planning staff will be in attendance at the public meeting to hear any public comments. Our planning recommendations and draft By-law will be provided following the public meeting and resolution of any outstanding issues.

Respectfully submitted

County of Wellington Planning and Development Department



Zach Prince, MCIP RPP  
Planner

## SCHEDULE 1: Public Comments



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

**GLEN SCHNARR, MCIP, RPP**  
**GLEN BROLL, MCIP, RPP**  
**COLIN CHUNG, MCIP, RPP**  
**JIM LEVAC, MCIP, RPP**

October 8, 2020

Refer To File: 1308-001

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON  
N0B 2J0

Attention: Lynne Banks, Development and Legislative Coordinator

Dear Ms. Banks,

**Re: Proposed Housekeeping Amendment to  
Township's Comprehensive Zoning By-Law No. 023/18  
Northwest Quadrant of McLean Road and Brock Road (the "Subject  
Lands")  
Township of Puslinch  
County of Wellington**

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We represent Farhi Holdings Corporation ("Farhi"), the owners of the Subject Lands.

In 2017, on behalf of Farhi and then co-owner St. Marys Cement, we obtained a site-specific rezoning of the Subject Lands from Extractive (**EXI-3**) and **Agricultural (A)** to a site specific **Industrial (IND-11)** Zone. I attach copies of **ZBL No. 049-2017** (unsigned) (the "Zoning By-law Amendment") and the 8 September 2017 Notice of Final Passing.

In October of 2017 we learned that the Township was undertaking a new Township-Wide Comprehensive Zoning By-Law Review. Township Planning staff confirmed for us that the Zoning By-Law Amendment would be carried through into the new Comprehensive Zoning By-Law (the "Zoning By-law"). Given this assurance, we did not attend the public meeting nor did we make any submissions on the Zoning By-law. Accordingly, we did not receive any formal notification of the passing of the Zoning By-Law in April of 2018.

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
www.gsai.ca

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Unfortunately, the Zoning By-Law Amendment was inadvertently left out of the new Zoning By-law. We became aware of fact in November of 2018 while working on an unrelated matter. To correct this we have worked with staff at the County and Township to ensure that the Zoning By-Law Amendment is carried forward into the Zoning By-law through the current Housekeeping Amendment process.

We are very pleased to see the proposed Housekeeping Amendment does contain the attached Table / Chart (copy attached) and Item #20 on page 7-8 relates to the Subject Lands, thus confirming that **ZBL No. 049/2017** is being incorporated into the Zoning By-law. As you may know however, the Subject Lands were also the subject of a subsequent consent application (**'B' 150-18**) which severed the lands into two parcels, consisting of a 4.09 ha lot and a 9.43 ha lot. As well, as a Condition to that severance approval, the subject lands were the subject of a subsequent Minor Variance Approval (**D13/ONT**) earlier this year to recognize these as new minimum lot areas for these lands. Accordingly, the proposed Housekeeping Amendment should be revised for the Subject Lands to reflect a minimum lot area requirement of 4.0 ha as opposed to 12.0 ha. This would capture the new minimum lot area for each of these newly created parcels. Once this change is made, the proposed Housekeeping Amendment will accurately reflect all planning approvals for the Subject Land obtained through **Zoning By-Law No. 049/2017, 'B' 150-18** and **'D13/ONT'**.

We are writing to you now to request that, with respect to the Zoning By-Law Amendment, the Housekeeping Amendment be amended to reflect all approvals for the Subject Lands and be approved in that form.

If you require anything further from us in respect of this request, please do not hesitate to call or email. Please ensure this letter correspondence is included in official comments for the Statutory Public Meeting on 21 October 2020. As well, please continue to keep us on the Notification List for the eventual approval of the Housekeeping Amendment.



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Thank you in advance,

GLEN SCHNARR & ASSOCIATES INC.

Karen Bennett, MCIP, RPP  
Senior Associate

Cc: Claire Collinson, Legislative Assistant  
Courtenay Hoytfax, Deputy Clerk  
Mayor Seeley and Members of Council  
S. Farhi

**From:** [Jeff Buisman](#)  
**To:** [Admin](#)  
**Subject:** Housekeeping Amendment & Public Meeting  
**Date:** Monday, September 28, 2020 9:04:59 AM  
**Attachments:** [image001.png](#)  
[MV LOT 21 \(HOHENADEL\) UTM - marked up.pdf](#)

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We work with zoning by-laws of many jurisdictions frequently. The new Zoning By-law was a big improvement and we are very happy to use it.

We have noticed a couple of little things that the Township might want to consider amending. I will ask our staff that use the by-law a lot for feedback.

One detail that I noticed is the definition of Lot Frontage which is as follows:

**Lot frontage:** the horizontal distance between two interior side lot lines or between an interior side and exterior side lot line or between two exterior side lot lines with such distance being measured perpendicularly to the line joining the mid-point of the front lot line with the midpoint of the rear lot line at a point on that line six (6) metres from the front lot line.

This definition generally works well for the more residential, smaller or square type of lots, but it gets awkward or tricky or weird for the very large, irregular lots. I attached a sketch for which an Minor Variance Application has been submitted. The red lines are exaggerated a bit, but you can see that the lot frontage line ends up not being perpendicular to the front portion of the narrow portion of the property. This example is not too "weird" and ended up with a lot frontage of 13.99 instead of 14.00. This is very small and not worth talking about but it led me to the finding that the definition of the mid point of the rear limit could become very strange for large rural lots that have many sides. I am not sure if there is a better definition for rural lots. I am not also not sure if this is worth spending much time to address as it is rare, and for the most part, works just fine. I thought that I would mention it.

## Jeff Buisman, OLS



[www.vanharten.com](http://www.vanharten.com)

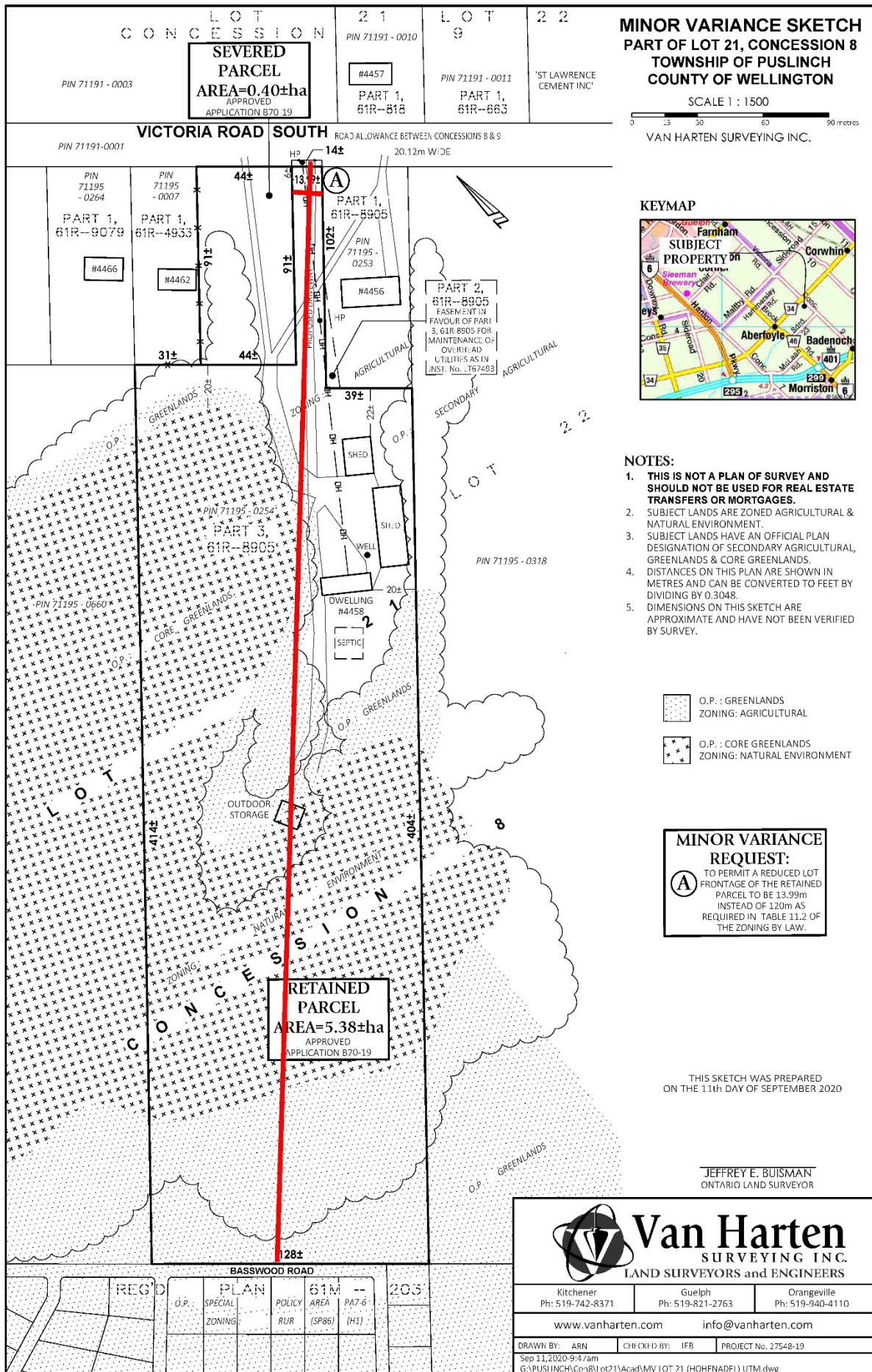
423 Woolwich Street, Guelph, Ontario, N1H 3X3

T 519-821-2763 x225 F 519-821-2770

E [Jeff.Buisman@vanharten.com](mailto:Jeff.Buisman@vanharten.com)

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## **SCHEDULE 2: Proposed Amendments**



## Puslinch 2020 Proposed Housekeeping Amendments

#	Zoning By-Law 23/18 Section	ZBA Section	Existing Provision/Section	Proposed Provision/Section	Recommendation
1	Table of contents		<b>Add 4.7 – Established Building Lines</b> <b>Add 4.8 – Garden Suite</b>		Add to contents.
2	<b>Section 1 Administration and Interpretation</b>	<b>1.1.3 b.</b>	Notwithstanding anything to the contrary, including Subsection 1.1.3 a., By-law 023-2018 shall be deemed not to apply to the lands and By-law 19/85 and all amendments thereto shall continue in full force and effect respecting the following lands: <b>1.</b> CON 2 REAR PT LOT 26 – frontage on Sideroad 25 N and Concession 7 – no municipal Address; <b>2.</b> CON 1 REAR LOT 24 - 7115 Concession 2; <b>3.</b> CON GORE REAR PT LOT 5 - 6615 Concession 1; <b>4.</b> CON 7 PT LOT 23 PT RD ALLOW RP 61R6244 PART 1 AND RP 61R10513 PART 9 - 92 Brock Road S and CON 8 PT LOT 23 PT RD ALLOW RP 61R20126 PARTS 1 and 2 – no municipal address; <b>5.</b> CON 7 PT LOT 23 PT RD ALLOW RP 61R6244 PART 1 AND RP 61R10513 PART 9 – 92 Brock Road S and CON 8 PT LOT 23 PT RD ALLOW RP 61R20126 PARTS 1 and 2; <b>6.</b> CON GORE PT LOT 30 - 7272 Gore Road; <b>7.</b> CON 7 PT LOT 31, PLAN 135 LOTS 1 TO 17 FISHER ST S LOTS 33 TO 35 48 TO 50 - Portion of 66 Queen Street (DRS Subdivision); and <b>8.</b> PART OF LOT 31, CONCESSION 7 AND PART OF LOTS 10 & 11(SOUTH SIDE OF QUEEN STREET) AND ALL OF LOTS 49 & 50 AND PART OF LOT 48 (SOUTH	Notwithstanding anything to the contrary, including Subsection 1.1.3 a., By-law 023-2018 shall be deemed not to apply to the lands and By-law 19/85 and all amendments thereto shall continue in full force and effect respecting the following lands: <b>1.</b> CON 2 REAR PT LOT 26 – frontage on Sideroad 25 N and Concession 7 – no municipal Address; <b>2.</b> CON 1 REAR LOT 24 - 7115 Concession 2; <del><b>3.</b> CON GORE REAR PT LOT 5 - 6615 Concession 1;</del> <del><b>4.</b> CON 7 PT LOT 23 PT RD ALLOW RP 61R6244 PART 1 AND RP 61R10513 PART 9 – 92 Brock Road S and CON 8 PT LOT 23 PT RD ALLOW RP 61R20126 PARTS 1 and 2 – no municipal address;</del> <del><b>5.</b> CON 7 PT LOT 23 PT RD ALLOW RP 61R6244 PART 1 AND RP 61R10513 PART 9 – 92 Brock Road S and CON 8 PT LOT 23 PT RD ALLOW RP 61R20126 PARTS 1 and 2;</del> <b>6. 3</b> CON GORE PT LOT 30 - 7272 Gore Road; <del><b>7. 4</b></del> CON 7 PT LOT 31, PLAN 135 LOTS 1 TO 17 FISHER ST S LOTS 33 TO 35 48 TO 50 - Portion of 66 Queen Street (DRS Subdivision); and <del><b>8. 5</b></del> PART OF LOT 31, CONCESSION 7 AND PART OF LOTS 10 & 11(SOUTH SIDE OF QUEEN STREET) AND ALL OF LOTS 49 & 50 AND PART OF LOT 48 (SOUTH SIDE OF VICTORIA STREET) AND PART OF VICTORIA STREET AND PART OF FISHER STREET COLFAS' SURVEY, REGISTERED PLAN 135, TOWNSHIP OF PUSLINCH, COUNTY OF WELLINGTON, PART 1 on	Remove properties that no longer apply since the passing of the By-law

#	Zoning By-Law 23/18 Section	ZBA Section	Existing provision/section/reason	Proposed provision/section	Recommendation
			SIDE OF VICTORIA STREET) AND PART OF VICTORIA STREET AND PART OF FISHER STREET COLFAS' SURVEY, REGISTERED PLAN 135, TOWNSHIP OF PUSLINCH, COUNTY OF WELLINGTON, PART 1 on 61R21266.	61R21266.	
3	Section 1 Administration and Interpretation	1.3.2	Minor Variances that have been approved since the appeal of By-law 23/18 until the date the By-law came in to effect. 38 variances in total	Proposed Wording to the By-law: <b>All minor variances applied for prior to the enactment of this By-law and finally approved pursuant to Section 45 of the Planning Act, RS.O. 1990, c. P13 and all minor variances similarly approved while this By-law was under appeal before the LPAT continue to apply and remain in force as if they are variances to this By-law.</b>	Minor variances that were applied for to By-law 19/85 continue to apply to the new By-law 23/18
4	Section 3 Definitions	3.0	<b>New Definitions</b>  <b>CARPORT, means a covered structure used for the storage of vehicles. The roof of the said structure shall be supported by piers or columns so that more than 40 percent of its wall area adjacent to the lot line is unenclosed.</b>		Add new definition as Carport is referenced in other parts of the By-law.
5		3.0	<b>COVERAGE, LOT,</b> the total horizontal area of a lot covered by the first storey of all buildings and structures on the lot, but does not include open, unenclosed decks, patios, and porches not exceeding three (3) metres in building height and not covered by a support roof structure. For the purpose of calculating lot coverage in accordance with the zone provisions of this By-law, the lot coverage of all accessory buildings and structures on the subject lot shall be included.	<b>COVERAGE, LOT,</b> the total horizontal area of a lot covered by the first storey of all buildings and structures on the lot, but does not include open, unenclosed decks, <b>unenclosed swimming pools</b> , patios, and porches not exceeding three (3) metres in building height and not covered by a support roof structure. For the purpose of calculating lot coverage in accordance with the zone provisions of this By-law, the lot coverage of all accessory buildings and structures on the subject lot shall be included.	Clarify unenclosed swimming pools are not included in calculation of lot coverage
6	Section 3 Definition	3.0	<b>YARD, FRONT,</b> a yard extending across the full width of the lot between the front lot line and the nearest exteriors of the principal building or structure on	<b>YARD, FRONT,</b> A yard extending across the full width of the lot between the front lot line and the nearest exteriors of the principal building or structure on the lot; <b>the</b>	Add additional wording to clarify interpretation adjacent to a lake or watercourse

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			the lot.	front yard may be considered a rear yard when the property abuts a lake or watercourse.	
7	Section 3 Definition	3.0	<b>HEIGHT</b> , The vertical distance between the elevation of the grade adjoining the base of the exterior walls or supports of such building or structure, exclusive of any artificial embankment, at the centre of the front of the building, and the highest point of the roof surface or parapet wall. In the case of a structure not having a roof height shall be measure to the top part of such structure.	<b>HEIGHT</b> , when used in reference to a building or structure, means the vertical distance between the elevation of the grade adjoining the base of the exterior walls or supports of such building or structure, exclusive of any artificial embankment, at the centre of the front of the building and: <ul style="list-style-type: none"> <li>(i) In the case of a flat roof, the highest point of the roof structure or parapet wall;</li> <li>(ii) In the case of a mansard roof, the deck line;</li> <li>(iii) In the case of a gabled, hip, gambrel or one slope roof, the average level between eaves and ridge, except that a one-slope roof having a slope of less than 20 degrees from the horizontal shall be considered a flat roof for the purposes of this by law;</li> <li>(iv) In the case of a structure not having a roof, the top of the structure; or,</li> <li>(v) Where a combustible exterior wall extends above the top of the roof of a building the topmost part of such exterior wall</li> </ul> Insert Illustrations that were included in previous By-law.	Revert to previous by law calculation of building height which is standard practice in the Township.
8	Section 3 Definition	3.0	<b>HOME INDUSTRY</b> , a small-scale use providing a service that is accessory to a dwelling unit or agricultural operation. A home industry may be conducted in whole or in part in an accessory	<b>HOME INDUSTRY</b> , a small-scale use providing a service that is accessory to a dwelling unit or agricultural operation. A home industry may be conducted in whole or in part in an accessory building <b>by the resident</b>	Add additional wording to clarify the users and outdoor storage limits of a home industry

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			building and may include a carpentry shop, a metal working shop, a welding shop, or minor equipment repair shop, etc., but does not include any activity relating to the operation or maintenance of a vehicle or any activity requiring the use of toxic chemicals.	<b>or residents of the dwelling unit,</b> and may include a carpentry shop, a metal working shop, a welding shop, or minor equipment repair shop, etc., but does not include <b>any outdoor storage areas</b> or any activity relating to the operation or maintenance of a vehicle or any activity requiring the use of toxic chemicals.	
9	Section 3 Definition	3.0	<b>INDUSTRIAL USE, DRY</b> any premises used for manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials, where: a. No water requirements are necessary as part of the assembly, manufacture, fabrication, repair, packaging and storage activities; and; b. No sewage disposal requirements are necessary as part of the assembly, manufacture, fabrication, repair, packaging and storage activities; and, c. Water supply and sewage disposal requirements are limited to those necessary to serve onsite employees only.	<b>INDUSTRIAL USE, DRY</b> any premises used for manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials, where: a. No <b>significant</b> water requirements are necessary as part of the assembly, manufacture, fabrication, repair, packaging and storage activities; and; b. No <b>significant</b> sewage disposal requirements are necessary as part of the assembly, manufacture, fabrication, repair, packaging and storage activities; and, <del>c. Water supply and sewage disposal requirements are limited to those necessary to serve onsite employees only.</del>	Clarify the requirements of water and septic requirements within the industrial zone. Significant water use includes the need for a property to require a Permit to Take Water and significant sewage disposal includes the need for a property to obtain approval or a permit from the Ministry of Environment.
10	Section 3 Definition	3.0	<b>RECREATIONAL VEHICLE,</b> a motor vehicle that is primarily designed to provide temporary living quarters for recreational camping, travel or seasonal use, whether it has its own motor power or is mounted on or towed by another vehicle, and includes travel trailers, fifth wheel travel trailers, tent trailers and campers whether the camper is or is not attached to a motor vehicle and does not include a mobile home or a	<b>RECREATIONAL VEHICLE,</b> a motor vehicle that is primarily designed to provide temporary living quarters for recreational camping, travel or seasonal use, whether it has its own motor power or is mounted on or towed by another vehicle, and includes travel trailers, fifth wheel travel trailers, tent trailers and campers whether the camper is or is not attached to a motor vehicle and does not include a mobile home or a manufactured home. <b>Seasonal recreational occupancy,</b>	Clarify the use of seasonal vehicles in areas that have been specifically indicated in the Township

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			manufactured home.	<b>for the purposes of this definition, does not include the winter season and more specifically, means the use is prohibited during the time period of November 1st to April 1st inclusive.</b>	
11	Section 4 General Provisions	4.2. b)	<p>a. Where permitted by this By-law, a maximum of one accessory apartment shall be permitted per single detached, semi-detached, or townhouse dwelling, provided that:</p> <p>i. the maximum floor area shall not exceed the lessor of 40 percent of the floor area of the principal dwelling unit or 130 m<sup>2</sup>; and</p> <p>ii. individual on-site sewage and water services are approved for the lot and have adequate capacity for the accessory apartment and any other uses on the lot.</p> <p>b. An accessory apartment shall only be permitted above a detached building in the Agricultural (A) Zone, subject to the following provisions:</p> <p>i. the building is located within 15 metres of the single detached dwelling on the lot;</p> <p>ii. the building does not exceed eight (8) metres in height;</p> <p>iii. the building complies with the minimum interior side, exterior side, and rear yard requirements for a single detached dwelling in the Agricultural (A) Zone; and</p> <p>v. a maximum of one accessory apartment is provided on the lot.</p>	<p>a. Where permitted by this By-law, a maximum of one accessory apartment shall be permitted per single detached, semi-detached, or townhouse dwelling, provided that:</p> <p>i. the maximum floor area shall <del>not exceed</del> <b>be</b> the lessor of 40 percent of the floor area of the principal dwelling unit or 130 m<sup>2</sup>; and</p> <p>ii. individual on-site sewage and water services are approved for the lot and have adequate capacity for the accessory apartment and any other uses on the lot.</p> <p>b. <b>In the Agricultural Zone, an accessory apartment shall only may be permitted in a detached dwelling or</b> within a detached building <del>in the Agricultural (A) Zone</del>, subject to the following provisions:</p> <p>i. the building is located within 15 metres of the single detached dwelling on the lot;</p> <p>ii. the building does not exceed eight (8) metres in height</p> <p>iii. the building complies with the minimum interior side, exterior side, and rear yard requirements for a single detached dwelling in the Agricultural (A) Zone;<del>and</del></p> <p>iv. a maximum of one accessory apartment is provided on the lot.</p> <p><b>iv. the maximum floor area shall not exceed the lessor of 40 percent of the floor area of the principal dwelling unit or 130 m<sup>2</sup>;</b></p>	Clarify the type of accessory apartment that is permitted within the Agricultural Zone

#	Zoning By-Law 23/18 Section	ZBA Section	Existing provision/section/reason	Proposed provision/section	Recommendation
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				and v. individual on-site sewage and water services are approved for the lot and have adequate capacity for the accessory apartment and any other uses on the lot.	
12	Section 4 General Provisions	Table 4.1	<p>Accessory Building Size</p> <p>Maximum Permitted Lot Coverage – Residential Zones 10% to a max. total floor area of 200 m<sup>2</sup></p> <p>Maximum Permitted Lot Coverage – All Other Zones</p> <p>Lot area less than 1 ha = 5%</p> <p>Lot area between 1 and 4 ha = 500 m<sup>2</sup> plus 3% of lot area if greater than 1 ha</p> <p>Lot area greater than 4 ha = 1,400 m<sup>2</sup> plus 1% of lot area if greater than 4 ha</p>	<p>Accessory Building Size</p> <p>Maximum Permitted Lot Coverage – Residential Zones 10% to a max. total floor area of 200 m<sup>2</sup></p> <p>Maximum Permitted Lot Coverage – All Other Zones</p> <p>Lot area less than 1 ha = <b>200m<sup>2</sup></b> 5%</p> <p>Lot area between 1 and 4 ha = 500 m<sup>2</sup> <del>plus 3% of lot area if greater than 1 ha</del></p> <p>Lot area greater than 4 ha = 1,400 m<sup>2</sup> <del>plus 1% of lot area if greater than 4 ha</del></p>	Reduce the area permitted for accessory buildings to align with other Townships and previous by-law.
13	Section 5 Parking	5.2. 12	<p>Parking of Commercial Motor vehicles in Residential Zones</p> <p>a. The following provisions apply to the parking of commercial motor vehicles in Residential Zones:</p> <p>i. The commercial motor vehicle shall be parked in a private garage or on a driveway;</p> <p>ii. Commercial motor vehicles shall not be permitted on any lot unless a principal building has been constructed on that same lot;</p> <p>iii. The commercial motor vehicle shall be no more than 7.5 metres in length (exclusive of hitch/tongue); and</p> <p>iv. The commercial motor vehicle shall be no more than 3.2 metres in height, measured from the ground to the highest point of the commercial motor vehicle.</p>	<p>Parking of Commercial Motor vehicles in Residential <b>and Agricultural</b> Zones</p> <p>a. <b>The One (1) personal commercial motor vehicle may be parked on a lot in the above zones subject to the following provisions:</b> <del>apply to the parking of commercial motor vehicles in Residential Zones:</del></p> <p>i. The commercial motor vehicle shall be parked in a private garage or on a driveway;</p> <p>ii. Commercial motor vehicles shall not be permitted on any lot unless a principal building has been constructed on that same lot;</p> <p>iii. The commercial motor vehicle shall be no more than 7.5 metres in length (exclusive of hitch/tongue); and</p> <p>iv. The commercial motor vehicle shall be no more than 3.2 metres in height, measured from the ground</p>	Add the agricultural zone as a permitted area for the parking of 1 commercial vehicle on the property.



#	Zoning By-Law 23/18 Section	ZBA Section	Existing provision/section/reason	Proposed provision/section	Recommendation
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				to the highest point of the commercial motor vehicle.	
14	Section 6 Residential Zone	6.3 (1)	Remove 6.3 (1), The minimum lot area may be reduced where site-specific hydrogeological studies have been completed by the owner and approved by the Township, which demonstrates that the proposed lot(s) will meet the minimum lot area recommendations of the study.	<del>The minimum lot area may be reduced where site-specific hydrogeological studies have been completed by the owner and approved by the Township, which demonstrates that the proposed lot(s) will meet the minimum lot area recommendations of the study.</del>	Remove “as of right” lot size reduction with a supportive hydrological study.  Reduced lot sizes to be considered on a site specific basis with a supportive hydrogeological report. A minor variance or Zoning By-law amendment would be required.
15	Section 7 Mixed-Use Zone	7.3 (1)	Remove 7.3 (1), The minimum lot area may be reduced where site-specific hydrogeological studies have been completed by the owner and approved by the Township, which demonstrates that the proposed lot(s) will meet the minimum lot area recommendations of the study.	<del>The minimum lot area may be reduced where site-specific hydrogeological studies have been completed by the owner and approved by the Township, which demonstrates that the proposed lot(s) will meet the minimum lot area recommendations of the study.</del>	Remove “as of right” lot size reduction with a supportive hydrological study.  Reduced lot sizes to be considered on a site specific basis with a supportive hydrogeological report. A minor variance or Zoning By-law amendment would be required.
16	Section 8 Commercial Zone	8.3 (1)	Remove 8.3 (1), The minimum lot area may be reduced where site-specific hydrogeological studies have been completed by the owner and approved by the Township, which demonstrates that the proposed lot(s) will meet	<del>The minimum lot area may be reduced where site-specific hydrogeological studies have been completed by the owner and approved by the Township, which demonstrates that the proposed lot(s) will meet the minimum lot</del>	Remove “as of right” lot size reduction with a supportive hydrological study.  Reduced lot sizes

#	Zoning By-Law 23/18 Section	ZBA Section	Existing provision/section/reason	Proposed provision/section	Recommendation
			the minimum lot area recommendations of the study.	<del>area recommendations of the study.</del>	to be considered on a site specific basis with a supportive hydrogeological report. A minor variance or Zoning By-law amendment would be required.
17	Section 9 Industrial Zone	Table 9.1	Recycling facility permitted in Industrial and Disposal Zone	Propose remove recycling facility from industrial to only permit in DI Zone	Remove checkmark in IND column for Recycling Facility
18	Section 9 Industrial Zone	9.2 (1)	Use-Specific Special provisions:	Add under Use specific Provisions (1) to include the following: <b>a) Notwithstanding subsection 9.2(1) above, where a use legally permitted under zoning By-law 19/85 existing on the date of passing this by-law, has an on-site private water system approved and/or certified by the Province of Ontario or other appropriate authority, such use shall be permitted in accordance with all other requirements of this by-law.</b>	Provide recognition of legally permitted uses with existing MOEE permits for water and sewage.
19	Section 13 Zone Overlays (EP)	13.2 a	a. The special provisions in Table 13.1 shall apply prior to the granting of any planning approvals or the issuance of any building permit for proposed development on lands within the EP Overlay:	a. The special provisions in Table 13.1 shall apply prior to the granting of any planning approvals <del>or the issuance of any building permit</del> for proposed development on lands within the EP Overlay.	Remove requirement for environmental studies and peer review for building permits. Requirement to continue for planning approvals (eg. Site plan, ZBA, Consents, etc.)
20	Section 14 Site - Specific	Table 14.1	Revise Heading Additional Permitted Uses	<del>Additional</del> Permitted Uses	Remove wording in heading to clarify provisions that apply to specific properties
21	Section 14	Table	Vacant lot adjacent to 4151	Remove kennel permission from	Update mapping

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	Site Specific Special Provisions	14.1 (1)	Concession 11 CON 11 PT LOT 34 PART 1 currently has a Site Specific Zone that permits a Kennel, the lot is a result of a vacant lot severance in the Secondary Ag area.	vacant lot created by severance.	of Schedule 'A' to reflect new lot
22	Section 14 Site Specific Special Provisions	Table 14.1 (31)	Heritage Lake Lot area (min.): 2,023 m <sup>2</sup> Lot frontage (min.): 27.5m Lot frontage (min.) – Units 7, 8, 29, 30, 53, 54: 24 m Front yard depth (min.): 7.5 m Front yard depth (min.) – Units 7, 8, 9, 23, 24, 25, 26, 28, 29, 30, 31, 53, 54: 10 m Interior side yard (min.): 5 m Interior side yard width (min.) – Units 8, 22, 24, 25, 28, 29, 30, 53, 54: 3 m Exterior side yard (min.): 7.5 m Rear yard depth (min.): 7.5 m Landscaped open space (min.): 30% Lot coverage (max.): 20% No additional setback will be required from the boundary of any NE zone	Heritage Lake Lot area (min.): 2,023 m <sup>2</sup> Lot frontage (min.): 27.5m Lot frontage (min.) – Units 7, 8, 29, 30, 53, 54: 24 m Front yard depth (min.): 7.5 m Front yard depth (min.) – Units 7, 8, 9, 23, 24, 25, 26, 28, 29, 30, 31, 53, 54: 10 m Interior side yard (min.): 5 m Interior side yard width (min.) – Units 8, 22, 24, 25, 28, 29, 30, 53, 54: 3 m Exterior side yard (min.): 7.5 m Rear yard depth (min.): 7.5 m Landscaped open space (min.): 30% Lot coverage (max.): 20% <b>Lot coverage (max.) WVLCP 172 Units - 52; 53; 55; 56; 57; 58; 59; 60; 61; 62; 63; 64; 65; 67; 69; 71; 73; and 74: 25%</b> No additional setback will be required from the boundary of any NE zone	Site Specific Provisions should be amended to include lot coverage requirements on undeveloped lots
23	Section 14 Site Specific Special Provisions	Table 14.1 (57)	Former St Mary's Cement Property, intersection of Brock Rd and Mclean Rd:  The extraction of aggregate resources shall not occur below a point which is 1 m above the high water table.	<b>Include the following special provisions: a bakery; a bank; a building or construction contractor's yard; a building supply establishment; a business office, professional office, or administrative office; a clinic; a dry cleaner's distribution station; an equipment rental establishment; a factory outlet; an indoor storage or warehouse facility; an industrial use; a personal service shop; a public use; a restaurant; a service trade; a transport terminal; a veterinarian's clinic; uses, buildings,</b>	Update mapping and Site Specific zone to consistently reflect the amending By-law ZBL No. 049-2017 that was previously passed.

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				<p>and structures (including ancillary retail or showroom space) accessory to an above-listed permitted use.</p> <p>(a) LOT AREA (MINIMUM): 12 hectares</p> <p>(b) LOT FRONTAGE (MINIMUM): 100 metres</p> <p>(c) LOT COVERAGE (MAXIMUM): 40%</p> <p>(d) LANDSCAPE OPEN SPACE (MINIMUM): 30%</p> <p>(e) Open (outdoor) storage shall be screened and fenced, and not be visible from a public road or adjacent property. Open storage areas shall be in accordance with regulations of Section 3 (General Provisions).</p> <p>Remove NE zone from property.</p> <p>Align IND zone with property lines as was intended under the previously approved By-law.</p>	
24	Section 14 Site Specific Special Provisions	Table 14.1 (89)	128 Brock Road. No. 89 Missing from By-law, propose addition of previously approved wording	<p>Add:</p> <p><b>Uses Permitted:</b></p> <p>An art gallery;</p> <p>Conference or meeting facility;</p> <p>A personal service shop;</p> <p>Professional office;</p> <p>A public office;</p> <p>Garden centres or nurseries;</p> <p>Log cabin/model home display;</p> <p>A restaurant;</p> <p>Miniature golf;</p> <p>A refreshment room;</p> <p>A retail store engaged in the sale of gifts, antiques, tourist shop, furniture, home and garden or landscaping improvement supplies, farm produce, or domestic arts and crafts;</p> <p>Model railway;</p> <p>A specialty food store;</p> <p>A variety store;</p>	Add specific provisions that were omitted in final version of By-law (C2-3). Property already has sp89 referenced but the text is missing from the By-law.

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				<b>Outdoor activity area; A recreational or entertainment facility</b>	
25	Section 14 Site Specific Special Provisions	Table 14.1 (XX)	6926 Gore Road, site specific was omitted in final By-law preparation	<b>(i) Expiration of Garden Suite Use</b> This garden suite is a temporary use, established by By-law No. 18/2013 and shall be in effect for a maximum of twenty (20) years from the date of passage of this By-law to February 6, 2033. Upon the expiry of this time period, unless extended by further amendment(s) to this By-law, the subject land shall revert to the original Agricultural (A) Zone whereby a garden suite is not a permitted use.	Include previously approved site specific provision (A-53)
26	Section 14 Site Specific Special Provisions	Table 14.1 (XX)	4028 Highway 6, include provision that recognizes current use of the property	Add: <b>(i) Additional permitted uses include any motor vehicle use except as specifically prohibited by this By-law but does not include a transport terminal as defined.</b>	Lands were rezoned to Commercial under new By-law but omitted the current use of the property in error
27	Section 14 Site Specific Provisions	Table 14.1 (sp53 )	Persian Investments: Clarify application of Industrial Overlay and apply correct site specific provision reference to By-law	Outdoor storage areas shall only be located to the rear of a permitted building and not be visible from a street or adjacent lots. The establishment of the NE zone for the surrounding land includes the natural heritage features and the approved associated buffer areas. Accordingly, the setback provisions of Section 4.23 4.31 do not apply.	Update Site Specific provisions for clarity
28	Zoning By-Law Amendments	Table 14.1 (XX)	Zoning By-law amendments to the previous By-law that were passed from the Date of Appeal to the By-law coming in to effect	The following zoning By-law amendments to be added as site specific provisions (passed while the new By-law was under appeal). a) 033/2018 b) 044/2018 c) 058/2018 d) 060/2018 e) 061/2018 f) 062/2018 g) 063/2018 h) 069/2018 i) 070/2018	Add Zoning Amendments that have been approved under the previous By-law

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				j) 071/2018 (Doughty) k) 072/2018 (Doughty) l) 026/2019	
29	Schedule A	Map	Update Zoning Boundary Lines for Lot Line Adjustment that occurred in 2017	Applies to the following properties: 14 & 18 Elisabeth Place	Update map to reflect latest lot line adjustment.
30	Schedule A	Map	Update Zone Boundaries to NE zone to reflect consent application	Applies to 7204 Concession 1 and is a condition of consent	Update mapping to add lands to NE zone.