



Brant County Council Report

To: To the Mayor and Members of Brant County Council
From: Brandon Kortleve, Zoning Technician
Date: August 4, 2020
Subject: RPT-20-88 - General Housekeeping Amendment to Zoning By-Law 61-16 (ZBA12-20-BK)
Purpose: For Recommendation and Approval

Recommendation

THAT application ZBA12-20-BK, initiated by the County of Brant, to amend Zoning By-Law 61-16 for general housekeeping purposes, as outlined in this report and attached amending By-Law, **BE APPROVED**.

Strategic Priority

1. Sustainable and Managed Growth
2. Healthy, Safe, and Engaged Citizens

Financial Considerations

None

Background

Section 34 of *The Planning Act* grants municipalities the power to pass a Zoning By-Law as well as subsequent amendments to the document. The intent of regular housekeeping amendments is to make technical updates to the document to address minor issues or discrepancies, and ensure that the policies of the Official Plan and the Province are effectively implemented. After information report RPT-20-57 was brought forward to the July 7, 2020 Council meeting and received as information, staff formalized the proposed housekeeping amendments to Zoning By-Law 61-16, as attached.

Report

The County of Brant Comprehensive Zoning By-Law 61-16 was approved by the Ontario Municipal Board and took effect on January 25th, 2017. The proposed amendments will be the fifth housekeeping amendment made to the By-Law since its original approval. Consistent with previous housekeeping amendments, staff have continued to track possible changes to the Zoning By-Law with the intention of regularly bringing these proposed changes forward for Council consideration. The changes seek to improve the accuracy and function of the County of Brant Zoning By-Law and generally address formatting errors, implementation barriers, consolidation errors and omissions, and mapping updates.

Updates have also been made to bring the Zoning By-Law into further conformity with the County of Brant Official Plan and Provincial planning legislation. With respect to conformity

with the County of Brant Official Plan, changes have been included to address permitted uses within the Institutional zones that will encourage cultural establishments, such as museums and art galleries, in both the Major and Minor institutional zones. These permissions had been previously omitted from the Zoning By-Law but are encouraged by the County of Brant Official Plan in Section 3.14.2 and have thus been included in this update. This inclusion was also made with input from Economic Development and Tourism staff.

Provincial planning legislation regarding COVID-19 and outdoor patio spaces was recently addressed by RPT-20-84 and the passing of By-Law 75-20 to enhance the Temporary Patio Allowance program underway in the County of Brant. Changes proposed through this housekeeping amendment are in line with Provincial planning legislations to make it easier for businesses to adapt to physical distancing requirements by extending similar permissions to Temporary Sales Events, such as outdoor retail and marketplaces, through the Special Event Advisory Team and County of Brant Tourism and Special Events Division.

In line with the previously noted amendment categories, proposed changes to the Zoning By-Law, as previously included with RPT-20-57, have been updated and included as Attachment 1 to this report. Attachment 2 of this report presents the formal amendments in chart format showing how the existing requirements appear in within the By-Law document, as well as how the proposed By-Law changes will appear within the document after adoption. These amendments are also reflected in the attached Draft By-Law for adoption (Attachment 3).

To fulfil the legal requirements under *The Planning Act* for public consultation, notice of the proposed Housekeeping Amendment has been included within the local newspapers. Additionally, notice of the project has been circulated to various stakeholder groups and to the general public by way of social media and mailing list initiatives. Updates have been made to the County of Brant website to address the project and receive feedback. Planning Staff are dedicated to on-going public education and have worked to promote meaningful discussion to present the proposed amendments. Planning Staff have had conversation with a number of divisions who have provided comments on the proposed changes as noted below. Many of the changes proposed have come from conversation with County of Brant Development Engineering staff to better incorporate the County's Development Engineering Standards into the Zoning By-Law requirements. Some of these changes included minor adjustments to driveway width and setback permissions, and accessory structure setbacks. These changes will work to implement the Development Engineering Standards and the requirements of the Zoning By-Law in a more cohesive manner. Any comments received have been taken into account with the proposed amendments to best facilitate implementation of the Zoning By-Law with all Divisions involved. At the date of the preparation of this report, no formal comments or objections have been received from the public.

Recommendation

Staff is recommending that the proposed housekeeping amendments, as included in the attached draft By-Law, be approved. The proposed amendments are technical in nature, are in conformity with the Provincial Policy Statement (2020) and The County of Brant Official Plan (2012) and improve the implementation of the County of Brant Zoning By-Law 61-16, as amended. In order to maintain the best functionality of the Zoning By-Law, tracking of possible further changes will continue, to be brought forward at a later date.

Prepared By: Brandon Kortleve, Zoning Technician

Reviewed By: Mat Vaughan, BES, MPLAN, MCIP, RPP, CMM3, Director of Planning

Submitted By: Pamela Duesling, MAES, MCIP, RPP, Ec.D., CMM3, General Manager of Development Services

Attachments

- 1. Updated Information Chart – Housekeeping Changes to Zoning By-Law 61-16
- 2. Amendment Comparison Chart
- 3. Draft By-Law

Copy to

- 1. Heather Boyd, Clerk/Manager of Council Committee Services
- 2. Jennifer Mayhew, Planning Administrative Assistant
- 3. Jessica Kitchen, Planner – Zoning By-Law Administrator
- 4. Jyoti Zuidema, Solicitor

In adopting this report, is a bylaw or agreement required?

By-law required	(Yes)
Agreement(s) or other documents to be signed by Mayor and /or Clerk	(No)
Is the necessary by-law or agreement being sent concurrently to Council?	(Yes)

Proposed Housekeeping Changes to By-Law 61-16

The following tables outline the proposed changes to Zoning By-Law 61-16 that staff will look to incorporate into the forthcoming housekeeping amendment, being file ZBA12-20-BK.

As outlined in RPT-20-57, the changes can be categorized as follows:

1.0 Formatting Errors

No.	Proposed Change	Explanatory Note / Rationale
1.1	Error in Section 4.16.1	Replacement of 'his main residence' with 'their main residence'
1.2	Omission in Section 4.34.1	The addition of the word 'street' to specify the 'street setback'
1.3	Error in Table 10.1	Accessory Dwelling should be pluralized to read 'Accessory Dwellings'
1.4	Error in Table 11.2	Double asterisk should be reflected in both the table and the corresponding footnote
1.5	Duplication error in Section 5.7 (h) & (k)	Removal of a duplicate requirement
1.6	Defined Term – 'Microbrewery'	To amend an error stating two different maximum floor area permissions, whereas the larger number is preferred and no minimum shall be required.
1.7	Error in permitted uses of Minor Institutional (N1) zone	Both <i>Art Gallery</i> and <i>Museum</i> should be included as permitted uses within the N1 zone, as per the County of Brant Official Plan

2.0 Implementation Barriers

No.	Proposed Change	Explanatory Note / Rationale
2.1	Defined term - 'Public'	To remove unintentional limitations of the current definition to broaden permissions for services provided to the benefit of the public and services provided on municipally owned property
2.2	Addition of Defined Term – 'Visual Barrier'	To broaden the currently used terminology of 'Planting Strip' to be replaced with term Visual Barrier, and allow for more

		general requirements applicable to buffering
2.3	Change Section 4.29 to Surplus Farm Dwellings	General requirements for surplus farm dwelling proposals are being included in the amendment, including frontage, a minimum 15 year age of the dwelling, and MDS specifications
2.4	Section 4.24 Minimum Distance Separation	Addition of a note in clause b) to address cases of <i>renovation</i> and <i>restoration</i> of an existing dwelling unit
2.5	Section 4.26 - Model Homes / Temporary Sales Trailers	To improve regulations for these structures, whereas the current regulations sometimes prove inefficient. Removing and summarizing a number of the clauses to ensure that a subdivision/condominium/pre-servicing agreement has been executed to the satisfaction of the County, and that a maximum of 20 model homes OR 1 sales trailer be permitted.
2.6	Defined Terms – ‘Porch or Verandah’, ‘Deck’, ‘Balcony’, ‘Patio’	To improve the regulations for these structures, whereas the current regulations sometimes prove overly complicated for the zoning review and building permit process. Deck, Porch and Verandah are being combined and a general term for ‘Platform Structure’ is being added.
2.7	Section 4.4 – Accessory Buildings & Structures	To address unintentional limitations due to the wording of various requirements and simplify the requirements for small scale building projects (ie: decks, sheds, porches etc.)
2.7	Section 4 – Table 4.1 Accessory Use Regulations	To address the current limitations for accessory structures related to residential uses on larger lots in the Agriculture zone, based on Planning Act Application frequency and public comments, as well as simplify Table 4.1 for public use.

2.7	Defined Term – ‘Accessory’	To address inconsistencies with accessory structures related to agricultural uses and accessory structures related to residential uses on a property within an agricultural zone. Also simplifying Table 4.1 to remove redundant requirements and simplify the review process.
2.8	Section 4 – Table 4.6 Yard Encroachments	To address inconsistencies regarding a 0.6m undisturbed strip around private properties, as required by the Development Engineering Standards, to be consistently reflected in the zoning requirements
2.9	Defined Term – ‘Building Height’ or ‘Height’	To address the determination of deck/porch height and simplify the description of how height is measured for various structures.
2.10	Defined Term – ‘Boat House’	To specify further requirements for boat house structures in order to better reflect the intent of regulations in place by the applicable Conservation Authority, including proximity to water and the requirement for the structure to have a boat ramp. These changes will also be reflected in the requirements of the Natural Heritage (NH) zone.
2.11	Addition of Defined Term(s) to address special events/sales	To address a desire to use lands for temporary outdoor events, such as street-side patios and sales, beneficial for the purpose of assisting business owners adapt to current Public Health requirements. Changes will expand on the temporary changes to Patio provisions by including permissions for outdoor vending and events in a more general manner. Section 4.17 household sales, garage sales, auction sales, and Section 4.39, Uses associated with a restaurant, will be deleted and consolidated with the

		renaming of Section 4.32 to Temporary Sales Events.
2.12	Defined Term – ‘Shipping Container’ & Section 4.35	To further regulate the use of ‘shipping containers’ particularly differentiating between the temporary storage of items accessory to a residential use, and the permanent use of a shipping container.
2.13	Defined Term – ‘Cannabis Production Facility’	To remove the reference to retail cannabis, in line with the Provincial framework for Cannabis retail with further forthcoming amendments to address cannabis production and sales within the Count of Brant
2.14	Section 5 – Parking Requirements	To address implementation barriers with parking spaces when located inside a garage/ carport on residential property; including size and encroachment permissions
2.15	Section 5 – Table 5.2 Residential Driveways	Renaming the table to ‘Driveway Regulations’ to include non-residential uses as well as to improve and simplify regulations for driveway widths and setbacks
2.16	Section 5.13	Updates to parking requirements for Commercial Uses when properties have more than one commercial use and are developed holistically through the Site Plan Control process

3.0 Consolidation Errors/Omissions

No.	Proposed Change	Explanatory Note / Rationale
3.1	Section 9.3 – SR-50 Zone	To address errors in the original amending By-Law regarding unit count and the special exception number (SR-50)
3.2	Section 11.7 – M3-22 Zone	To address an omission in the original amending By-Law specifying that the permitted street setback applies to Middle Townline Road.
3.2.	Section 10.7 – C1-11 Zone	To address omissions and errors that occurred during By-Law

		consolidation providing for 1 permitted accessory dwelling, and amending the number of required parking spaces.
3.4	Section 15, Table 15.2 – T-56 Zone	To address an error in the expiration date of the original amending By-Law
3.5	Section 6.3 – A-33 Zone	To address an errors that occurred during By-Law consolidation to amend <i>automobile repair garage</i> to <i>service shop</i> .

4.0 Mapping Errors/Omissions

No.	Proposed Change	Explanatory Note / Rationale
4.1	Map 93 – Updated Survey Information	Where zoning lines formally followed the property lines in the area, updated property survey information requires a change to Map 93
4.2	Map 70 – Removal of (h-)	Where the zone category still applies to the lands directly abutting, The holding provision (h-) is required to be removed from the lands on which the OPP station has been constructed as shown on Map 70
4.3	Map 55, 55B and 55C – Removal of (h-)	Where the mapping attached to the original amending By-Law omitted certain lands in error, being By-Law 57-19 to lift the holding provision from certain lands in Phase 2 of the Mile Hill Subdivision (lands formally known as 1021 Rest Acres Road), Schedule A will be updated to reflect the correct zoning.

Table 1.0 – General amendments due to spelling, grammar and/or formatting errors found within the By-Law document.

- 1.1 – Spelling Error in Table 11.2
- 1.2 – Omission in Section 4.16.1
- 1.3 – Pluralization error in Table 10.1
- 1.4 – Omission in Section 4.34.1
- 1.5 – Duplication Error in Section 5.7 (h) & (k)
- 1.6 – Error in Microbrewery Defined Term (Section 3)
- 1.7 – Error in permitted uses of the Minor Institutional (N1) zone

Table 2.0 – General amendments to address clarity issues, development trends, and/or implementation inconsistencies.

- 2.1 – Clarify the ‘Public’ defined term with respects to uses dedicated to providing to the service of the general public
- 2.2 – Clarification of ‘Visual Barrier’ defined term
- 2.3 – Changes to Section 4.29 Surplus Farm Dwelling requirements
- 2.4 – Changes to Section 4.24 Minimum Distance Separation
- 2.5 – Changes to Section 4.26 Model Homes / Temporary Sales Trailers
- 2.6 – Streamlined regulations for ‘platform structures’ in place of terms for deck, porch, verandah, balcony, and patio
- 2.7 – To address limitations for residential accessory structures on large lots in the Agricultural zone category
- 2.8 – Incorporating requirements of the Development Engineering Standards in the setback requirements on residential properties
- 2.9 – To include how to measure the height of a deck/porch and other structures
- 2.10 – To improve the definition of a Boathouse and the regulations of the NH zone
- 2.11 – Additional a defined term to address special event sales
- 2.12 – Improvements to shipping container regulations to include temporary storage provisions
- 2.13 – Amendments to Cannabis definitions as per Provincial requirements for retail uses
- 2.14 – To improve parking requirements for spaces within a garage or carport, including encroachment provisions
- 2.15 – To improve regulations for driveway widths and setbacks
- 2.16 – Improvements to parking requirements for developments in the General Commercial (C2) Zone

Table 3.0 – Amendments to Special Exception Zone Codes due to errors or omissions when consolidating information from amending by-law to By-Law 61-16.

- 3.1 – Addressing errors in the SR-50 Special Exception regarding unit Count
- 3.2 – Addressing an omission in the M3-22 Special Exception specifically referring to Middle Townline Road
- 3.3 – To address errors in the C1-11 zone for 1 permitted accessory dwelling and the number of required parking spaces
- 3.4 - To address an error in the expiration date of the temporary by-law (T-56)
- 3.5 – To address an error in the A-33 Special exception to address a service shop use

Table 4.0 – Mapping

- 4.1 – Amendment to Map 93 of Schedule A (222 Old Onondaga Road) to update the property lines
- 4.2 – Amendment to Map 70 of Schedule A to remove the holding provision (h-) from the OPP lands at 67 Bethel Road
- 4.3 – Amendment to Maps 55, 55B and 55C of Schedule A (Mile Hill Subdivision, Rest Acres Road) to remove the holding provision (h-) from certain lands

TABLE 1.0

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16																																																																																																																																		
1.1	M3 Street Setback footnote is noted as ‘***’ within the table and ‘****’ on the footnote. This amendment is proposed to amend this error.	Table 11.2	Table 11.2: Zone Provisions	Table 11.2: Zone Provisions																																																																																																																																		
			<table><tr><th>Provisions</th><th colspan="4">Specifications</th></tr><tr><th></th><th>M1</th><th>M2</th><th>M3</th><th>M4</th></tr><tr><td>Lot Area, Minimum (sq. m)</td><td>1100</td><td>1100</td><td>1100</td><td>1100</td></tr><tr><td>Lot Frontage, Minimum (metres)</td><td>30.0</td><td>20.0</td><td>30.0</td><td>30.0</td></tr><tr><td>Street Setback, Minimum (metres)</td><td>9.0</td><td>6.0</td><td>15.0**</td><td>30.0</td></tr><tr><td>Interior Side Yard Setback, Minimum (metres)</td><td>3.0</td><td>3.0</td><td>3.0</td><td>30.0</td></tr><tr><td>Rear Yard Setback, Minimum (metres)</td><td>7.5</td><td>8.0</td><td>8.0</td><td>30.0</td></tr><tr><td>Any Yard abutting Residential or Institutional Zone (metres)</td><td>10.0</td><td>10.0</td><td>15.0</td><td>30.0</td></tr><tr><td>Any Yard abutting railway right-of-way (metres)</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Lot Coverage, Maximum</td><td>60%</td><td>60%</td><td>60%</td><td>60%</td></tr><tr><td>Landscaped Open Space, Minimum</td><td>10%</td><td>10%</td><td>10%</td><td>30%</td></tr><tr><td>Building Height, Maximum (metres) *</td><td>12.0</td><td>12.0</td><td>12.0</td><td>12.0</td></tr><tr><td>Floor Area of Retail Store, Maximum</td><td>10% of the gross floor area of the permitted use to which it is accessory.</td><td>10% of the gross floor area of the permitted use to which it is accessory.</td><td></td><td></td></tr></table>	Provisions	Specifications					M1	M2	M3	M4	Lot Area, Minimum (sq. m)	1100	1100	1100	1100	Lot Frontage, Minimum (metres)	30.0	20.0	30.0	30.0	Street Setback, Minimum (metres)	9.0	6.0	15.0**	30.0	Interior Side Yard Setback, Minimum (metres)	3.0	3.0	3.0	30.0	Rear Yard Setback, Minimum (metres)	7.5	8.0	8.0	30.0	Any Yard abutting Residential or Institutional Zone (metres)	10.0	10.0	15.0	30.0	Any Yard abutting railway right-of-way (metres)	0	0	0	0	Lot Coverage, Maximum	60%	60%	60%	60%	Landscaped Open Space, Minimum	10%	10%	10%	30%	Building Height, Maximum (metres) *	12.0	12.0	12.0	12.0	Floor Area of Retail Store, Maximum	10% of the gross floor area of the permitted use to which it is accessory.	10% of the gross floor area of the permitted use to which it is accessory.			<table><tr><th>Provisions</th><th colspan="4">Specifications</th></tr><tr><th></th><th>M1</th><th>M2</th><th>M3</th><th>M4</th></tr><tr><td>Lot Area, Minimum (sq. m)</td><td>1100</td><td>1100</td><td>1100</td><td>1100</td></tr><tr><td>Lot Frontage, Minimum (metres)</td><td>30.0</td><td>20.0</td><td>30.0</td><td>30.0</td></tr><tr><td>Street Setback, Minimum (metres)</td><td>9.0</td><td>6.0</td><td>15.0**</td><td>30.0</td></tr><tr><td>Interior Side Yard Setback, Minimum (metres)</td><td>3.0</td><td>3.0</td><td>3.0</td><td>30.0</td></tr><tr><td>Rear Yard Setback, Minimum (metres)</td><td>7.5</td><td>8.0</td><td>8.0</td><td>30.0</td></tr><tr><td>Any Yard abutting Residential or Institutional Zone (metres)</td><td>10.0</td><td>10.0</td><td>15.0</td><td>30.0</td></tr><tr><td>Any Yard abutting railway right-of-way (metres)</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Lot Coverage, Maximum</td><td>60%</td><td>60%</td><td>60%</td><td>60%</td></tr><tr><td>Landscaped Open Space, Minimum</td><td>10%</td><td>10%</td><td>10%</td><td>30%</td></tr><tr><td>Building Height, Maximum (metres) *</td><td>12.0</td><td>12.0</td><td>12.0</td><td>12.0</td></tr><tr><td>Floor Area of Retail Store, Maximum</td><td>10% of the gross floor area of the permitted use to which it is accessory.</td><td>10% of the gross floor area of the permitted use to which it is accessory.</td><td></td><td></td></tr></table>	Provisions	Specifications					M1	M2	M3	M4	Lot Area, Minimum (sq. m)	1100	1100	1100	1100	Lot Frontage, Minimum (metres)	30.0	20.0	30.0	30.0	Street Setback, Minimum (metres)	9.0	6.0	15.0**	30.0	Interior Side Yard Setback, Minimum (metres)	3.0	3.0	3.0	30.0	Rear Yard Setback, Minimum (metres)	7.5	8.0	8.0	30.0	Any Yard abutting Residential or Institutional Zone (metres)	10.0	10.0	15.0	30.0	Any Yard abutting railway right-of-way (metres)	0	0	0	0	Lot Coverage, Maximum	60%	60%	60%	60%	Landscaped Open Space, Minimum	10%	10%	10%	30%	Building Height, Maximum (metres) *	12.0	12.0	12.0	12.0	Floor Area of Retail Store, Maximum	10% of the gross floor area of the permitted use to which it is accessory.	10% of the gross floor area of the permitted use to which it is accessory.		
			Provisions	Specifications																																																																																																																																		
	M1	M2	M3	M4																																																																																																																																		
Lot Area, Minimum (sq. m)	1100	1100	1100	1100																																																																																																																																		
Lot Frontage, Minimum (metres)	30.0	20.0	30.0	30.0																																																																																																																																		
Street Setback, Minimum (metres)	9.0	6.0	15.0**	30.0																																																																																																																																		
Interior Side Yard Setback, Minimum (metres)	3.0	3.0	3.0	30.0																																																																																																																																		
Rear Yard Setback, Minimum (metres)	7.5	8.0	8.0	30.0																																																																																																																																		
Any Yard abutting Residential or Institutional Zone (metres)	10.0	10.0	15.0	30.0																																																																																																																																		
Any Yard abutting railway right-of-way (metres)	0	0	0	0																																																																																																																																		
Lot Coverage, Maximum	60%	60%	60%	60%																																																																																																																																		
Landscaped Open Space, Minimum	10%	10%	10%	30%																																																																																																																																		
Building Height, Maximum (metres) *	12.0	12.0	12.0	12.0																																																																																																																																		
Floor Area of Retail Store, Maximum	10% of the gross floor area of the permitted use to which it is accessory.	10% of the gross floor area of the permitted use to which it is accessory.																																																																																																																																				
Provisions	Specifications																																																																																																																																					
	M1	M2	M3	M4																																																																																																																																		
Lot Area, Minimum (sq. m)	1100	1100	1100	1100																																																																																																																																		
Lot Frontage, Minimum (metres)	30.0	20.0	30.0	30.0																																																																																																																																		
Street Setback, Minimum (metres)	9.0	6.0	15.0**	30.0																																																																																																																																		
Interior Side Yard Setback, Minimum (metres)	3.0	3.0	3.0	30.0																																																																																																																																		
Rear Yard Setback, Minimum (metres)	7.5	8.0	8.0	30.0																																																																																																																																		
Any Yard abutting Residential or Institutional Zone (metres)	10.0	10.0	15.0	30.0																																																																																																																																		
Any Yard abutting railway right-of-way (metres)	0	0	0	0																																																																																																																																		
Lot Coverage, Maximum	60%	60%	60%	60%																																																																																																																																		
Landscaped Open Space, Minimum	10%	10%	10%	30%																																																																																																																																		
Building Height, Maximum (metres) *	12.0	12.0	12.0	12.0																																																																																																																																		
Floor Area of Retail Store, Maximum	10% of the gross floor area of the permitted use to which it is accessory.	10% of the gross floor area of the permitted use to which it is accessory.																																																																																																																																				
			<p>* Provided that if any portion of any building is erected above a height of 12.0 metres, the required yard dimensions shall be increased by 1.0 metres for each 1.0 metres by which such portion of the building exceeds 12.0 metres.</p> <p>***Provided that if any M3 property abuts a residential Zone, arterial, and/or collector road the minimum setback from any building and/or structure from that lot line shall be a minimum of 50.0m.</p>	<p>* Provided that if any portion of any building is erected above a height of 12.0 metres, the required yard dimensions shall be increased by 1.0 metres for each 1.0 metres by which such portion of the building exceeds 12.0 metres.</p> <p>**Provided that if any M3 property abuts a residential Zone, arterial, and/or collector road the minimum setback from any building and/or structure from that lot line shall be a minimum of 50.0m.</p>																																																																																																																																		

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16																																																																																																
1.2	This particular clause references an owner or tenant with ‘his’, and should be corrected in order to be gender non-specific.	Section 4.16.1	4.16.1 Location and Residential Character b) A <i>home occupation</i> shall be clearly secondary and incidental to a <i>dwelling</i> occupied by the owner or tenant as his <i>main</i> residence.	4.16.1 Location and Residential Character b) A <i>home occupation</i> shall be clearly secondary and incidental to a <i>dwelling</i> occupied by the owner or tenant as their <i>main</i> residence.																																																																																																
1.3	The wording in Table 10.1 permitting an Accessory Dwelling should be pluralized to maintain the intent of the permission, as well as maintain consistency with Section 10.3 – Regulations for Accessory Dwellings		Table 10.1: Uses Permitted <table><tr><th rowspan="2">List of Uses</th><th colspan="6">Zones</th></tr><tr><th>C1</th><th>C2</th><th>C3</th><th>C4</th><th>C5</th><th>C6</th></tr><tr><td><i>Accessory Dwelling</i> (in accordance with Section 10.3)</td><td></td><td></td><td></td><td>•</td><td>•</td><td></td></tr><tr><td><i>Art Gallery</i></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td><i>Assembly Hall</i></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td><i>Auditorium</i></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td><i>Table Continued...</i></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	List of Uses	Zones						C1	C2	C3	C4	C5	C6	<i>Accessory Dwelling</i> (in accordance with Section 10.3)				•	•		<i>Art Gallery</i>							<i>Assembly Hall</i>							<i>Auditorium</i>							<i>Table Continued...</i>							Table 10.1: Uses Permitted <table><tr><th rowspan="2">List of Uses</th><th colspan="6">Zones</th></tr><tr><th>C1</th><th>C2</th><th>C3</th><th>C4</th><th>C5</th><th>C6</th></tr><tr><td><i>Accessory Dwellings</i> (in accordance with Section 10.3)</td><td></td><td></td><td></td><td>•</td><td>•</td><td></td></tr><tr><td><i>Art Gallery</i></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td><i>Assembly Hall</i></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td><i>Auditorium</i></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td><i>Table Continued...</i></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	List of Uses	Zones						C1	C2	C3	C4	C5	C6	<i>Accessory Dwellings</i> (in accordance with Section 10.3)				•	•		<i>Art Gallery</i>							<i>Assembly Hall</i>							<i>Auditorium</i>							<i>Table Continued...</i>						
List of Uses	Zones																																																																																																			
	C1	C2	C3	C4	C5	C6																																																																																														
<i>Accessory Dwelling</i> (in accordance with Section 10.3)				•	•																																																																																															
<i>Art Gallery</i>																																																																																																				
<i>Assembly Hall</i>																																																																																																				
<i>Auditorium</i>																																																																																																				
<i>Table Continued...</i>																																																																																																				
List of Uses	Zones																																																																																																			
	C1	C2	C3	C4	C5	C6																																																																																														
<i>Accessory Dwellings</i> (in accordance with Section 10.3)				•	•																																																																																															
<i>Art Gallery</i>																																																																																																				
<i>Assembly Hall</i>																																																																																																				
<i>Auditorium</i>																																																																																																				
<i>Table Continued...</i>																																																																																																				
1.4	Amendment to include the word ‘street’ in this clause to maintain the intent of permitting structures a reduced setback to the street-fronting lot lines along the noted street.	Section 4.34.1	4.34.1 Special Setbacks Notwithstanding any other provisions of this By-Law, where a <i>building</i> or <i>structure</i> is located adjacent to a <i>street</i> listed below, no minimum <i>setback</i> shall be required: [...]	4.34.1 Special Setbacks Notwithstanding any other provisions of this By-Law, where a <i>building</i> or <i>structure</i> is located adjacent to a <i>street</i> listed below, no minimum street <i>setback</i> shall be required: [...]																																																																																																

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16
1.5	Removal of duplicate requirement (h) & (k). Also addressed in Change No. 2.13 to Section 5.7.	Section 5.7 (k)	<p>Section 5.7 [...]</p> <p>h) In all Zones other than Residential Zones nothing in this subsection shall apply to prevent the use of a <i>right-of-way</i> as a means of obtaining access to a <i>parking space</i>, provided the said <i>right-of-way</i> has been specifically established for such purpose.</p> <p>i) In all Zones other than Residential Zones <i>driveways</i> and parking <i>aisles</i> shall have a minimum unobstructed width of 6 metres where two-way traffic is permitted and 3 metres where only one-way traffic is permitted and is clearly indicated by <i>signs</i>, pavement markings or both.</p> <p>j) Where a two-way <i>driveway</i> is divided into two one-way <i>driveways</i> by a curb, an area of <i>landscaped open space</i> or any other obstruction, such <i>driveway</i> shall be considered a single access <i>driveway</i>, provided that such <i>driveway</i> does not exceed 10 metres in total width.</p> <p>k) Nothing in this subsection shall apply to prevent the use of a <i>right-of-way</i> as a means of obtaining access to a <i>parking space</i>, provided the said <i>right-of-way</i> has been specifically established for such purpose.</p> <p>[Table 5.2 ...]</p>	<p>Section 5.7 [...]</p> <p>h) In all Zones other than Residential Zones nothing in this subsection shall apply to prevent the use of a <i>right-of-way</i> as a means of obtaining access to a <i>parking space</i>, provided the said <i>right-of-way</i> has been specifically established for such purpose.</p> <p>i) In all Zones other than Residential Zones <i>driveways</i> and parking <i>aisles</i> shall have a minimum unobstructed width of 6 metres where two-way traffic is permitted and 3 metres where only one-way traffic is permitted and is clearly indicated by <i>signs</i>, pavement markings or both.</p> <p>j) Where a two-way <i>driveway</i> is divided into two one-way <i>driveways</i> by a curb, an area of <i>landscaped open space</i> or any other obstruction, such <i>driveway</i> shall be considered a single access <i>driveway</i>, provided that such <i>driveway</i> does not exceed 10 metres in total width.</p> <p>[Table 5.2 ...]</p>
1.6	To amend an error stating two different maximum floor area permissions, whereas the larger number is preferred and no minimum shall be required	Section 3	<p>MICROBREWERY</p> <p>Means a <i>lot</i>, <i>building</i>, or <i>structure</i> used for the purpose of limited small scale brewing and malting of beer or liquors, having a maximum <i>floor area</i> of 150m² but shall not exceed a maximum <i>floor area</i> of 300m². The ingredients may be cultivated on the <i>property</i> or offsite. A <i>support office</i>, <i>patio</i>, tasting area, <i>retail store</i>, and <i>restaurant</i> may also be permitted as <i>accessory uses</i>.</p>	<p>MICROBREWERY</p> <p>Means a <i>lot</i>, <i>building</i>, or <i>structure</i> used for the purpose of limited small scale brewing and malting of beer or liquors, having a maximum <i>floor area</i> of 300 square metres. The ingredients may be cultivated on the <i>property</i> or offsite. A <i>support office</i>, <i>patio</i>, tasting area, <i>retail store</i>, and <i>restaurant</i> may also be permitted as <i>accessory uses</i>.</p>

Item	Explanation	Section	Existing By-Law 61-16			Proposed Revision to By-Law 61-16		
1.7	To include Art Gallery and Museum as permitted uses within the Minor Institutional zone (N1), as per the County of Brant Official Plan	Section 13, Table 13.1	Section 13: Institutional (N) Zones Table 13.1: Uses Permitted			Section 13: Institutional (N) Zones Table 13.1: Uses Permitted		
			List of Uses	N1	N2	List of Uses	N1	N2
			Art Gallery		•	Art Gallery	•	•
			Community Centre	•	•	Community Centre	•	•
			Group Home, Correctional			Group Home, Correctional		
			Day Care	•	•	Day Care	•	•
			Hospital		•	Hospital		•
			Library	•	•	Library	•	•
			Museum		•	Museum	•	•
			Mobile Refreshment Cart	•	•	Mobile Refreshment Cart	•	•
			Nursing Home	•	•	Nursing Home	•	•
			Office, Medical		•	Office, Medical		•
			Place of Worship	•	•	Place of Worship	•	•
			Retirement Home	•	•	Retirement Home	•	•
			School, Elementary	•	•	School, Elementary	•	•
			School, Private Elementary, excluding dormitory	•	•	School, Private Elementary, excluding dormitory	•	•
			School, Post-Secondary		•	School, Post-Secondary		•
			School, Private Secondary		•	School, Private Secondary		•
			School, Secondary		•	School, Secondary		•

TABLE 2.0

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16
2.1	Amendment to Section 4.40 – Uses Permitted in All Zones, specifically clause 4. e) to incorporate the definition of ‘PUBLIC’ in Section 3.0. The current clause unintentionally limits the general permissions for a service provided to the benefit of the public.	Section 4.40, 4. e)	<p>Section 4.40 Uses Permitted in All Zones</p> <p>e) A municipal office <i>building</i>, a <i>public community centre</i>, <i>public auditorium</i>, a <i>public library</i>, <i>public park</i>, <i>public washroom</i> and a <i>municipal or provincial works yard</i>;</p>	<p>Section 4.40 Uses Permitted in All Zones</p> <p>e) A <i>public use, building, structure, or lot</i> used by a <i>public agency</i> to provide services to the public. This may include, but is not limited to, a municipal office building, a <i>public community centre</i>, <i>public auditorium</i>, <i>public library</i>, <i>public park</i>, <i>public washroom</i> and/or a <i>municipal or provincial works yard</i>;</p>
2.2	Addition of new defined term for ‘VISUAL BARRIER’ to provide a definition for a general barrier intended to act as a	Section 3	<p><i>NEW ADDITION TO BY-LAW 61-16</i></p>	<p>VISUAL BARRIER</p> <p>A barrier constructed or formed along an applicable <i>lot line, use, or structure</i> to act as a continuous and dense buffer between uses.</p>

	buffer/screen between uses. This generic term will allow for situational flexibility.															
2.2.1	Amend 'PLANTING STRIP' to direct to the new defined term of 'VISUAL BARRIER'. This general term that will include a Planting Strip as a type of barrier, and broaden the requirements for screening between uses.	Section 3	<p>PLANTING STRIP</p> <p>Means an area of <i>landscaped open space</i> located immediately adjacent to a <i>lot line</i> or portion thereof, on which one (1) or more of the following screening devices may be located:</p> <p>a) a continuous row of trees or shrubs; b) a <i>berm</i>; or c) an opaque fence,</p> <p>and arranged in such a way as to form a dense or opaque screen. The remainder of such planting strip shall be <i>used</i> for no purpose other than landscaping features, trees, shrubs, flowers, grass or similar vegetation.</p>	<p>PLANTING STRIP</p> <p>See 'VISUAL BARRIER'</p>												
2.2.2	Proposed as a result of the replacement of the defined term of PLANTING STRIP with VISUAL BARRIER	Table 4.4	<table><tr><th colspan="2">Table 4.4</th></tr><tr><th>Provisions</th><th>Specifications</th></tr><tr><td>Landscaped Open Space, Minimum</td><td>A landscaping area in the form of a 3 metres wide planting strip shall be provided and maintained adjacent to any <i>lot line</i> that abuts a residential <i>Zone</i> or residential <i>use</i>.</td></tr></table>	Table 4.4		Provisions	Specifications	Landscaped Open Space, Minimum	A landscaping area in the form of a 3 metres wide planting strip shall be provided and maintained adjacent to any <i>lot line</i> that abuts a residential <i>Zone</i> or residential <i>use</i> .	<table><tr><th colspan="2">Table 4.4</th></tr><tr><th>Provisions</th><th>Specifications</th></tr><tr><td>Landscaped Open Space, Minimum</td><td>A landscaping area in the form of a 3 metres wide visual barrier shall be provided and maintained adjacent to any <i>lot line</i> that abuts a residential <i>Zone</i> or residential <i>use</i>.</td></tr></table>	Table 4.4		Provisions	Specifications	Landscaped Open Space, Minimum	A landscaping area in the form of a 3 metres wide visual barrier shall be provided and maintained adjacent to any <i>lot line</i> that abuts a residential <i>Zone</i> or residential <i>use</i> .
Table 4.4																
Provisions	Specifications															
Landscaped Open Space, Minimum	A landscaping area in the form of a 3 metres wide planting strip shall be provided and maintained adjacent to any <i>lot line</i> that abuts a residential <i>Zone</i> or residential <i>use</i> .															
Table 4.4																
Provisions	Specifications															
Landscaped Open Space, Minimum	A landscaping area in the form of a 3 metres wide visual barrier shall be provided and maintained adjacent to any <i>lot line</i> that abuts a residential <i>Zone</i> or residential <i>use</i> .															
2.2.3	Proposed as a result of the replacement of the defined	Section 4.18	<p>4.18 Landscaped Open Space and Planting Strips</p> <p><i>Landscaped open space</i> shall be provided in accordance with the <i>Zone</i> provisions for each <i>Zone</i> and the following general provisions:</p>	<p>4.18 Landscaped Open Space</p> <p><i>Landscaped open space</i> shall be provided in accordance with the <i>Zone</i> provisions for each <i>Zone</i>, and the following general provisions:</p>												

	term of PLANTING STRIP with VISUAL BARRIER		<p>a) Any part of a <i>lot</i> which is not occupied by <i>buildings, structures, parking areas, loading spaces, driveways, excavations, agricultural use</i> or permitted outdoor storage areas shall be maintained as <i>landscaped open space</i>.</p> <p>b) Where a <i>lot</i> in a Commercial <i>Zone</i> or Employment <i>Zone</i> abuts any <i>lot line</i> of any Residential <i>Zone</i> or Institutional <i>Zone</i> or abuts a <i>street</i> the opposite side of which is any Residential <i>Zone</i> or Institutional <i>Zone</i>, then a minimum of a 3 metres strip of land on that <i>lot</i> shall be <i>used</i> only for the purpose of a <i>planting strip</i> at least 1.8 metres in <i>height</i>.</p> <p>c) All required and approved landscaping features, including screens and buffers, shall be suitably maintained by the property owner in a neat and tidy condition, at all times, including adjacent boulevard areas where applicable.</p> <p>d) Landscaping requirements in any Residential <i>Zones</i> shall be:</p> <p>(i) The <i>landscaped open space</i> in any Residential <i>Zones</i> may include any part of the <i>lot</i> which is sodded or gardened or <i>used</i> as a pedestrian walk, play area, swimming pool or uncovered <i>patio</i> but shall not include any part of the <i>lot used</i> for parking or access <i>driveways</i> or for <i>accessory buildings</i>;</p> <p>(ii) Notwithstanding the provisions of clause (a) of this subsection, not less than 45% of the area of the required or established <i>front yard</i>, whichever is less, in any Residential <i>Zone</i> shall be maintained as <i>landscaped open space</i> and kept free of <i>accessory buildings</i> and <i>parking lots</i>.</p>	<p>a) Any part of a <i>lot</i> which is not occupied by <i>buildings, structures, parking areas, loading spaces, driveways, excavations, agricultural use</i> or permitted outdoor storage areas shall be maintained as <i>landscaped open space</i>.</p> <p>b) Landscaping requirements in any Residential <i>Zones</i> shall be:</p> <p>(i) The <i>landscaped open space</i> in any Residential <i>Zones</i> may include any part of the <i>lot</i> which is sodded or gardened or <i>used</i> as a pedestrian walk, play area, swimming pool or uncovered <i>patio</i> but shall not include any part of the <i>lot used</i> for parking or access <i>driveways</i> or for <i>accessory buildings</i>;</p> <p>(ii) Notwithstanding the provisions of clause (a) of this subsection, not less than 45% of the area of the required or established <i>front yard</i>, whichever is less, in any Residential <i>Zone</i> shall be maintained as <i>landscaped open space</i> and kept free of <i>accessory buildings</i> and <i>parking areas</i>.</p>
2.2.4	Proposed as a result of the replacement of the defined term of PLANTING STRIP with VISUAL BARRIER	Section 4.19	<p>4.19 Visual Barrier</p> <p>Where in any <i>Zone</i>, a visual barrier is required to be provided and maintained, such barrier shall:</p> <p>a) act as a continuous visual screen between <i>uses</i>;</p> <p>b) be constructed to a minimum <i>height</i> of 1.8 metres along the <i>lot lines</i>;</p> <p>c) be located along the <i>rear and interior side lot lines</i> of the <i>lot</i> upon which it is required and shall be maintained in healthy condition and good repair by the owner of such <i>lot</i>;</p> <p>d) shall consist of the following:</p> <p>(i) a noise wall, fence; or</p> <p>(ii) coniferous trees or shrubs; or</p> <p>(iii) earth <i>berms</i>; or</p> <p>(iv) any combination of the above</p>	<p>4.19 Visual Barrier</p> <p>a) Where a <i>lot</i> with a Commercial <i>use</i> or Employment <i>use</i> abuts any <i>lot line</i> of any residential <i>zone</i> or <i>use</i> or any Institutional <i>zone</i> or <i>use</i>, a strip of land on that <i>lot</i> shall be <i>used</i> for the purpose of a <i>visual barrier</i>.</p> <p>b) All required and County approved <i>visual barriers</i> shall be suitably maintained by the property owner in a neat and tidy condition, at all times, including adjacent boulevard areas where applicable.</p> <p>c) Where in any <i>Zone</i>, a visual barrier is required to be provided and maintained, such barrier shall:</p> <p>(i) act as a continuous screen between <i>uses</i>;</p> <p>(ii) be constructed to a minimum <i>height</i> of 1.8m and located within 3.0m of the applicable <i>use, structure, or lot line</i> consist of a continuous row of trees or shrubs, noise wall, fence, earth <i>berm</i>, or any combination thereof; and</p> <p>(iv) shall not disrupt any prescribed drainage feature</p>

<p>2.3</p>	<p>Amendment to Section 4 to include additional requirements for Surplus Farm Dwelling in order to provide guidance and clarity for decision making on these particular types of applications. These changes are based on the intent and requirements of the Provincial Policy Statement 2020 and the MDS guidelines and will be further reflected in updates to the County of Brant Official Plan</p>	<p>Section 4.29</p>	<p>4.29 Reduced Lot Frontage for Surplus Farm Dwellings</p> <p>Where a <i>lot</i> is created as the result of a consent granted by the Committee of Adjustment with respect to the disposal of a surplus farm <i>dwelling</i> and is located within an Agricultural (A) <i>Zone</i> and has a minimum 20.0 metre frontage then the said <i>lot</i> shall be deemed to comply to the requirements of this By-Law with respect to the <i>lot area</i> or <i>lot frontage</i> however, all other regulations of the By-Law shall apply.</p>	<p>4.29 Surplus Farm Dwellings</p> <p>Notwithstanding any other requirement of the by-law to the contrary, where a <i>lot</i> is created as the result of a consent granted by the Committee of Adjustment with respect to the disposal of a surplus farm <i>dwelling</i> that is located within an Agricultural (A) <i>Zone</i> the following shall apply:</p> <ul style="list-style-type: none"> a) If the <i>lot</i> has a minimum 20.0 metre frontage, then said <i>lot</i> shall be deemed to comply with the requirements of this By-Law with respect to the <i>lot area</i> or <i>lot frontage</i>; b) The <i>dwelling</i> shall only be considered surplus to the farm operations if it was constructed a minimum of 15 years prior to the date the application for the surplus farm <i>dwelling</i> consent is received; c) The <i>dwelling</i> must be considered habitable at the time of application, as determined by the local municipal Chief Building Official; d) Minimum Distance Separation Guidelines shall apply as if the property were zoned or designated as a residential lot; e) All other regulations of the By-Law shall apply.
<p>2.4</p>	<p>Amendment to Section 4 to include specifications for when an MDS</p>	<p>Section 4.24</p>	<p>4.24 Minimum Distance Separation</p> <p>a) Notwithstanding any other <i>yard</i> or <i>setback</i> provisions of this By-Law to the contrary, no <i>use</i> shall be established and no <i>building</i> or <i>structure</i> shall be <i>erected</i> or <i>altered</i> unless it complies with the <i>Minimum Distance Separation (MDS) Guidelines</i> developed by Ontario Ministry of Agricultural, Food and Rural Affairs.</p>	<p>4.24 Minimum Distance Separation</p> <p>a) Notwithstanding any other <i>yard</i> or <i>setback</i> provisions of this By-Law to the contrary, no <i>use</i> shall be established and no <i>building</i> or <i>structure</i> shall be <i>erected</i> or <i>altered</i> unless it complies with the <i>Minimum Distance Separation (MDS) Guidelines</i> developed by Ontario Ministry of Agricultural, Food and Rural Affairs.</p>

	<p>calculation is not required on an existing lot of record in an Agricultural designation / zone. These changes are based on the intent and requirements of the Provincial Policy Statement 2020 and the MDS guidelines and will be further reflected in updates to the County of Brant Official Plan.</p>		<p>b) MDS shall apply to <i>existing lots of record</i> located in an Agricultural (A) Zone or Agricultural Employment (AE) Zone.</p> <p>c) MDS shall apply to the <i>uses</i> permitted in Agricultural Employment (AE) Zone in accordance with OMAFRA guidelines. For the purposes of calculating MDS setbacks, such <i>uses</i> shall be considered as Type A.</p> <p>d) For the purposes of MDS guidelines, inactive cemeteries shall be considered as Type A land use.</p>	<p>b) MDS shall apply to <i>existing lots of record</i> located in an Agricultural (A) Zone or Agricultural Employment (AE) Zone, except in cases of renovation or restoration of an existing dwelling unit.</p> <p>c) MDS shall apply to the <i>uses</i> permitted in Agricultural Employment (AE) Zone in accordance with OMAFRA guidelines. For the purposes of calculating MDS setbacks, such <i>uses</i> shall be considered as Type A.</p> <p>d) For the purposes of MDS guidelines, inactive cemeteries shall be considered as Type A land use.</p>
2.5	<p>Amendment to Section 4 to clarify and simplify the requirements for Model Homes/ Temporary Sales Trailers for new developments.</p>	Section 4.26	<p>4.26 Model Home/Temporary Sales Trailer</p> <p>Notwithstanding any other provisions of this By-Law, a model home or a temporary sales <i>trailer</i> for conducting sales of new units shall be permitted provided the following regulations are met:</p> <p>a) The lands on which the model home/ temporary sales <i>trailer</i> is to be constructed have received draft plan approval under the Planning Act and the Subdivision or <i>Condominium</i> and any other Agreement has been registered.</p> <p>b) The model home/ temporary sales <i>trailer</i> shall be located within the <i>approved</i> plan of Subdivision or Condominium and that sales are restricted to the units within that <i>development</i> only.</p> <p>c) The number of model homes shall be in accordance with the conditions of draft plan approval within the draft plan of subdivision or <i>condominium</i> and in no case exceeding 5 <i>dwelling units</i> to be <i>used</i> as model homes.</p>	<p>4.26 Model Home/Temporary Sales Trailer</p> <p>Notwithstanding any other provisions of this By-Law, <i>model homes</i> or a <i>temporary sales trailer</i> can be constructed prior to the registration of a plan of subdivision or condominium plan, provided the following regulations are met:</p> <p>a) A model home agreement, temporary sales trailer agreement, subdivision agreement, and/or condominium agreement has been executed by the owner for said <i>development</i> to the satisfaction of the County of Brant;</p> <p>b) The <i>model homes</i> or <i>temporary sales trailer</i> shall be located within the lands described in said agreement;</p> <p>c) The <i>model homes</i> or <i>temporary sales trailer</i> shall comply with the provisions and regulations of this By-Law, except for parking, as though each <i>structure</i> were considered a <i>single detached dwelling</i> constructed</p>

			<p>d) The <i>use</i> shall be permitted in the <i>Zone</i> in which the model home is to be located.</p> <p>e) The model home shall comply with the provisions and regulations of this By-Law, except for parking, as though the <i>dwelling</i>s and/or <i>dwelling</i> <i>units</i> were constructed on the <i>lot</i>.</p> <p>f) The <i>dwelling</i> <i>units</i> <i>used</i> for the purpose of model homes shall not be occupied for human habitation prior to the date of registration of the plan of subdivision or <i>condominium</i>.</p> <p>g) The model home/ temporary sales office shall comply with all applicable terms and conditions of the said subdivision or <i>condominium</i> agreement,</p> <p>h) The temporary sales <i>trailer</i> shall be located 6 metres from any <i>lot</i> <i>line</i>.</p> <p>i) The <i>parking</i> <i>area</i> associated with the Model Home/ temporary sales <i>trailer</i> shall be contained on the <i>development</i> site and shall be located at least 6 metres from any <i>lot</i> <i>line</i>.</p> <p>j) The temporary sales <i>trailer</i> shall be removed from the site within 1 year of placing on site or within 60 days of completing all sales of <i>dwelling</i> <i>units</i>, whichever is less.</p> <p>k) No model home or temporary sales <i>trailer</i> shall be established until the County has approved the location and the design for the access, <i>parking</i> <i>area</i> and grading for these <i>uses</i> and have been constructed to the satisfaction of the County.</p>	<p>on an individual <i>lot</i> within the future registered plan of subdivision or condominium plan;</p> <p>d) The lands described in said agreement shall be permitted a maximum of one (1) <i>Temporary Sales Trailer</i> or eight (8) <i>Model Homes</i>; and,</p> <p>e) The <i>model</i> <i>homes</i> and/or <i>temporary</i> <i>sales</i> <i>trailer</i> shall comply with all applicable terms and conditions of the said agreement.</p>
2.5.1	Amendment to Section 3 to simplify the definition of a Model Home, in keeping with the proposed amendments to Section 4.26	Section 3	<p>Model Home</p> <p>Means a finished but uninhabited <i>dwelling</i> <i>unit</i> that is constructed to the provisions of the zoning category in which the <i>model</i> <i>home</i> is located and used as an example of the <i>dwelling</i> <i>units</i> offered for sale or rent to the general public within the related <i>subdivision</i> or <i>condominium</i>. A <i>model</i> <i>home</i> may include an office to conduct sales of the <i>development</i>.</p>	<p>Model Home</p> <p>Means an uninhabited <i>dwelling</i> <i>unit</i> which is used for the purpose of display to the general public and where a portion of the <i>model</i> <i>home</i> may be used as a sales office for <i>dwelling</i> <i>units</i> to be constructed on <i>lots</i> within a <i>plan</i> of <i>subdivision</i> or <i>condominium</i>.</p>
2.5.2	Amendment to Section 3 to simplify the definition of a Temporary Sales Trailer, in	Section 3	<p>Temporary Sales Trailer</p> <p>Means a temporary stand-alone uninhabited <i>building</i> used:</p> <p>a) To market the <i>development</i> to the general <i>public</i>;</p> <p>And/or;</p> <p>b) To sell or <i>lease</i> <i>dwelling</i> <i>units</i> or non-residential <i>units</i> within the development to the general <i>public</i></p>	<p>Temporary Sales Trailer</p> <p>Means an uninhabited <i>building</i> constructed for the purpose of the advertising, sale, and/or lease of <i>units</i> within a <i>development</i> to the general <i>public</i>, and may contain an <i>office</i> for the builder and/or developer of the related <i>development</i>.</p>

	keeping with the proposed amendments to Section 4.26		<i>A temporary sales trailer may include an office for the builder and/or development of the development</i>	
2.6	Amendment to the definitions of a variety of outdoor lounge spaces (porch, verandah, deck etc.) in order to clarify the intent of lot coverage calculations and better differentiate between each structure type.	Section 3	Porch or Verandah Means a <i>structure</i> abutting a <i>dwelling</i> which is permanent, may have a roof and at least 50% unenclosed, excluding removable screens, storm sashes and awnings and is <i>used</i> for outdoor living space.	Porch, or Verandah <i>See Platform Structure</i>
2.6.1		Section 3	Deck Means an unenclosed <i>structure</i> , which may be attached or detached to a <i>building</i> and intended for the purpose of outdoor dining, lounging, and other similar <i>accessory</i> residential <i>uses</i> . For the purposes of this By-Law, a deck is considered to be an <i>accessory structure</i> .	Deck <i>See Platform Structure</i>
2.6.2		Section 3	Balcony Means an outside platform being more than 1.8 metres above <i>grade</i> , raised above ground, projecting from the wall of a <i>dwelling</i> and accessible from within the <i>building</i> .	Balcony <i>See Platform Structure</i>
2.6.3		Section 3	Patio Means an uncovered, surfaced, open space of land at <i>grade</i> , <i>accessory</i> to a residential or non-residential <i>building</i> , having a <i>height</i> of up to 0.6 metres measured from the lowest point of <i>grade</i> , which is intended for <i>use</i> as an outdoor recreation area but shall not include pathways or walkways.	Platform Structure Means an unenclosed outdoor platform intended for outdoor dining, lounging, and other similar <i>uses</i> . A <i>platform structure</i> may be ancillary to a residential or non-residential <i>use</i> . The <i>platform structure</i> may be connected to or detached from another <i>structure</i> or <i>building</i> , and may provide direct access to <i>grade</i> .

<p>2.6 / 2.7</p>		<p>Section 4.4</p>	<p>4.4 Regulations for Accessory Buildings and Structures</p> <p>a) <i>Accessory buildings</i> having a maximum <i>gross floor area</i> of less than 10 square metres may be located in a required <i>rear yard setback</i> or a required <i>interior side yard setback</i>; provided it is located 0.6 metres from the <i>lot line</i>.</p> <p>b) <i>Buildings or structures accessory to a dwelling unit</i> shall not be permitted prior to the construction of the <i>dwelling</i> and shall not be located within the required <i>front yard</i> or <i>exterior side yard</i>.</p> <p>c) The cumulative <i>floor area</i> of all <i>buildings and structures</i> shall not exceed the allowable <i>lot coverage</i> for the <i>Zone</i>.</p> <p>d) Decks that have a <i>height</i> of less than 0.6 metres above <i>grade</i> shall be permitted in any required <i>rear yard, exterior side yard or interior side yard</i> and shall not be subject to <i>setback</i> requirements.</p> <p>e) In an Agricultural or Agricultural Employment <i>Zone</i>, the <i>gross floor area</i> of the <i>accessory buildings</i> incidental to a <i>dwelling</i> shall not exceed 75% of the <i>building footprint</i> of the <i>dwelling</i>, excluding an attached area for parking.</p> <p>f) The <i>height</i> of <i>accessory farm buildings and structures</i> in an Agricultural or Agricultural Employment <i>Zone</i> shall comply with the <i>height</i> requirements applicable to the <i>Zone</i>, except for an <i>accessory building</i> incidental to a <i>dwelling</i> in an Agricultural or Agricultural Employment <i>Zone</i>.</p> <p>g) <i>Decks accessory to a semi-detached dwelling, rowhouse dwelling, street fronting townhouse dwelling, stacked townhouse dwelling</i>, shall be permitted within the <i>interior side yard</i> of the <i>lot</i> 0.0 metres from a common <i>lot line</i>. The <i>setbacks</i> from all other <i>lot lines</i> of the <i>Zone</i> shall apply.</p>	<p>4.4 Regulations for Accessory Buildings and Structures</p> <p>Where a <i>use</i> is permitted within a <i>zone</i> category, any <i>building and/or structure</i> that is <i>accessory</i> to such <i>use</i> is also permitted, subject to the provisions contained within this Section of the By-Law, or unless elsewhere specified.</p> <p>a) <i>Buildings or structures accessory to a dwelling unit</i> shall not be permitted prior to the construction of the <i>dwelling</i> and shall not be located within the required <i>front yard</i> or <i>exterior side yard</i>.</p> <p>b) Accessory buildings or structures having a maximum <i>gross floor area</i> of less than 10 square metres, and/or a maximum <i>height</i> of 0.6m or lesser above adjacent grade, may be located in a required <i>rear yard setback</i> or a required <i>interior side yard setback</i>; provided it is located a minimum of 0.6 metres from the <i>lot line</i> and is not located within a prescribed drainage feature.</p> <p>c) The cumulative <i>floor area</i> of all <i>buildings and structures</i> shall not exceed the allowable <i>lot coverage</i> for the <i>zone</i>.</p> <p>d) A platform structure <i>accessory to a dwelling unit</i> with a mutual <i>lot line</i>, including but not limited to a <i>semi-detached dwelling, rowhouse dwelling, or similar</i>, shall be permitted a 0.0m interior side yard setback from the mutual lot line. All other requirements shall apply.</p> <p>e) A platform structure that is covered and is connected to a <i>dwelling</i> shall be considered part of the <i>dwelling</i> to which it is attached.</p> <p>f) A patio <i>accessory to a residential use</i> shall be considered <i>landscaped open space</i> provided it remains uncovered, is located a minimum of 0.6m from any <i>lot line</i>, it does not cover more than 50% of the yard in which it is located, and shall not be located within any prescribed drainage feature.</p> <p>g) In addition to the above noted requirements, <i>buildings and structures accessory to a permitted residential use</i> are subject to the provisions of Table 4.1, unless otherwise specified within this By-Law.</p>
<p>2.7</p>	<p>To address inconsistencies with accessory structures related to agricultural uses and</p>		<p>Accessory</p> <p>Means aiding or contributing in a secondary way to a <i>main use</i> to carry out its function, and having regard to this definition:</p> <p>a) is incidental, subordinate and exclusively devoted to the <i>main use</i> of a <i>lot or building or structure</i>.</p> <p>b) an <i>accessory use</i> is a land <i>use</i> that is accessory to a <i>main use</i>.</p> <p>c) An <i>accessory building or structure</i> that is clearly incidental and exclusively devoted to a <i>main use, building or structure</i>.</p>	<p>Accessory</p> <p>Means aiding or contributing in a secondary way to a <i>main use</i> to carry out its function, and having regard to this definition:</p> <p>a) is incidental, subordinate and exclusively devoted to the <i>main use</i> of a <i>lot or building or structure</i>.</p> <p>b) an <i>accessory use</i> is a land <i>use</i> that is accessory to a <i>main use</i>.</p> <p>c) An <i>accessory building or structure</i> that is clearly incidental and exclusively devoted to a <i>main use, building or structure</i>.</p>

	accessory structures related to residential uses on a property within an agricultural zone		Accessory buildings may include a <i>private garage</i> , workshop, pool house, shed etc. and shall not be <i>used</i> for human habitation, unless otherwise permitted in this By-Law. Farm machine sheds or other similar agricultural storage buildings shall be deemed accessory buildings for the purpose of this By-Law. Where permitted, buildings used for the harbouring of animals, etc. are deemed main buildings for the purposes of this By-Law.					Accessory buildings may include a <i>private garage</i> , workshop, pool house, shed etc. and shall not be <i>used</i> for human habitation, unless otherwise permitted in this By-Law. Farm machine sheds, similar agricultural storage buildings, and/or buildings used for the use of harbouring animals shall be deemed main buildings for the purpose of this By-Law.				
2.7	To also address the current limitations for accessory structures related to residential uses on large lots in the Agricultural zone, based on Planning Act Application frequency and public comments.	Section 4, Table 4.1	Table 4.1 Accessory Use Regulations					Table 4.1 Accessory Use Regulations				
			Regulations	Urban Residential Zones	All other Residential Zones	Accessory to a Dwelling in Agricultural Zones	All other Zones	Regulations	Urban Residential Zones	All other Residential Zones	All other Zones	
			Lot Coverage, Maximum	15%	15%	10%	In accordance with the zone provisions	Lot coverage, Maximum	The lesser of 15% of the total lot area or 95m ²	The lesser of 15% of the total lot area or 140m ²	The lesser of 15% of the total lot area or 200m ²	
			Gross Floor Area of Accessory Buildings or Structures, Maximum (square metres)	95	140	Up to a maximum of 75% of the building footprint of the dwelling, excluding an attached area for parking.	95	Front Yard setback, Minimum	In accordance with the street setback provisions of the applicable zone.			
			Interior Side Yard Setback, Minimum (metres)	1.2	1.5	3	3*	Interior Side Yard and Rear Yard setback, Minimum (metres)	1.2	1.5	3.0	
			Rear Yard Setback, Minimum (metres)	1.2	1.5	3	3*	Structure height, Maximum (metres)	4.5	5.0	5.0	

			<table><tr><td>Building Height, Maximum (metres)</td><td>4.5</td><td>5.0</td><td>5.0</td><td>5.0</td></tr></table> <p>* Notwithstanding the requirements above, where a lot line abuts any Residential Zone, setbacks for accessory use shall be provided in accordance with the main use.</p>	Building Height, Maximum (metres)	4.5	5.0	5.0	5.0																	
Building Height, Maximum (metres)	4.5	5.0	5.0	5.0																					
2.8	To address inconsistencies regarding a 0.6m undisturbed strip of landscaped open space around private properties, as required by the development engineering standards, to be consistently reflected in the zoning requirements		<p>4.44 Yard Encroachments</p> <p>Any structural encroachments into the required <i>yards</i> on a <i>lot</i> shall be subject to the following requirements, however, no <i>yard</i> encroachments shall be permitted in any <i>visibility triangles</i></p> <p>Table 4.6 Yard Encroachments in required yards</p> <table><tr><th>Structure</th><th>Yard which structure is permitted</th><th>Permitted encroachment in the required yard</th></tr><tr><td>Architectural adornments including, but not necessarily restricted to, sills, belt courses, chimneys, bay windows, cornices, coves, eaves, gutters, awnings, canopies, cantilevered wall, parapets and pilasters</td><td>All <i>yards</i></td><td>0.5 metres</td></tr><tr><td>Canopy (attached to an apartment dwelling)</td><td>Front yard and side yards</td><td>6.0 metres, provided the projection is no closer than 3.0 metres to a lot line</td></tr><tr><td>Gate House within any Employment</td><td>Front yard or side yard</td><td>No required setback</td></tr></table>	Structure	Yard which structure is permitted	Permitted encroachment in the required yard	Architectural adornments including, but not necessarily restricted to, sills, belt courses, chimneys, bay windows, cornices, coves, eaves, gutters, awnings, canopies, cantilevered wall, parapets and pilasters	All <i>yards</i>	0.5 metres	Canopy (attached to an apartment dwelling)	Front yard and side yards	6.0 metres, provided the projection is no closer than 3.0 metres to a lot line	Gate House within any Employment	Front yard or side yard	No required setback	<p>4.44 Yard Encroachments</p> <p>Any structural encroachments into the required <i>yards</i> on a <i>lot</i> shall be subject to the following requirements. Notwithstanding the below requirements, no <i>yard</i> encroachments shall be permitted in any <i>visibility triangles</i> or any prescribed drainage feature.</p> <p>Table 4.6 Yard Encroachments in required yards</p> <table><tr><th>Structure</th><th>Yard which structure is permitted</th><th>Permitted encroachment in the required yard</th></tr><tr><td>Accessibility Ramps</td><td>All <i>yards</i></td><td>No required setback</td></tr><tr><td>Architectural adornments including, but not necessarily restricted to, sills, belt courses, chimneys, bay windows, cornices, coves, eaves, gutters, awnings, canopies, cantilevered wall, parapets and pilasters</td><td>All <i>yards</i></td><td>0.6 metres, provided any adornment that is lesser than 2.0m above grade is no closer than 0.6m to any lot line.</td></tr></table>	Structure	Yard which structure is permitted	Permitted encroachment in the required yard	Accessibility Ramps	All <i>yards</i>	No required setback	Architectural adornments including, but not necessarily restricted to, sills, belt courses, chimneys, bay windows, cornices, coves, eaves, gutters, awnings, canopies, cantilevered wall, parapets and pilasters	All <i>yards</i>	0.6 metres, provided any adornment that is lesser than 2.0m above grade is no closer than 0.6m to any lot line.
Structure	Yard which structure is permitted	Permitted encroachment in the required yard																							
Architectural adornments including, but not necessarily restricted to, sills, belt courses, chimneys, bay windows, cornices, coves, eaves, gutters, awnings, canopies, cantilevered wall, parapets and pilasters	All <i>yards</i>	0.5 metres																							
Canopy (attached to an apartment dwelling)	Front yard and side yards	6.0 metres, provided the projection is no closer than 3.0 metres to a lot line																							
Gate House within any Employment	Front yard or side yard	No required setback																							
Structure	Yard which structure is permitted	Permitted encroachment in the required yard																							
Accessibility Ramps	All <i>yards</i>	No required setback																							
Architectural adornments including, but not necessarily restricted to, sills, belt courses, chimneys, bay windows, cornices, coves, eaves, gutters, awnings, canopies, cantilevered wall, parapets and pilasters	All <i>yards</i>	0.6 metres, provided any adornment that is lesser than 2.0m above grade is no closer than 0.6m to any lot line.																							

			<i>Zone</i>			Covered <i>platform</i> structure connected to a dwelling	Front yard and Rear Yard	1.5 metres provided the structure is no closer than 0.6m to any lot line
			Heat pumps, air conditioners, and/or air exchangers	All yards	1.5 metres, provided the projection is no closer than 0.6 metres to the lot line			
			Patios uncovered	Front yard, rear yard and exterior side yards	No closer than 0.6 metres from the lot line.	Canopy (attached to an apartment dwelling)	Front yard and side yards	6.0 metres, provided the projection is no closer than 3.0 metres to a lot line
			Railway spur, Accessibility Ramps	All yards	No required setback	Gate House within any Employment Zone	Front yard or side yard	No closer than 0.6m to any lot line
			Roofless functional and ornamental structures including, but not necessarily restricted to, drop awnings, clotheslines, poles, ornamental fountains, statues, monuments, picnic tables, benches, planters, garden trellises, and retaining walls.	All yards	No required setback	Heat pumps, air conditioners, and/or air exchangers	All yards	1.5 metres, provided the projection is no closer than 0.6 metres to any lot line
			Satellite Dishes (not attached to the main building)	Front yard or exterior side yard	No closer than 0.3 metres from any lot line.	Railway spur	All yards	No required setback
			Stoops, unenclosed porches, balconies, landings, exterior stairs	All yards	1.5 metres	Roofless functional and ornamental structures including, but not necessarily restricted to, drop awnings, clotheslines, poles, ornamental fountains, statues, monuments, picnic tables, benches,	All yards	No closer than 0.6 metres to any lot line

			<p>Unenclosed fire escapes</p> <p><i>Rear yard and side yard</i></p> <p>1.5 metres provided the projection is no closer than 0.6 metres to the <i>lot line</i>, except in the case of a <i>second unit</i>.</p>	<p>planters, garden trellises, and retaining walls.</p> <p><i>Satellite Dishes</i> (not attached to the <i>main building</i>)</p> <p><i>Front yard or exterior side yard</i></p> <p>No closer than 0.6 metres to any <i>lot line</i>,</p>
2.9	To address the determination of structure height, whereas the definition includes information that may be considered overly specific or unnecessary	Section 3	<p>Building Height or Height</p> <p>Means:</p> <p>a) in the case of the <i>principal building or structure</i> on a <i>lot</i>:</p> <p>(i) the vertical distance between the average finished <i>grade</i> and the highest point of:</p> <ol style="list-style-type: none"> 1. the roof surface of a flat roof; or 2. the deckline of a mansard roof; or 3. the mean level between the eaves and the ridge of a gable, hip, gambrel or cottage roof; <p>(ii) 60% of the vertical distance between the average finished <i>grade</i> and the highest point of a <i>building or structure</i> where the transition between wall and roof is undefined, such as in a quonset hut or inflatable <i>structure</i>;</p> <p>b) in the case of an <i>accessory building or structure</i>, the vertical distance between the average finished <i>grade</i> and the midpoint of the roofline;</p> <p>c) in the case of a <i>deck or porch</i> which encroaches into a minimum required <i>yard setback</i>, the highest vertical distance between the finished <i>grade</i> and the highest point of the surface of a <i>deck or porch</i> floor.</p>	<p>Building Height or Height</p> <p>Means:</p> <p>a) in the case of the <i>building or structure</i> on a <i>lot</i>:</p> <p>(i) the vertical distance between the average finished <i>grade</i> and:</p> <ol style="list-style-type: none"> 1. the highest point of the roof surface of a flat roof; 2. the highest point of the deckline of a mansard roof; 3. the mean level between the eaves and the ridge of a gable, hip, gambrel, cottage roof, or similar; 4. 60% of the vertical distance to the highest point of a <i>building or structure</i> where the transition between wall and roof is undefined, such as in a quonset hut or inflatable <i>structure</i>; or 5. in the case of a <i>platform structure</i>, the vertical distance to the highest point of the surface of the platform floor
2.10	To specify further requirements for boathouse structures in	Section 3	<p>Boat House</p> <p>Means a <i>building or structure</i> designed or <i>used</i> to house, shelter, or protect a <i>boat</i> or other form of water transportation. A boat house shall not be <i>used</i> for human habitation. When constructed in association with a residential <i>dwelling</i>, a boat house shall be deemed an <i>accessory building</i> and shall be subject to such regulations.</p>	<p>Boathouse</p> <p>Means a <i>building or structure</i> designed or <i>used</i> to shelter or protect a <i>boat</i> or other marine craft provided it is located over a <i>boat ramp</i> and immediately adjacent to a watercourse or water body. A boathouse shall not be <i>used</i> for human habitation.</p>

	order to better reflect the intent of regulations in place by the applicable Conservation Authority			
2.10.1	Changes to the requirements of the NH zone category in line with the noted changes to the defined term of 'BOATHOUSE'	Section 14.2	<p>14.2 Zone Requirements for NH Zone</p> <p>No <i>person</i> shall within any Natural Heritage (NH) <i>Zone</i>, use any <i>lot</i> or <i>erect, alter</i> or use any <i>building</i> or <i>structure</i> except in accordance with the following provisions:</p> <p>a) Other than <i>buildings</i> and <i>structures</i> existing at the date of passing of this By-Law, no new <i>buildings</i> or <i>structures</i> are permitted unless in accordance with the regulations of the <i>Conservation Authority</i> and/or for flood control purposes.</p> <p>b) Any additions to the <i>existing buildings</i> or <i>structures</i> in NH <i>Zone</i> shall comply with the regulations of the abutting <i>Zone</i> on the same lot subject to approval from the appropriate <i>Conservation Authority</i>.</p> <p>c) Within lands <i>Zoned</i> NH, a <i>boat house</i> and/or <i>boat dock</i> may be constructed, <i>erected</i> or located on lands or waters subject to approval from the <i>Conservation Authority</i>. Only one <i>boat house</i> and one dock shall be permitted on one <i>lot</i>.</p>	<p>14.2 Zone Requirements for NH Zone</p> <p>No <i>person</i> shall within any Natural Heritage (NH) <i>Zone</i>, use any <i>lot</i> or <i>erect, alter</i> or use any <i>building</i> or <i>structure</i> except in accordance with the following provisions:</p> <p>a) Other than <i>buildings</i> and <i>structures</i> existing at the date of passing of this By-Law, no new <i>buildings</i> or <i>structures</i> are permitted unless in accordance with the regulations of the <i>Conservation Authority</i> and/or for flood control purposes.</p> <p>b) Any additions to the <i>existing buildings</i> or <i>structures</i> in NH <i>Zone</i> shall comply with the regulations of the predominant proximal <i>Zone</i>, subject to approval from the appropriate <i>Conservation Authority</i>.</p> <p>c) Within lands <i>Zoned</i> NH, a <i>boat house</i> and/or <i>boat dock</i> may be <i>constructed, erected</i> or located on lands or waters subject to the following:</p>

				<ul style="list-style-type: none"> i. Approval is obtained, as required, from the applicable <i>Conservation Authority</i>; ii. Only one <i>boat house</i> and one <i>boat dock</i> shall be permitted on one <i>lot</i>; and iii. The structure is required to meet the provisions for structures erected in the <i>OS2 Zone</i>
2.11	Addition of Defined Term to address seasonal special events and sales	Section 3	<i>New Addition to By-Law 61-16</i>	<p>SPECIAL EVENT SALES</p> <p>Means the temporary use of <i>land, buildings, or structures</i> for the purpose of an event or sales, the principal intent of which is to enhance a permitted use with additional space and opportunities for patronage, and the duration of which does not exceed six (6) months during any calendar year.</p>
2.11.1		Section 3	<p>PATIO, OUTDOOR</p> <p>Means an outdoor eating area <i>used only on a seasonal basis</i> in conjunction with a <i>restaurant</i>, where seating accommodation is provided and where meals or refreshments are served to the public for consumption on the premises and <i>which is located entirely within the owner's property limits</i>.</p>	<p>PATIO, OUTDOOR</p> <p>Means an outdoor eating area <i>used</i> in conjunction with a <i>restaurant, eating establishment, mobile refreshment cart, or similar</i>, where seating accommodation is provided and where meals or refreshments are served to the public for consumption. The outdoor patio shall be subject to any setback requirements of the <i>building</i> and/or <i>use</i> to which it is attributed, unless otherwise specified within this By-Law.</p>
2.11.2		Section 4.17	<p>4.17 Household Sales / Garage Sales / Auction Sales</p> <p>a) <i>Household sales/garage sales</i> are permitted in an <i>Agricultural Zone</i>, <i>Urban Residential Zone</i> or <i>Non-Urban Residential Zone</i>, except that there shall not be more than two such sales per annum at any location and no such sale shall exceed three consecutive days in duration.</p> <p>b) Auction sales to dispose of any goods or materials that have been normally and regularly <i>used</i> in the operation of a business or enterprise on the same <i>lot</i> as the sale, are</p>	<p>4.17 Household Sales / Garage Sales / Auction Sales</p> <p>See Section 4.32 Temporary Sales Events</p>

			permitted in any Agricultural <i>Zone</i> , Agricultural Employment <i>Zone</i> , Commercial <i>Zone</i> , Institutional <i>Zone</i> or Employment <i>Zone</i> , except that there shall not be more than one such sale per annum per location and no such sale shall exceed three consecutive days in duration.	
2.11.3		Section 4.32	<p>4.32 Outdoor Sales or Displays</p> <p>Where permitted in this By-Law, the outdoor sale or display of goods or commodities is subject to the following:</p> <ul style="list-style-type: none"> a) it must be <i>accessory</i> to the permitted <i>use</i>; b) goods or commodities shall be displayed no closer to the required <i>side yard</i> or the required <i>rear yard</i>; c) The area for the outdoor sale or display of goods or commodities shall not be located in areas required for parking, loading, <i>driveways</i>, or landscaping. 	<p>4.32 Temporary Sales Events</p> <p>Notwithstanding any other provisions of this By-Law, the temporary sale and/or display of goods or commodities shall be permitted in any <i>zone</i> subject to the following provisions:</p> <ul style="list-style-type: none"> a) Temporary sales and/or displays such as a <i>household sale</i>, <i>garage sale</i>, or similar, shall be permitted provided <ul style="list-style-type: none"> i. They are accessory to a permitted residential use; ii. There shall not be more than two such sales per calendar year; iii. No such sale shall exceed three consecutive days in duration; and iv. The area for the temporary sales and/or display shall not impede pedestrian or vehicular circulation b) Temporary sales and/or displays that are considered <i>Special Event Sales</i> shall be permitted provided <ul style="list-style-type: none"> i. The <i>Special Event Sales</i> are accessory to a permitted <i>use</i>; ii. An application made to the County of Brant, including but not limited to a

				<p>Special Event Application to the County of Brant Special Event Advisory Team, or similar, has been approved;</p> <p>iii. All other provisions of this By-Law shall apply.</p>
2.11.4		Section 4.39	<p>4.39 Uses Associated with a Restaurant</p> <p>Notwithstanding any other provisions of this By-Law, the following shall apply to <i>outdoor patios, decks</i> and outdoor recreation <i>uses</i> associated with a permitted <i>restaurant</i>:</p> <p>a) No <i>outdoor patio</i> shall accommodate more than fifty percent (50%) of the enclosed capacity of the associated <i>restaurant</i> or a maximum of 50 people, whichever is the greater.</p> <p>b) No <i>outdoor patio</i> shall be permitted unless a minimum set back of 20.0 metres is maintained from any abutting <i>lot zoned</i> Residential or Institutional.</p> <p>c) Any outdoor lighting shall be directed toward or onto the <i>outdoor patio</i> area and away from adjoining properties and <i>streets</i>.</p> <p>d) The <i>outdoor patio</i> shall not be completely enclosed and in the case of a roof-top <i>restaurant</i> ratio, it shall be located directly above the permitted <i>restaurant</i>.</p> <p>e) <i>Parking spaces</i> shall be required for the <i>outdoor patio</i> at the same ratio as an enclosed <i>restaurant</i>.</p>	<p>4.39 Uses Associated with a Restaurant</p> <p>Deleted by amending By-Law XX-20</p>

2.11.5		Section 10.6	<p>10.6 Outdoor Retail Display</p> <p>An outdoor retail display area shall be permitted in any Commercial <i>Zone</i> accessory to the <i>main use</i>, provided the following requirements are met:</p> <p>a) The outdoor retail display shall only be permitted in C2, C3 and C6 <i>Zone</i>;</p> <p>b) The outdoor retail display shall not be located on the <i>road allowance</i>;</p> <p>c) The outdoor retail display area shall not be located within any required <i>yard</i>, required parking and/or loading areas or any required <i>landscaped open space</i> of the <i>Zone</i>; and,</p> <p>d) The outdoor retail display shall not obstruct pedestrian and vehicular traffic;</p> <p>e) The outdoor retail display area shall be located no closer than 15.0 metres to any Residential <i>Zone</i>.</p> <p>f) Additional parking shall be provided for the outdoor retail display in accordance with the provisions of this By-Law.</p>	<p>10.6 Outdoor Retail Display</p> <p>A permanent outdoor retail display area shall be permitted <i>accessory</i> to the <i>main commercial use</i>, provided the following requirements are met:</p> <p>a) The outdoor retail display shall only be permitted in C2, C3 and C6 <i>Zone</i>;</p> <p>b) The outdoor retail display shall not be located on the <i>road allowance</i>;</p> <p>c) The outdoor retail display area shall not be located within any required <i>yard</i>, required parking and/or loading areas or any required <i>landscaped open space</i> of the <i>Zone</i>; and,</p> <p>d) The outdoor retail display shall not obstruct pedestrian and vehicular traffic;</p> <p>e) The outdoor retail display area shall be located no closer than 15.0 metres to any Residential <i>Zone</i>.</p> <p>f) Additional parking shall be provided for the outdoor retail display in accordance with the provisions of this By-Law.</p>
2.12	To further regulate the use of 'shipping containers' particularly the temporary storage of items accessory to a residential use.	Section 3 – Defined Terms	<p>SHIPPING CONTAINER</p> <p>Means a pre-fabricated metal container or <i>structure</i> having a floor, roof, walls and door(s), and typically six (6) metres to sixteen (16) metres in length, and specifically designed for storage of goods and materials while under transport by <i>boat</i>, truck or rail.</p>	<p>SHIPPING CONTAINER</p> <p>Means a standardized storage <i>structure</i>, or similar, which is typically used for intermodal freight transport.</p>
2.12.1		Section 4.35	<p>4.35 Shipping Containers</p> <p>The following regulations apply to the storage or <i>use</i> of <i>shipping containers</i> on any <i>lot</i>:</p> <p>a) <i>Shipping container</i> shall only be permitted within the following <i>Zones</i>:</p>	<p>4.35 Shipping Containers</p> <p>The following regulations apply to the storage or <i>use</i> of <i>shipping containers</i> on any <i>lot</i>.</p> <p>a) A <i>Shipping container</i> shall be permitted for permanent use within the following <i>Zones</i>:</p>

		<p>(i) Agricultural (A) <i>Zone</i> (ii) Agricultural Employment (AE) <i>Zone</i> (iii) General Commercial (C2) <i>Zone</i> (iv) Automotive Commercial (C6) <i>Zone</i> (v) Employment (M) <i>Zones</i> and (vi) Resource Extractive (EX) <i>Zone</i></p> <p>b) The maximum number of <i>shipping containers</i> located on a <i>lot</i> shall not exceed one (1).</p> <p>c) The location of the <i>shipping container</i> shall comply with the requirements of the <i>accessory structures</i> in the applicable <i>Zone</i>.</p> <p>d) Shall only be <i>used</i> for storage purposes only and shall be <i>accessory</i> to the <i>main use</i> on the <i>lot</i>.</p> <p>e) No <i>person</i> shall <i>use</i> or permit the <i>use</i> of any <i>shipping container</i> for the <i>use</i> of harbouring animals, permanent or temporary living accommodations, habitable <i>use</i> or as a <i>dwelling unit</i>.</p> <p>f) Shall not be permitted within <i>front yard</i> or <i>exterior side yard</i>.</p> <p>g) Shall not be located in a <i>yard</i> abutting any Residential <i>Zone</i>.</p> <p>h) <i>Shipping container</i> shall not be <i>used</i> to support any roof <i>structure</i>.</p> <p>i) <i>Shipping container</i> shall not be modified in any form to change the appearance or its <i>structure</i> for intended <i>use</i>.</p>	<p>(i) Agricultural (A) <i>Zone</i> (ii) Agricultural Employment (AE) <i>Zone</i> (iii) General Commercial (C2) <i>Zone</i> (iv) Automotive Commercial (C6) <i>Zone</i> (v) Employment (M) <i>Zones</i> and (vi) Resource Extractive (EX) <i>Zone</i></p> <p>b) A <i>shipping container</i> for permanent <i>use</i> or storage shall be subject to the following requirements:</p> <p>(i) The maximum number of <i>shipping containers</i> located on a <i>lot</i> shall not exceed one (1);</p> <p>(ii) The <i>shipping container</i> shall</p> <ol style="list-style-type: none"> Comply with the zone provisions for a principal structure in the applicable <i>zone</i>; Only be <i>used</i> for storage purposes considered <i>accessory</i> to the <i>main use</i> on the <i>lot</i>; Require a visual barrier <p>c) Notwithstanding the above, A <i>shipping container</i> may be used in any <i>zone</i> for temporary storage for moving or renovation purposes, subject to the following requirements:</p> <p>(i) Temporary, for the purpose of these requirements, means a timeframe that does not exceed four months within a calendar year; and</p>
--	--	--	---

				(ii) The <i>shipping container</i> shall meet the regulations for an <i>accessory structure</i> within the applicable zone category
2.13	To remove the reference to retail cannabis from the definition of a Cannabis Production Facility and Retail Store, in line with the provincial framework and permissions for retail Cannabis uses.	Section 3	CANNABIS PRODUCTION FACILITY Means a <i>lot, building, or structure</i> used for activities authorized under a license issued by the Federal Minister of Health pursuant to the Cannabis Act under the Controlled Drugs and Substances Act as amended, and may include but are not limited to the cultivation, processing, testing, destruction, packaging and shipping of cannabis, but does not include retail cannabis.	CANNABIS PRODUCTION FACILITY Means a <i>lot, building, or structure</i> used for activities authorized under a license issued by the Federal Minister of Health pursuant to the Cannabis Act under the Controlled Drugs and Substances Act as amended, and may include but are not limited to the cultivation, processing, testing, destruction, packaging and shipping of cannabis.
2.13.1	To remove the reference to retail cannabis, in line with the Provincial framework for Cannabis options. Forthcoming amendments will further address cannabis production and	Section 3	RETAIL STORE Means a <i>building</i> where goods, wares, merchandise, articles or things are stored, offered or kept for retail sale or for rental to the public, but does not include any <i>wholesale establishment</i> or an <i>automotive use</i> or cannabis dispensary and/or sales.	RETAIL STORE Means a <i>building</i> where goods, wares, merchandise, articles or things are stored, offered or kept for retail sale or for rental to the public, but does not include any <i>wholesale establishment</i> or an <i>automotive use</i> .

	sales within the County of Brant.			
2.14	To improve and simplify regulations for driveway widths and setbacks for parking spaces. Comments have also been received from the County's Development Engineering Division regarding driveway widths, grading and drainage issues, and development engineering standards. These comments have been incorporated into the highlighted changes.	Section 5.7	<p>5.7 Specifications for parking/loading and Access regulations</p> <p>a) A <i>parking space</i> required hereby shall have minimum rectangular dimensions of 2.8 metres by 5.5 metres, except where parallel parking is provided, the minimum dimensions of the required <i>parking space</i> shall be 2.5 metres by 6.7 metres.</p> <p>b) Each <i>loading space</i> shall have minimum dimensions of 3.5 metres by 10 metres with a vertical clearance of 4 metres.</p> <p>c) Where a wall, column, or other obstruction is located abutting any <i>parking space</i>, the minimum width of the <i>parking space</i> shall be increased by 0.3 metres for each side that is obstructed. Obstructions within 1.15 metres of either stall end do not require an increase in <i>parking space</i> width, provided the obstruction projects no more than 0.15 metres into the <i>parking space</i>.</p> <p>d) The <i>parking space</i> in any Residential Zones inside a <i>garage</i> or a <i>carport</i> shall have a minimum dimensions as stated below:</p> <p>(i) 3 metres wide by 6.0 metres length, where one <i>parking space</i> is provided; and</p> <p>(ii) 2.8 metres wide by 6.0 metres length for the first <i>parking space</i> and 2.8 metres wide by 5.5 metres length for the second <i>parking space</i> where two <i>parking spaces</i> are provided.</p> <p>e) Access to <i>parking spaces</i> and <i>loading spaces</i> shall be provided from an improved <i>street</i> by means of one or more unobstructed <i>driveways</i> unless shared <i>easement</i> is registered on lands.</p> <p>f) In the case of a <i>dwelling</i> without an attached <i>garage</i>, the <i>driveway</i> width shall not exceed 5.5 metres within the <i>front yard</i>, <i>side yard</i>, or <i>exterior side yard</i>;</p> <p>g) In all Zones other than Residential Zones where a two-way <i>driveway</i> is divided into one-way <i>driveways</i> by a curb, an area of <i>landscaped open space</i> or any other obstruction, such <i>driveway</i> shall be considered a single access <i>driveway</i>, provided that such <i>driveway</i> does not exceed 10 metres in total width.</p> <p>h) In all Zones other than Residential Zones nothing in this subsection shall apply to prevent the use of a <i>right-of-way</i> as a means of obtaining access to a <i>parking space</i>, provided the said <i>right-of-way</i> has been specifically established for such purpose.</p> <p>i) In all Zones other than Residential Zones <i>driveways</i> and parking <i>aisles</i> shall have a minimum unobstructed width of 6 metres where two-way traffic</p>	<p>5.7 Specifications for Parking, Loading, and Access regulations</p> <p>a) A <i>parking space</i> hereby shall have minimum rectangular dimensions of 2.8 metres by 5.5 metres, except in the following cases:</p> <ol style="list-style-type: none"> 1. Where parallel parking is provided, the minimum dimensions of the required <i>parking space</i> shall be 2.5 metres by 6.7 metres. 2. Where a wall, column, or other obstruction is located abutting any unenclosed <i>parking space</i>, the minimum width of the <i>parking space</i> shall be increased by 0.3 metres for each side that is obstructed. 3. Where a <i>parking space</i> is provided inside a <i>garage</i> or <i>carport</i>, it shall have minimum rectangular dimensions of 3.0 metres by 6.0 metres. If risers are required within the <i>garage</i> or <i>carport</i>, they are permitted to encroach a maximum of 0.25 metres into the <i>parking space</i> provided the risers are located within 1.25 metres of either end of the <i>parking space</i>. <p>b) A <i>loading space</i> shall have minimum dimensions of 3.5 metres by 10 metres with a vertical clearance of 4 metres.</p> <p>c) Access to <i>parking spaces</i> and <i>loading spaces</i> shall be provided from</p> <ol style="list-style-type: none"> 1. an improved <i>street</i> by means of one or more unobstructed <i>driveways</i>, or 2. A <i>right-of-way</i> or <i>easement</i>, provided said access is established for such purpose <p>d) Where only one-way traffic circulation is provided, the circulation requirements shall be clearly indicated by <i>signs</i>, pavement markings or both.</p> <p>e) Nothing in this subsection shall apply to prevent the widening of the portion of a driveway on private property for the purpose of ingress and egress to a parking space located within a garage or carport, provided the minimum landscaped open space requirements of the property are maintained, and the widening does not negatively impact any prescribed drainage feature.</p>

			<p>is permitted and 3 metres where only one-way traffic is permitted and is clearly indicated by <i>signs</i>, pavement markings or both.</p> <p>j) Where a two-way <i>driveway</i> is divided into two one-way <i>driveways</i> by a curb, an area of <i>landscaped open space</i> or any other obstruction, such <i>driveway</i> shall be considered a single access <i>driveway</i>, provided that such <i>driveway</i> does not exceed 10 metres in total width.</p> <p>k) Nothing in this subsection shall apply to prevent the <i>use</i> of a <i>right-of-way</i> as a means of obtaining access to a <i>parking space</i>, provided the said <i>right-of-way</i> has been specifically established for such purpose.</p>	<p>f) When a side yard setback of a dwelling is 2.0m or lesser, a residential driveway shall not be permitted to extend beyond the façade of the dwelling, including any attached garage or carport portion, so that no portion of the driveway is located in front of the side yard.</p> <p>g) The width of <i>driveways</i> shall be subject to the requirements of table 5.2 below, unless otherwise specified within this By-Law.</p>																
2.15	Renaming of the table to ‘Driveway Regulations’ to include non-residential uses as well as improve and simplify regulations for driveway widths. Regulations are also being adjusted to be in line with the County of Brant Development Engineering standards, and with the Ontario Provincial Standard Drawings.	Section 5 – Table 5.2	Table 5.2 Driveway Regulations within the Residential Zones	<table><tr><th></th><th>Residential <i>use</i> - Lot width 11.0m or lesser</th><th>Residential <i>use</i> - Lot width greater than 11.0m</th><th>All other <i>uses</i></th></tr><tr><td>Minimum Driveway Width</td><td colspan="2">3.0m</td><td>4.5m for one-way circulation, 6.0m for two way circulation</td></tr><tr><td>Maximum Driveway Width</td><td>55% of the lot width or 6.0m, whichever is lesser.</td><td>55% of the lot width or 7.3m, whichever is lesser.</td><td>10.0m</td></tr><tr><td>Minimum Setback</td><td colspan="2">0.6 metres from the side or rear lot lines, except in the case of a mutual driveway where 0.0m is permitted along the common lot line.</td><td>3.0m from any lot line, not including an entrance approved by the County of Brant</td></tr></table>		Residential <i>use</i> - Lot width 11.0m or lesser	Residential <i>use</i> - Lot width greater than 11.0m	All other <i>uses</i>	Minimum Driveway Width	3.0m		4.5m for one-way circulation, 6.0m for two way circulation	Maximum Driveway Width	55% of the lot width or 6.0m, whichever is lesser.	55% of the lot width or 7.3m, whichever is lesser.	10.0m	Minimum Setback	0.6 metres from the side or rear lot lines, except in the case of a mutual driveway where 0.0m is permitted along the common lot line.		3.0m from any lot line, not including an entrance approved by the County of Brant
	Residential <i>use</i> - Lot width 11.0m or lesser	Residential <i>use</i> - Lot width greater than 11.0m	All other <i>uses</i>																	
Minimum Driveway Width	3.0m		4.5m for one-way circulation, 6.0m for two way circulation																	
Maximum Driveway Width	55% of the lot width or 6.0m, whichever is lesser.	55% of the lot width or 7.3m, whichever is lesser.	10.0m																	
Minimum Setback	0.6 metres from the side or rear lot lines, except in the case of a mutual driveway where 0.0m is permitted along the common lot line.		3.0m from any lot line, not including an entrance approved by the County of Brant																	

			Residential Zones					All Other Zones	
			Regulations	Single Detached Dwelling		Second Dwelling Unit	Semi-Detached Dwelling	Single Access or Combined Mutual Driveway	
				Lot Width 11.0 metres or Less	Greater Than 11.0 metres				
			Minimum Driveway Width	2.8	2.8	2.8	2.8	6.0	
			Maximum Driveway Width	55% of the lot width or 5.5 metres, whichever is lesser.	50% of the lot width or 8.0 metres, whichever is lesser.	45% of the lot width or 8.8 metres, whichever is lesser.	5.5	10.0	
			Minimum Setback	0.6 metres from the side lot lines.	0.6 metres from the side lot lines.	0.6 metres from the side lot lines.	0.0 metres from the common lot line and 0.6 metres from the side lot line.	0.6 metres from the side lot lines.	
2.16	Changes to the Parking Requirements for General Commercial (C2) to encourage holistic considerations for parking facilities and	Section 5.12	Section 5.12 Parking Space Requirements for Non-Residential Uses					Section 5.12 Parking Space Requirements for Non-Residential Uses	
			Table 5.5 Parking Requirements for Non-Residential Zones					Table 5.5 Parking Requirements for Non-Residential Zones	
			Type of Use		Minimum Required off-street parking Regulations (per gross floor area)			Type of Use	Minimum Required off-street parking Regulations (per gross floor area)
			Agricultural Equipment Sales and Service Establishment		1 per 30m²			Agricultural Equipment Sales and Service Establishment	1 per 30m²

	access driveways.		[...]	[...]	[...]	[...]	
			Wholesale Establishment	1 per 150m ²	Wholesale Establishment	1 per 150m ²	
			Section 5.13 [...]		a) Notwithstanding the requirements of Table 5.2 of this By-Law, on a site where a mix of commercial <i>uses</i> are permitted, and the site is <i>developed</i> as one holistic <i>development</i> through a Site Plan Control Agreement, the parking and loading requirements may be determined based on the average overall parking ratio for the entire site. If the proposed <i>uses</i> of the commercial development are unknown at the time of the Site Plan Control process, the parking and loading requirements for a Shopping Centre may be applied. All other provisions of the By-Law shall apply.		

TABLE 3.0

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16									
3.1	Amendments to the SR-50 Zoning due to errors within the original amending by-law (142-18).	Section 9.3	9.3 Special Exceptions SR Zone	9.3 Special Exceptions SR Zone									
			<table><tr><th>By-Law No.</th><th>Zone Code</th><th>Description</th></tr><tr><td>142-18</td><td>SR-50</td><td><p>Notwithstanding any provision of this By-law to the contrary, within any area zoned SR-___ on Schedule "A" hereto, the uses shall be limited to the following:</p><p>1. Single Detached Dwelling Units subject to the following:</p><p>a) Number of Single Detached Dwelling Units (Min.): 114 Units</p><p>b) Lease Lot Area (Minimum): 435m² per unit</p><p>c) Lease Lot Frontage (Minimum): 15.0 metres per unit</p><p>d) Building Separation Distance (Minimum): Side Unit Walls: 2.5 metres Rear Lease Lines: 14.0 metres</p><p>e) Lease Lot Interior Side Yard Setback (Minimum): 1.2 metres</p><p>f) Lease Lot Exterior Side Yard Setback (Minimum): 2.5 metres</p><p>g) Setback from Westerly Lot line (Minimum): 80.0 metres</p><p>h) Rear Lease Lot Line Setback from Top of Stable Slope: 6.0 metres</p><p>i) Rear Yard Setback from Rear Lease Lot Line (Minimum): 4.0 metres</p><p>j) Height (Maximum): 8.0 metres, being 1 storey</p><p>k) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola, except along the west lot line of the development where a deck being greater than 0.6 metres and less than 2.5 metres above grade shall be permitted.</p><p>l) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p><p>m) Single detached dwellings having frontage on a private street shall be permitted.</p><p>n) All other requirements of the By-Law shall apply.</p><p>2. Rowhouse Dwelling Units subject to the following:</p><p>a) Number of Rowhouse Dwelling Units (Min.): 26 Units</p><p>b) Lease Lot Area (Minimum): 280m²</p><p>c) Lease Lot Frontage (Minimum): 8.0 metres</p><p>d) Private Street Setback (Minimum): 5.9 metres</p><p>e) Building Separation Distance (Minimum): Between Blocks: 2.5 metres Between Rear Walls: 13.0 metres</p><p>f) Lease Lot Front Yard Landscaped Open Space (Minimum): 38%</p><p>g) Height (Maximum): 8.0 metres, being 1 storey</p><p>h) Lease lots illustrated within the development are not to be considered lots as defined within the By-Law.</p><p>i) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola and shall be setback a minimum of 3.0m from the rear lease lot line;</p><p>j) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p><p>k) A rowhouse dwelling having frontage on a private street shall be permitted;</p><p>l) All other requirements of the By-Law shall apply.</p><p>3. Private clubhouse subject to the following:</p><p>a) Floor Area (Maximum): 4,500m²</p><p>b) Setback from Westerly Lot line (Minimum): 84.0 metres</p><p>c) Private Street Setback (Minimum): 7.5 metres</p><p>d) Height (Maximum): 12 metres being 2½ storeys</p><p>e) Parking Spaces (Minimum): 47</p><p>f) Accessory structures directly related to the private clubhouse shall also be permitted;</p><p>g) A private clubhouse having frontage on a private street shall be permitted;</p><p>h) All other requirements of the By-Law shall apply.</p><p>4. Private support office subject to the following:</p><p>a) Floor Area (Maximum): 75m²</p><p>b) Lease Lot Frontage (Minimum): 30.0 metres</p><p>c) Lease Lot Area (Minimum): 900.0m²</p><p>d) Setback from Westerly Lot line (Minimum): 65.0 metres</p><p>e) Private Street Setback (Minimum): 7.5 metres</p><p>f) Height (Maximum): 8.0 metres (Maximum) being 1 storey</p><p>g) Parking Spaces (Minimum): 7</p><p>h) A building or structure used for security person shall also be permitted.</p><p>5. General Requirements for the Development:</p><p>a) A total maximum of 153 units shall be permitted;</p><p>b) A private waste water treatment and water supply facility shall be located on the same lease lot as the support office within the development and shall be screened from view by a solid privacy fence with a minimum height of 1.5 metres;</p><p>c) Walkways shall have a minimum width of 3.0 metres;</p><p>d) Private streets shall have a minimum width of 6.4 metres;</p><p>e) A minimum of 83 visitor parking spaces shall be provided on site, inclusive of the parking accessory to the clubhouse and support office, including a minimum of 3 barrier parking spaces;</p><p>f) Fencing shall be provided and maintained along the easterly lot line abutting the existing residential development being 1.5 metres in height.</p></td><td><table><tr><th>By-Law No.</th><th>Zone Code</th><th>Description</th></tr><tr><td>142-18</td><td>SR-50</td><td><p>Notwithstanding any provision of this By-law to the contrary, within any area zoned SR-50 on Schedule "A" hereto, the uses shall be limited to the following:</p><p>1. Single Detached Dwelling Units subject to the following:</p><p>a) Number of Single Detached Dwelling Units (Min.): 127 Units</p><p>b) Lease Lot Area (Minimum): 435m² per unit</p><p>c) Lease Lot Frontage (Minimum): 15.0 metres per unit</p><p>d) Building Separation Distance (Minimum): Side Unit Walls: 2.5 metres Rear Lease Lines: 14.0 metres</p><p>e) Lease Lot Interior Side Yard Setback (Minimum): 1.2 metres</p><p>f) Lease Lot Exterior Side Yard Setback (Minimum): 2.5 metres</p><p>g) Setback from Westerly Lot line (Minimum): 80.0 metres</p><p>h) Rear Lease Lot Line Setback from Top of Stable Slope: 6.0 metres</p><p>i) Rear Yard Setback from Rear Lease Lot Line (Minimum): 4.0 metres</p><p>j) Height (Maximum): 8.0 metres, being 1 storey</p><p>k) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola, except along the west lot line of the development where a deck being greater than 0.6 metres and less than 2.5 metres above grade shall be permitted.</p><p>l) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p><p>m) Single detached dwellings having frontage on a private street shall be permitted.</p><p>n) All other requirements of the By-Law shall apply.</p><p>2. Rowhouse Dwelling Units subject to the following:</p><p>a) Number of Rowhouse Dwelling Units (Min.): 26 Units</p><p>b) Lease Lot Area (Minimum): 280m²</p><p>c) Lease Lot Frontage (Minimum): 8.0 metres</p><p>d) Private Street Setback (Minimum): 5.9 metres</p><p>e) Building Separation Distance (Minimum): Between Blocks: 2.5 metres Between Rear Walls: 13.0 metres</p><p>f) Lease Lot Front Yard Landscaped Open Space (Minimum): 38%</p><p>g) Height (Maximum): 8.0 metres, being 1 storey</p><p>h) Lease lots illustrated within the development are not to be considered lots as defined within the By-Law.</p><p>i) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola and shall be setback a minimum of 3.0m from the rear lease lot line;</p><p>j) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p><p>k) A rowhouse dwelling having frontage on a private street shall be permitted;</p><p>l) All other requirements of the By-Law shall apply.</p><p>3. Private clubhouse subject to the following:</p><p>a) Floor Area (Maximum): 4,500m²</p><p>b) Setback from Westerly Lot line (Minimum): 84.0 metres</p><p>c) Private Street Setback (Minimum): 7.5 metres</p><p>d) Height (Maximum): 12 metres being 2½ storeys</p><p>e) Parking Spaces (Minimum): 47</p><p>f) Accessory structures directly related to the private clubhouse shall also be permitted;</p><p>g) A private clubhouse having frontage on a private street shall be permitted;</p><p>h) All other requirements of the By-Law shall apply.</p><p>4. Private support office subject to the following:</p><p>a) Floor Area (Maximum): 75m²</p><p>b) Lease Lot Frontage (Minimum): 30.0 metres</p><p>c) Lease Lot Area (Minimum): 900.0m²</p><p>d) Setback from Westerly Lot line (Minimum): 65.0 metres</p><p>e) Private Street Setback (Minimum): 7.5 metres</p><p>f) Height (Maximum): 8.0 metres (Maximum) being 1 storey</p><p>g) Parking Spaces (Minimum): 7</p><p>h) A building or structure used for security person shall also be permitted.</p><p>5. General Requirements for the Development:</p><p>a) A total maximum of 153 units shall be permitted;</p><p>b) A private waste water treatment and water supply facility shall be located on the same lease lot as the support office within the development and shall be screened from view by a solid privacy fence with a minimum height of 1.5 metres;</p><p>c) Walkways shall have a minimum width of 3.0 metres;</p><p>d) Private streets shall have a minimum width of 6.4 metres;</p><p>e) A minimum of 83 visitor parking spaces shall be provided on site, inclusive of the parking accessory to the clubhouse and support office, including a minimum of 3 barrier parking spaces;</p><p>f) Fencing shall be provided and maintained along the easterly lot line abutting the existing residential development being 1.5 metres in height.</p></td></tr></table></td></tr></table>	By-Law No.	Zone Code	Description	142-18	SR-50	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned SR-___ on Schedule "A" hereto, the uses shall be limited to the following:</p> <p>1. Single Detached Dwelling Units subject to the following:</p> <p>a) Number of Single Detached Dwelling Units (Min.): 114 Units</p> <p>b) Lease Lot Area (Minimum): 435m² per unit</p> <p>c) Lease Lot Frontage (Minimum): 15.0 metres per unit</p> <p>d) Building Separation Distance (Minimum): Side Unit Walls: 2.5 metres Rear Lease Lines: 14.0 metres</p> <p>e) Lease Lot Interior Side Yard Setback (Minimum): 1.2 metres</p> <p>f) Lease Lot Exterior Side Yard Setback (Minimum): 2.5 metres</p> <p>g) Setback from Westerly Lot line (Minimum): 80.0 metres</p> <p>h) Rear Lease Lot Line Setback from Top of Stable Slope: 6.0 metres</p> <p>i) Rear Yard Setback from Rear Lease Lot Line (Minimum): 4.0 metres</p> <p>j) Height (Maximum): 8.0 metres, being 1 storey</p> <p>k) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola, except along the west lot line of the development where a deck being greater than 0.6 metres and less than 2.5 metres above grade shall be permitted.</p> <p>l) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p> <p>m) Single detached dwellings having frontage on a private street shall be permitted.</p> <p>n) All other requirements of the By-Law shall apply.</p> <p>2. Rowhouse Dwelling Units subject to the following:</p> <p>a) Number of Rowhouse Dwelling Units (Min.): 26 Units</p> <p>b) Lease Lot Area (Minimum): 280m²</p> <p>c) Lease Lot Frontage (Minimum): 8.0 metres</p> <p>d) Private Street Setback (Minimum): 5.9 metres</p> <p>e) Building Separation Distance (Minimum): Between Blocks: 2.5 metres Between Rear Walls: 13.0 metres</p> <p>f) Lease Lot Front Yard Landscaped Open Space (Minimum): 38%</p> <p>g) Height (Maximum): 8.0 metres, being 1 storey</p> <p>h) Lease lots illustrated within the development are not to be considered lots as defined within the By-Law.</p> <p>i) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola and shall be setback a minimum of 3.0m from the rear lease lot line;</p> <p>j) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p> <p>k) A rowhouse dwelling having frontage on a private street shall be permitted;</p> <p>l) All other requirements of the By-Law shall apply.</p> <p>3. Private clubhouse subject to the following:</p> <p>a) Floor Area (Maximum): 4,500m²</p> <p>b) Setback from Westerly Lot line (Minimum): 84.0 metres</p> <p>c) Private Street Setback (Minimum): 7.5 metres</p> <p>d) Height (Maximum): 12 metres being 2½ storeys</p> <p>e) Parking Spaces (Minimum): 47</p> <p>f) Accessory structures directly related to the private clubhouse shall also be permitted;</p> <p>g) A private clubhouse having frontage on a private street shall be permitted;</p> <p>h) All other requirements of the By-Law shall apply.</p> <p>4. Private support office subject to the following:</p> <p>a) Floor Area (Maximum): 75m²</p> <p>b) Lease Lot Frontage (Minimum): 30.0 metres</p> <p>c) Lease Lot Area (Minimum): 900.0m²</p> <p>d) Setback from Westerly Lot line (Minimum): 65.0 metres</p> <p>e) Private Street Setback (Minimum): 7.5 metres</p> <p>f) Height (Maximum): 8.0 metres (Maximum) being 1 storey</p> <p>g) Parking Spaces (Minimum): 7</p> <p>h) A building or structure used for security person shall also be permitted.</p> <p>5. General Requirements for the Development:</p> <p>a) A total maximum of 153 units shall be permitted;</p> <p>b) A private waste water treatment and water supply facility shall be located on the same lease lot as the support office within the development and shall be screened from view by a solid privacy fence with a minimum height of 1.5 metres;</p> <p>c) Walkways shall have a minimum width of 3.0 metres;</p> <p>d) Private streets shall have a minimum width of 6.4 metres;</p> <p>e) A minimum of 83 visitor parking spaces shall be provided on site, inclusive of the parking accessory to the clubhouse and support office, including a minimum of 3 barrier parking spaces;</p> <p>f) Fencing shall be provided and maintained along the easterly lot line abutting the existing residential development being 1.5 metres in height.</p>	<table><tr><th>By-Law No.</th><th>Zone Code</th><th>Description</th></tr><tr><td>142-18</td><td>SR-50</td><td><p>Notwithstanding any provision of this By-law to the contrary, within any area zoned SR-50 on Schedule "A" hereto, the uses shall be limited to the following:</p><p>1. Single Detached Dwelling Units subject to the following:</p><p>a) Number of Single Detached Dwelling Units (Min.): 127 Units</p><p>b) Lease Lot Area (Minimum): 435m² per unit</p><p>c) Lease Lot Frontage (Minimum): 15.0 metres per unit</p><p>d) Building Separation Distance (Minimum): Side Unit Walls: 2.5 metres Rear Lease Lines: 14.0 metres</p><p>e) Lease Lot Interior Side Yard Setback (Minimum): 1.2 metres</p><p>f) Lease Lot Exterior Side Yard Setback (Minimum): 2.5 metres</p><p>g) Setback from Westerly Lot line (Minimum): 80.0 metres</p><p>h) Rear Lease Lot Line Setback from Top of Stable Slope: 6.0 metres</p><p>i) Rear Yard Setback from Rear Lease Lot Line (Minimum): 4.0 metres</p><p>j) Height (Maximum): 8.0 metres, being 1 storey</p><p>k) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola, except along the west lot line of the development where a deck being greater than 0.6 metres and less than 2.5 metres above grade shall be permitted.</p><p>l) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p><p>m) Single detached dwellings having frontage on a private street shall be permitted.</p><p>n) All other requirements of the By-Law shall apply.</p><p>2. Rowhouse Dwelling Units subject to the following:</p><p>a) Number of Rowhouse Dwelling Units (Min.): 26 Units</p><p>b) Lease Lot Area (Minimum): 280m²</p><p>c) Lease Lot Frontage (Minimum): 8.0 metres</p><p>d) Private Street Setback (Minimum): 5.9 metres</p><p>e) Building Separation Distance (Minimum): Between Blocks: 2.5 metres Between Rear Walls: 13.0 metres</p><p>f) Lease Lot Front Yard Landscaped Open Space (Minimum): 38%</p><p>g) Height (Maximum): 8.0 metres, being 1 storey</p><p>h) Lease lots illustrated within the development are not to be considered lots as defined within the By-Law.</p><p>i) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola and shall be setback a minimum of 3.0m from the rear lease lot line;</p><p>j) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p><p>k) A rowhouse dwelling having frontage on a private street shall be permitted;</p><p>l) All other requirements of the By-Law shall apply.</p><p>3. Private clubhouse subject to the following:</p><p>a) Floor Area (Maximum): 4,500m²</p><p>b) Setback from Westerly Lot line (Minimum): 84.0 metres</p><p>c) Private Street Setback (Minimum): 7.5 metres</p><p>d) Height (Maximum): 12 metres being 2½ storeys</p><p>e) Parking Spaces (Minimum): 47</p><p>f) Accessory structures directly related to the private clubhouse shall also be permitted;</p><p>g) A private clubhouse having frontage on a private street shall be permitted;</p><p>h) All other requirements of the By-Law shall apply.</p><p>4. Private support office subject to the following:</p><p>a) Floor Area (Maximum): 75m²</p><p>b) Lease Lot Frontage (Minimum): 30.0 metres</p><p>c) Lease Lot Area (Minimum): 900.0m²</p><p>d) Setback from Westerly Lot line (Minimum): 65.0 metres</p><p>e) Private Street Setback (Minimum): 7.5 metres</p><p>f) Height (Maximum): 8.0 metres (Maximum) being 1 storey</p><p>g) Parking Spaces (Minimum): 7</p><p>h) A building or structure used for security person shall also be permitted.</p><p>5. General Requirements for the Development:</p><p>a) A total maximum of 153 units shall be permitted;</p><p>b) A private waste water treatment and water supply facility shall be located on the same lease lot as the support office within the development and shall be screened from view by a solid privacy fence with a minimum height of 1.5 metres;</p><p>c) Walkways shall have a minimum width of 3.0 metres;</p><p>d) Private streets shall have a minimum width of 6.4 metres;</p><p>e) A minimum of 83 visitor parking spaces shall be provided on site, inclusive of the parking accessory to the clubhouse and support office, including a minimum of 3 barrier parking spaces;</p><p>f) Fencing shall be provided and maintained along the easterly lot line abutting the existing residential development being 1.5 metres in height.</p></td></tr></table>	By-Law No.	Zone Code	Description
By-Law No.	Zone Code	Description											
142-18	SR-50	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned SR-___ on Schedule "A" hereto, the uses shall be limited to the following:</p> <p>1. Single Detached Dwelling Units subject to the following:</p> <p>a) Number of Single Detached Dwelling Units (Min.): 114 Units</p> <p>b) Lease Lot Area (Minimum): 435m² per unit</p> <p>c) Lease Lot Frontage (Minimum): 15.0 metres per unit</p> <p>d) Building Separation Distance (Minimum): Side Unit Walls: 2.5 metres Rear Lease Lines: 14.0 metres</p> <p>e) Lease Lot Interior Side Yard Setback (Minimum): 1.2 metres</p> <p>f) Lease Lot Exterior Side Yard Setback (Minimum): 2.5 metres</p> <p>g) Setback from Westerly Lot line (Minimum): 80.0 metres</p> <p>h) Rear Lease Lot Line Setback from Top of Stable Slope: 6.0 metres</p> <p>i) Rear Yard Setback from Rear Lease Lot Line (Minimum): 4.0 metres</p> <p>j) Height (Maximum): 8.0 metres, being 1 storey</p> <p>k) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola, except along the west lot line of the development where a deck being greater than 0.6 metres and less than 2.5 metres above grade shall be permitted.</p> <p>l) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p> <p>m) Single detached dwellings having frontage on a private street shall be permitted.</p> <p>n) All other requirements of the By-Law shall apply.</p> <p>2. Rowhouse Dwelling Units subject to the following:</p> <p>a) Number of Rowhouse Dwelling Units (Min.): 26 Units</p> <p>b) Lease Lot Area (Minimum): 280m²</p> <p>c) Lease Lot Frontage (Minimum): 8.0 metres</p> <p>d) Private Street Setback (Minimum): 5.9 metres</p> <p>e) Building Separation Distance (Minimum): Between Blocks: 2.5 metres Between Rear Walls: 13.0 metres</p> <p>f) Lease Lot Front Yard Landscaped Open Space (Minimum): 38%</p> <p>g) Height (Maximum): 8.0 metres, being 1 storey</p> <p>h) Lease lots illustrated within the development are not to be considered lots as defined within the By-Law.</p> <p>i) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola and shall be setback a minimum of 3.0m from the rear lease lot line;</p> <p>j) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p> <p>k) A rowhouse dwelling having frontage on a private street shall be permitted;</p> <p>l) All other requirements of the By-Law shall apply.</p> <p>3. Private clubhouse subject to the following:</p> <p>a) Floor Area (Maximum): 4,500m²</p> <p>b) Setback from Westerly Lot line (Minimum): 84.0 metres</p> <p>c) Private Street Setback (Minimum): 7.5 metres</p> <p>d) Height (Maximum): 12 metres being 2½ storeys</p> <p>e) Parking Spaces (Minimum): 47</p> <p>f) Accessory structures directly related to the private clubhouse shall also be permitted;</p> <p>g) A private clubhouse having frontage on a private street shall be permitted;</p> <p>h) All other requirements of the By-Law shall apply.</p> <p>4. Private support office subject to the following:</p> <p>a) Floor Area (Maximum): 75m²</p> <p>b) Lease Lot Frontage (Minimum): 30.0 metres</p> <p>c) Lease Lot Area (Minimum): 900.0m²</p> <p>d) Setback from Westerly Lot line (Minimum): 65.0 metres</p> <p>e) Private Street Setback (Minimum): 7.5 metres</p> <p>f) Height (Maximum): 8.0 metres (Maximum) being 1 storey</p> <p>g) Parking Spaces (Minimum): 7</p> <p>h) A building or structure used for security person shall also be permitted.</p> <p>5. General Requirements for the Development:</p> <p>a) A total maximum of 153 units shall be permitted;</p> <p>b) A private waste water treatment and water supply facility shall be located on the same lease lot as the support office within the development and shall be screened from view by a solid privacy fence with a minimum height of 1.5 metres;</p> <p>c) Walkways shall have a minimum width of 3.0 metres;</p> <p>d) Private streets shall have a minimum width of 6.4 metres;</p> <p>e) A minimum of 83 visitor parking spaces shall be provided on site, inclusive of the parking accessory to the clubhouse and support office, including a minimum of 3 barrier parking spaces;</p> <p>f) Fencing shall be provided and maintained along the easterly lot line abutting the existing residential development being 1.5 metres in height.</p>	<table><tr><th>By-Law No.</th><th>Zone Code</th><th>Description</th></tr><tr><td>142-18</td><td>SR-50</td><td><p>Notwithstanding any provision of this By-law to the contrary, within any area zoned SR-50 on Schedule "A" hereto, the uses shall be limited to the following:</p><p>1. Single Detached Dwelling Units subject to the following:</p><p>a) Number of Single Detached Dwelling Units (Min.): 127 Units</p><p>b) Lease Lot Area (Minimum): 435m² per unit</p><p>c) Lease Lot Frontage (Minimum): 15.0 metres per unit</p><p>d) Building Separation Distance (Minimum): Side Unit Walls: 2.5 metres Rear Lease Lines: 14.0 metres</p><p>e) Lease Lot Interior Side Yard Setback (Minimum): 1.2 metres</p><p>f) Lease Lot Exterior Side Yard Setback (Minimum): 2.5 metres</p><p>g) Setback from Westerly Lot line (Minimum): 80.0 metres</p><p>h) Rear Lease Lot Line Setback from Top of Stable Slope: 6.0 metres</p><p>i) Rear Yard Setback from Rear Lease Lot Line (Minimum): 4.0 metres</p><p>j) Height (Maximum): 8.0 metres, being 1 storey</p><p>k) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola, except along the west lot line of the development where a deck being greater than 0.6 metres and less than 2.5 metres above grade shall be permitted.</p><p>l) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p><p>m) Single detached dwellings having frontage on a private street shall be permitted.</p><p>n) All other requirements of the By-Law shall apply.</p><p>2. Rowhouse Dwelling Units subject to the following:</p><p>a) Number of Rowhouse Dwelling Units (Min.): 26 Units</p><p>b) Lease Lot Area (Minimum): 280m²</p><p>c) Lease Lot Frontage (Minimum): 8.0 metres</p><p>d) Private Street Setback (Minimum): 5.9 metres</p><p>e) Building Separation Distance (Minimum): Between Blocks: 2.5 metres Between Rear Walls: 13.0 metres</p><p>f) Lease Lot Front Yard Landscaped Open Space (Minimum): 38%</p><p>g) Height (Maximum): 8.0 metres, being 1 storey</p><p>h) Lease lots illustrated within the development are not to be considered lots as defined within the By-Law.</p><p>i) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola and shall be setback a minimum of 3.0m from the rear lease lot line;</p><p>j) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p><p>k) A rowhouse dwelling having frontage on a private street shall be permitted;</p><p>l) All other requirements of the By-Law shall apply.</p><p>3. Private clubhouse subject to the following:</p><p>a) Floor Area (Maximum): 4,500m²</p><p>b) Setback from Westerly Lot line (Minimum): 84.0 metres</p><p>c) Private Street Setback (Minimum): 7.5 metres</p><p>d) Height (Maximum): 12 metres being 2½ storeys</p><p>e) Parking Spaces (Minimum): 47</p><p>f) Accessory structures directly related to the private clubhouse shall also be permitted;</p><p>g) A private clubhouse having frontage on a private street shall be permitted;</p><p>h) All other requirements of the By-Law shall apply.</p><p>4. Private support office subject to the following:</p><p>a) Floor Area (Maximum): 75m²</p><p>b) Lease Lot Frontage (Minimum): 30.0 metres</p><p>c) Lease Lot Area (Minimum): 900.0m²</p><p>d) Setback from Westerly Lot line (Minimum): 65.0 metres</p><p>e) Private Street Setback (Minimum): 7.5 metres</p><p>f) Height (Maximum): 8.0 metres (Maximum) being 1 storey</p><p>g) Parking Spaces (Minimum): 7</p><p>h) A building or structure used for security person shall also be permitted.</p><p>5. General Requirements for the Development:</p><p>a) A total maximum of 153 units shall be permitted;</p><p>b) A private waste water treatment and water supply facility shall be located on the same lease lot as the support office within the development and shall be screened from view by a solid privacy fence with a minimum height of 1.5 metres;</p><p>c) Walkways shall have a minimum width of 3.0 metres;</p><p>d) Private streets shall have a minimum width of 6.4 metres;</p><p>e) A minimum of 83 visitor parking spaces shall be provided on site, inclusive of the parking accessory to the clubhouse and support office, including a minimum of 3 barrier parking spaces;</p><p>f) Fencing shall be provided and maintained along the easterly lot line abutting the existing residential development being 1.5 metres in height.</p></td></tr></table>	By-Law No.	Zone Code	Description	142-18	SR-50	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned SR-50 on Schedule "A" hereto, the uses shall be limited to the following:</p> <p>1. Single Detached Dwelling Units subject to the following:</p> <p>a) Number of Single Detached Dwelling Units (Min.): 127 Units</p> <p>b) Lease Lot Area (Minimum): 435m² per unit</p> <p>c) Lease Lot Frontage (Minimum): 15.0 metres per unit</p> <p>d) Building Separation Distance (Minimum): Side Unit Walls: 2.5 metres Rear Lease Lines: 14.0 metres</p> <p>e) Lease Lot Interior Side Yard Setback (Minimum): 1.2 metres</p> <p>f) Lease Lot Exterior Side Yard Setback (Minimum): 2.5 metres</p> <p>g) Setback from Westerly Lot line (Minimum): 80.0 metres</p> <p>h) Rear Lease Lot Line Setback from Top of Stable Slope: 6.0 metres</p> <p>i) Rear Yard Setback from Rear Lease Lot Line (Minimum): 4.0 metres</p> <p>j) Height (Maximum): 8.0 metres, being 1 storey</p> <p>k) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola, except along the west lot line of the development where a deck being greater than 0.6 metres and less than 2.5 metres above grade shall be permitted.</p> <p>l) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p> <p>m) Single detached dwellings having frontage on a private street shall be permitted.</p> <p>n) All other requirements of the By-Law shall apply.</p> <p>2. Rowhouse Dwelling Units subject to the following:</p> <p>a) Number of Rowhouse Dwelling Units (Min.): 26 Units</p> <p>b) Lease Lot Area (Minimum): 280m²</p> <p>c) Lease Lot Frontage (Minimum): 8.0 metres</p> <p>d) Private Street Setback (Minimum): 5.9 metres</p> <p>e) Building Separation Distance (Minimum): Between Blocks: 2.5 metres Between Rear Walls: 13.0 metres</p> <p>f) Lease Lot Front Yard Landscaped Open Space (Minimum): 38%</p> <p>g) Height (Maximum): 8.0 metres, being 1 storey</p> <p>h) Lease lots illustrated within the development are not to be considered lots as defined within the By-Law.</p> <p>i) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola and shall be setback a minimum of 3.0m from the rear lease lot line;</p> <p>j) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p> <p>k) A rowhouse dwelling having frontage on a private street shall be permitted;</p> <p>l) All other requirements of the By-Law shall apply.</p> <p>3. Private clubhouse subject to the following:</p> <p>a) Floor Area (Maximum): 4,500m²</p> <p>b) Setback from Westerly Lot line (Minimum): 84.0 metres</p> <p>c) Private Street Setback (Minimum): 7.5 metres</p> <p>d) Height (Maximum): 12 metres being 2½ storeys</p> <p>e) Parking Spaces (Minimum): 47</p> <p>f) Accessory structures directly related to the private clubhouse shall also be permitted;</p> <p>g) A private clubhouse having frontage on a private street shall be permitted;</p> <p>h) All other requirements of the By-Law shall apply.</p> <p>4. Private support office subject to the following:</p> <p>a) Floor Area (Maximum): 75m²</p> <p>b) Lease Lot Frontage (Minimum): 30.0 metres</p> <p>c) Lease Lot Area (Minimum): 900.0m²</p> <p>d) Setback from Westerly Lot line (Minimum): 65.0 metres</p> <p>e) Private Street Setback (Minimum): 7.5 metres</p> <p>f) Height (Maximum): 8.0 metres (Maximum) being 1 storey</p> <p>g) Parking Spaces (Minimum): 7</p> <p>h) A building or structure used for security person shall also be permitted.</p> <p>5. General Requirements for the Development:</p> <p>a) A total maximum of 153 units shall be permitted;</p> <p>b) A private waste water treatment and water supply facility shall be located on the same lease lot as the support office within the development and shall be screened from view by a solid privacy fence with a minimum height of 1.5 metres;</p> <p>c) Walkways shall have a minimum width of 3.0 metres;</p> <p>d) Private streets shall have a minimum width of 6.4 metres;</p> <p>e) A minimum of 83 visitor parking spaces shall be provided on site, inclusive of the parking accessory to the clubhouse and support office, including a minimum of 3 barrier parking spaces;</p> <p>f) Fencing shall be provided and maintained along the easterly lot line abutting the existing residential development being 1.5 metres in height.</p>				
By-Law No.	Zone Code	Description											
142-18	SR-50	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned SR-50 on Schedule "A" hereto, the uses shall be limited to the following:</p> <p>1. Single Detached Dwelling Units subject to the following:</p> <p>a) Number of Single Detached Dwelling Units (Min.): 127 Units</p> <p>b) Lease Lot Area (Minimum): 435m² per unit</p> <p>c) Lease Lot Frontage (Minimum): 15.0 metres per unit</p> <p>d) Building Separation Distance (Minimum): Side Unit Walls: 2.5 metres Rear Lease Lines: 14.0 metres</p> <p>e) Lease Lot Interior Side Yard Setback (Minimum): 1.2 metres</p> <p>f) Lease Lot Exterior Side Yard Setback (Minimum): 2.5 metres</p> <p>g) Setback from Westerly Lot line (Minimum): 80.0 metres</p> <p>h) Rear Lease Lot Line Setback from Top of Stable Slope: 6.0 metres</p> <p>i) Rear Yard Setback from Rear Lease Lot Line (Minimum): 4.0 metres</p> <p>j) Height (Maximum): 8.0 metres, being 1 storey</p> <p>k) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola, except along the west lot line of the development where a deck being greater than 0.6 metres and less than 2.5 metres above grade shall be permitted.</p> <p>l) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p> <p>m) Single detached dwellings having frontage on a private street shall be permitted.</p> <p>n) All other requirements of the By-Law shall apply.</p> <p>2. Rowhouse Dwelling Units subject to the following:</p> <p>a) Number of Rowhouse Dwelling Units (Min.): 26 Units</p> <p>b) Lease Lot Area (Minimum): 280m²</p> <p>c) Lease Lot Frontage (Minimum): 8.0 metres</p> <p>d) Private Street Setback (Minimum): 5.9 metres</p> <p>e) Building Separation Distance (Minimum): Between Blocks: 2.5 metres Between Rear Walls: 13.0 metres</p> <p>f) Lease Lot Front Yard Landscaped Open Space (Minimum): 38%</p> <p>g) Height (Maximum): 8.0 metres, being 1 storey</p> <p>h) Lease lots illustrated within the development are not to be considered lots as defined within the By-Law.</p> <p>i) Accessory Structures shall be limited to a hot tub, deck being less than 0.6 metres above grade, and a pergola and shall be setback a minimum of 3.0m from the rear lease lot line;</p> <p>j) Home occupations shall be limited to computer services, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office;</p> <p>k) A rowhouse dwelling having frontage on a private street shall be permitted;</p> <p>l) All other requirements of the By-Law shall apply.</p> <p>3. Private clubhouse subject to the following:</p> <p>a) Floor Area (Maximum): 4,500m²</p> <p>b) Setback from Westerly Lot line (Minimum): 84.0 metres</p> <p>c) Private Street Setback (Minimum): 7.5 metres</p> <p>d) Height (Maximum): 12 metres being 2½ storeys</p> <p>e) Parking Spaces (Minimum): 47</p> <p>f) Accessory structures directly related to the private clubhouse shall also be permitted;</p> <p>g) A private clubhouse having frontage on a private street shall be permitted;</p> <p>h) All other requirements of the By-Law shall apply.</p> <p>4. Private support office subject to the following:</p> <p>a) Floor Area (Maximum): 75m²</p> <p>b) Lease Lot Frontage (Minimum): 30.0 metres</p> <p>c) Lease Lot Area (Minimum): 900.0m²</p> <p>d) Setback from Westerly Lot line (Minimum): 65.0 metres</p> <p>e) Private Street Setback (Minimum): 7.5 metres</p> <p>f) Height (Maximum): 8.0 metres (Maximum) being 1 storey</p> <p>g) Parking Spaces (Minimum): 7</p> <p>h) A building or structure used for security person shall also be permitted.</p> <p>5. General Requirements for the Development:</p> <p>a) A total maximum of 153 units shall be permitted;</p> <p>b) A private waste water treatment and water supply facility shall be located on the same lease lot as the support office within the development and shall be screened from view by a solid privacy fence with a minimum height of 1.5 metres;</p> <p>c) Walkways shall have a minimum width of 3.0 metres;</p> <p>d) Private streets shall have a minimum width of 6.4 metres;</p> <p>e) A minimum of 83 visitor parking spaces shall be provided on site, inclusive of the parking accessory to the clubhouse and support office, including a minimum of 3 barrier parking spaces;</p> <p>f) Fencing shall be provided and maintained along the easterly lot line abutting the existing residential development being 1.5 metres in height.</p>											

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16												
3.2	Amendment to M3-22 Zoning due to an omission in the original amending by-law (133-19)	Section 11.7	<div>11.7 Special Exceptions M3 Zone</div> <table><tr><th>By-Law No.</th><th>Zone Code</th><th>Description</th></tr><tr><td>133-19</td><td>M3-22</td><td>Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> M3-22 on Schedule "A" hereto, a minimum <i>street setback</i> of 30.0 metres shall be permitted. All other requirements of the By-Law shall apply.</td></tr></table>	By-Law No.	Zone Code	Description	133-19	M3-22	Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> M3-22 on Schedule "A" hereto, a minimum <i>street setback</i> of 30.0 metres shall be permitted. All other requirements of the By-Law shall apply.	<div>11.7 Special Exceptions M3 Zone</div> <table><tr><th>By-Law No.</th><th>Zone Code</th><th>Description</th></tr><tr><td>133-19</td><td>M3-22</td><td>Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> M3-22 on Schedule "A" hereto, a minimum <i>street setback</i> of 30.0 metres shall be permitted from any lot line abutting Middle Townline Road. All other requirements of the By-Law shall apply.</td></tr></table>	By-Law No.	Zone Code	Description	133-19	M3-22	Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> M3-22 on Schedule "A" hereto, a minimum <i>street setback</i> of 30.0 metres shall be permitted from any lot line abutting Middle Townline Road . All other requirements of the By-Law shall apply.
By-Law No.	Zone Code	Description														
133-19	M3-22	Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> M3-22 on Schedule "A" hereto, a minimum <i>street setback</i> of 30.0 metres shall be permitted. All other requirements of the By-Law shall apply.														
By-Law No.	Zone Code	Description														
133-19	M3-22	Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> M3-22 on Schedule "A" hereto, a minimum <i>street setback</i> of 30.0 metres shall be permitted from any lot line abutting Middle Townline Road . All other requirements of the By-Law shall apply.														
3.3	Amendment to C1-11 Zoning due to an omission during the transition from By-Law 110-01 to By-Law 61-16. These changes correspond to the requirements set out by the original amending by-law.	Section 10.7	<div>10.7 Special Exceptions C1 Zone</div> <table><tr><th>By-Law No.</th><th>Zone Code</th><th>Description</th></tr><tr><td>Not Available</td><td>C1-11</td><td><p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C1-11 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to</p><p>a) a <i>business or professional office</i>,</p><p>b) a <i>studio</i>,</p><p>c) an <i>accessory</i> workshop,</p><p>d) <i>accessory</i> photographic processing room,</p><p>e) <i>parking lot</i>,</p><p>f) a <i>warehouse</i> not open to the general <i>public</i>,</p><p>g) one <i>accessory dwelling</i> above the first floor, provided the minimum floor area is 60.0 square metres;</p><p>h) A <i>retail store</i>, save and except for a <i>convenience store</i>, auction sales, or amusement machines;</p><p>The following provisions shall also apply:</p><p>1. Minimum <i>Lot Area</i> - 1820 square metres;</p><p>2. Minimum <i>Lot Frontage</i> - 29.8 metres;</p><p>3. Minimum <i>Lot Depth</i> - 61 metres;</p><p>4. Minimum <i>Front Yard</i> - 3 metres;</p><p>5. Minimum <i>Interior Side Yard</i> - 0.8 metres;</p><p>6. Minimum <i>Exterior Side Yard</i> - 5.5 metres;</p><p>7. Minimum <i>Rear Yard</i> - 7.5 metres;</p><p>8. Minimum <i>Landscaped Open Space</i> - 15%;</p><p>9. Maximum <i>Lot Coverage</i> - 50%;</p><p>10. Maximum <i>Building Height</i> - 9 metres;</p><p>11. Minimum 1 parking spaces are required for the <i>studio</i> and <i>accessory uses</i>.</p><p>12. Maximum <i>floor area</i> for <i>uses</i> from a) to d) listed above- 182.4 square metres.</p><p>Furthermore, no <i>outside storage</i> is permitted and all signage shall be non-internally illuminated. All other requirements of the By-Law shall apply.</p></td></tr></table>	By-Law No.	Zone Code	Description	Not Available	C1-11	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C1-11 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to</p> <p>a) a <i>business or professional office</i>,</p> <p>b) a <i>studio</i>,</p> <p>c) an <i>accessory</i> workshop,</p> <p>d) <i>accessory</i> photographic processing room,</p> <p>e) <i>parking lot</i>,</p> <p>f) a <i>warehouse</i> not open to the general <i>public</i>,</p> <p>g) one <i>accessory dwelling</i> above the first floor, provided the minimum floor area is 60.0 square metres;</p> <p>h) A <i>retail store</i>, save and except for a <i>convenience store</i>, auction sales, or amusement machines;</p> <p>The following provisions shall also apply:</p> <p>1. Minimum <i>Lot Area</i> - 1820 square metres;</p> <p>2. Minimum <i>Lot Frontage</i> - 29.8 metres;</p> <p>3. Minimum <i>Lot Depth</i> - 61 metres;</p> <p>4. Minimum <i>Front Yard</i> - 3 metres;</p> <p>5. Minimum <i>Interior Side Yard</i> - 0.8 metres;</p> <p>6. Minimum <i>Exterior Side Yard</i> - 5.5 metres;</p> <p>7. Minimum <i>Rear Yard</i> - 7.5 metres;</p> <p>8. Minimum <i>Landscaped Open Space</i> - 15%;</p> <p>9. Maximum <i>Lot Coverage</i> - 50%;</p> <p>10. Maximum <i>Building Height</i> - 9 metres;</p> <p>11. Minimum 1 parking spaces are required for the <i>studio</i> and <i>accessory uses</i>.</p> <p>12. Maximum <i>floor area</i> for <i>uses</i> from a) to d) listed above- 182.4 square metres.</p> <p>Furthermore, no <i>outside storage</i> is permitted and all signage shall be non-internally illuminated. All other requirements of the By-Law shall apply.</p>	<div>10.7 Special Exceptions C1 Zone</div> <table><tr><th>By-Law No.</th><th>Zone Code</th><th>Description</th></tr><tr><td>Not Available</td><td>C1-11</td><td><p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C1-11 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to</p><p>a) a <i>business or professional office</i>,</p><p>b) a <i>studio</i>,</p><p>c) an <i>accessory</i> workshop,</p><p>d) <i>accessory</i> photographic processing room,</p><p>e) <i>parking lot</i>,</p><p>f) a <i>warehouse</i> not open to the general <i>public</i>,</p><p>g) one <i>accessory dwelling</i>, provided the minimum floor area is 60.0 square metres;</p><p>h) A <i>retail store</i>, save and except for a <i>convenience store</i>, auction sales, or amusement machines;</p><p>The following provisions shall also apply:</p><p>1. Minimum <i>Lot Area</i> - 1820 square metres;</p><p>2. Minimum <i>Lot Frontage</i> - 29.8 metres;</p><p>3. Minimum <i>Lot Depth</i> - 61 metres;</p><p>4. Minimum <i>Front Yard</i> - 3 metres;</p><p>5. Minimum <i>Interior Side Yard</i> - 0.8 metres;</p><p>6. Minimum <i>Exterior Side Yard</i> - 5.5 metres;</p><p>7. Minimum <i>Rear Yard</i> - 7.5 metres;</p><p>8. Minimum <i>Landscaped Open Space</i> - 15%;</p><p>9. Maximum <i>Lot Coverage</i> - 50%;</p><p>10. Maximum <i>Building Height</i> - 9 metres;</p><p>11. Minimum 14 parking spaces are required</p><p>12. Maximum <i>floor area</i> for <i>uses</i> from a) to d) listed above- 182.4 square metres.</p><p>Furthermore, no <i>outside storage</i> is permitted and all signage shall be non-internally illuminated. All other requirements of the By-Law shall apply.</p></td></tr></table>	By-Law No.	Zone Code	Description	Not Available	C1-11	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C1-11 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to</p> <p>a) a <i>business or professional office</i>,</p> <p>b) a <i>studio</i>,</p> <p>c) an <i>accessory</i> workshop,</p> <p>d) <i>accessory</i> photographic processing room,</p> <p>e) <i>parking lot</i>,</p> <p>f) a <i>warehouse</i> not open to the general <i>public</i>,</p> <p>g) one <i>accessory dwelling</i>, provided the minimum floor area is 60.0 square metres;</p> <p>h) A <i>retail store</i>, save and except for a <i>convenience store</i>, auction sales, or amusement machines;</p> <p>The following provisions shall also apply:</p> <p>1. Minimum <i>Lot Area</i> - 1820 square metres;</p> <p>2. Minimum <i>Lot Frontage</i> - 29.8 metres;</p> <p>3. Minimum <i>Lot Depth</i> - 61 metres;</p> <p>4. Minimum <i>Front Yard</i> - 3 metres;</p> <p>5. Minimum <i>Interior Side Yard</i> - 0.8 metres;</p> <p>6. Minimum <i>Exterior Side Yard</i> - 5.5 metres;</p> <p>7. Minimum <i>Rear Yard</i> - 7.5 metres;</p> <p>8. Minimum <i>Landscaped Open Space</i> - 15%;</p> <p>9. Maximum <i>Lot Coverage</i> - 50%;</p> <p>10. Maximum <i>Building Height</i> - 9 metres;</p> <p>11. Minimum 14 parking spaces are required</p> <p>12. Maximum <i>floor area</i> for <i>uses</i> from a) to d) listed above- 182.4 square metres.</p> <p>Furthermore, no <i>outside storage</i> is permitted and all signage shall be non-internally illuminated. All other requirements of the By-Law shall apply.</p>
By-Law No.	Zone Code	Description														
Not Available	C1-11	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C1-11 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to</p> <p>a) a <i>business or professional office</i>,</p> <p>b) a <i>studio</i>,</p> <p>c) an <i>accessory</i> workshop,</p> <p>d) <i>accessory</i> photographic processing room,</p> <p>e) <i>parking lot</i>,</p> <p>f) a <i>warehouse</i> not open to the general <i>public</i>,</p> <p>g) one <i>accessory dwelling</i> above the first floor, provided the minimum floor area is 60.0 square metres;</p> <p>h) A <i>retail store</i>, save and except for a <i>convenience store</i>, auction sales, or amusement machines;</p> <p>The following provisions shall also apply:</p> <p>1. Minimum <i>Lot Area</i> - 1820 square metres;</p> <p>2. Minimum <i>Lot Frontage</i> - 29.8 metres;</p> <p>3. Minimum <i>Lot Depth</i> - 61 metres;</p> <p>4. Minimum <i>Front Yard</i> - 3 metres;</p> <p>5. Minimum <i>Interior Side Yard</i> - 0.8 metres;</p> <p>6. Minimum <i>Exterior Side Yard</i> - 5.5 metres;</p> <p>7. Minimum <i>Rear Yard</i> - 7.5 metres;</p> <p>8. Minimum <i>Landscaped Open Space</i> - 15%;</p> <p>9. Maximum <i>Lot Coverage</i> - 50%;</p> <p>10. Maximum <i>Building Height</i> - 9 metres;</p> <p>11. Minimum 1 parking spaces are required for the <i>studio</i> and <i>accessory uses</i>.</p> <p>12. Maximum <i>floor area</i> for <i>uses</i> from a) to d) listed above- 182.4 square metres.</p> <p>Furthermore, no <i>outside storage</i> is permitted and all signage shall be non-internally illuminated. All other requirements of the By-Law shall apply.</p>														
By-Law No.	Zone Code	Description														
Not Available	C1-11	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C1-11 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to</p> <p>a) a <i>business or professional office</i>,</p> <p>b) a <i>studio</i>,</p> <p>c) an <i>accessory</i> workshop,</p> <p>d) <i>accessory</i> photographic processing room,</p> <p>e) <i>parking lot</i>,</p> <p>f) a <i>warehouse</i> not open to the general <i>public</i>,</p> <p>g) one <i>accessory dwelling</i>, provided the minimum floor area is 60.0 square metres;</p> <p>h) A <i>retail store</i>, save and except for a <i>convenience store</i>, auction sales, or amusement machines;</p> <p>The following provisions shall also apply:</p> <p>1. Minimum <i>Lot Area</i> - 1820 square metres;</p> <p>2. Minimum <i>Lot Frontage</i> - 29.8 metres;</p> <p>3. Minimum <i>Lot Depth</i> - 61 metres;</p> <p>4. Minimum <i>Front Yard</i> - 3 metres;</p> <p>5. Minimum <i>Interior Side Yard</i> - 0.8 metres;</p> <p>6. Minimum <i>Exterior Side Yard</i> - 5.5 metres;</p> <p>7. Minimum <i>Rear Yard</i> - 7.5 metres;</p> <p>8. Minimum <i>Landscaped Open Space</i> - 15%;</p> <p>9. Maximum <i>Lot Coverage</i> - 50%;</p> <p>10. Maximum <i>Building Height</i> - 9 metres;</p> <p>11. Minimum 14 parking spaces are required</p> <p>12. Maximum <i>floor area</i> for <i>uses</i> from a) to d) listed above- 182.4 square metres.</p> <p>Furthermore, no <i>outside storage</i> is permitted and all signage shall be non-internally illuminated. All other requirements of the By-Law shall apply.</p>														

Item	Explanation	Section	Existing By-Law 61-16					Proposed Revision to By-Law 61-16				
			Table 15.2: Temporary Zone Provisions					Table 15.2: Temporary Zone Provisions				
			By-Law No.	Zone Code	Property Address	Description	Date Temporary Use Expire	By-Law No.	Zone Code	Property Address	Description	Date Temporary Use Expire
3.4	Amendment to T-56 Zoning due to error in original amending by-law.	Section 15, Table 15.2	123-17	T-56	249 Garden Ave	Notwithstanding any provision of this by-law to the contrary, within any area zoned T-56 on Schedule "A" hereto, a temporary <i>sales trailer</i> shall be permitted for up to 3 years being removed on or before July 25, 2020, as shown on Schedule "A" of this by-law, subject to the following regulations:	June 25, 2020	123-17	T-56	249 Garden Ave	Notwithstanding any provision of this by-law to the contrary, within any area zoned T-56 on Schedule "A" hereto, a temporary <i>sales trailer</i> shall be permitted for up to 3 years being removed on or before July 25, 2020, as shown on Schedule "A" of this by-law, subject to the following regulations:	July 25, 2020
						<ul style="list-style-type: none"> a) All <i>development signage</i> must be removed or remain covered until the time which the City of Brantford provides confirmation to the <i>County</i> that Draft Plan Approval for the <i>subdivision</i> has been received; b) <i>Signage</i> and <i>sales trailer</i> to serve the 'Brantview Heights' Subdivision only; c) <i>Signage</i> to clearly state the location of the <i>development</i> site being located in the City of Brantford; d) Third Party traffic control to be present on Sales Opening Event days; e) No <i>driveway</i> and/or access <i>aisles</i> to be blocked and <i>parking</i> to be restricted to the designated <i>parking areas</i>; f) No occupancy of the <i>sales trailer</i> until the time which the City of Brantford provides confirmation to the <i>County</i> that Draft Plan Approval has been received; g) Sales Centre hours to be restricted to the schedule as outlined in the Sales Opening 					<ul style="list-style-type: none"> a) All <i>development signage</i> must be removed or remain covered until the time which the City of Brantford provides confirmation to the <i>County</i> that Draft Plan Approval for the <i>subdivision</i> has been received; b) <i>Signage</i> and <i>sales trailer</i> to serve the 'Brantview Heights' Subdivision only; c) <i>Signage</i> to clearly state the location of the <i>development</i> site being located in the City of Brantford; d) Third Party traffic control to be present on Sales Opening Event days; e) No <i>driveway</i> and/or access <i>aisles</i> to be blocked and <i>parking</i> to be restricted to the designated <i>parking areas</i>; f) No occupancy of the <i>sales trailer</i> until the time which the City of Brantford provides confirmation to the <i>County</i> that Draft Plan Approval has been received; g) Sales Centre hours to be restricted to the schedule as outlined in the Sales Opening 	

Item	Explanation	Section	Existing By-Law 61-16					Proposed Revision to By-Law 61-16				
						<p>Event Structure [Monday-Thursday 1 pm-8 pm, Friday 1pm-6pm, Saturday Closed, Sunday 11 am-6pm];</p> <p>h) Temporary <i>Sales Trailer</i> to be permitted for a time period of up to three (3) years, being removed on or before July 25, 2020, as outlined in Section 39(2) of the Planning Act;</p> <p>i) That traffic comments regarding <i>access</i> to the site be addressed through the City of Brantford's Site Alteration Permit Process to the satisfaction of the City of Brantford;</p> <p>All other requirements of the By-Law shall apply.</p>					<p>Event Structure [Monday-Thursday 1 pm-8 pm, Friday 1pm-6pm, Saturday Closed, Sunday 11 am-6pm];</p> <p>h) Temporary <i>Sales Trailer</i> to be permitted for a time period of up to three (3) years, being removed on or before July 25, 2020, as outlined in Section 39(2) of the Planning Act;</p> <p>i) That traffic comments regarding <i>access</i> to the site be addressed through the City of Brantford's Site Alteration Permit Process to the satisfaction of the City of Brantford;</p> <p>All other requirements of the By-Law shall apply.</p>	
3.5	Amendment to A-33 Zoning due to error in transfer from original amending by-law.	Section 6.3	Section 6.3 Special Exceptions A Zone					Section 6.3 Special Exceptions A Zone				
			By-Law No.	Zone Code	Description			By-Law No.	Zone Code	Description		
			Not Available	A-33	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-33 on Schedule 'A' hereto, the <i>uses</i> permitted shall be limited to an automobile repair garage having a maximum <i>gross floor area</i> of 750 square metres. Outside storage shall be limited to 1000 square metres and shall not be located in the <i>front yard</i> . All other requirements of the By-Law shall apply.			Not Available	A-33	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-33 on Schedule 'A' hereto, the <i>uses</i> permitted shall be limited to a service shop having a maximum <i>gross floor area</i> of 750 square metres. Outside storage shall be limited to 1000 square metres and shall not be located in the <i>front yard</i> . All other requirements of the By-Law shall apply.		

TABLE 4.0

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16
4.1	Updated survey information has been received by the County of Brant, and the where the zoning formally followed the property lines at 222 Old Onondaga Road and need to be amended in the mapping to reflect the update.	Schedule A		Proposed revision to Map 93 of Schedule A, as attached to the draft amending By-Law
4.2	Where the zone category still applied to the lands directly abutting, the holding provision (h-) is required to be removed from the lands on which the OPP station has been constructed at 67 Bethel Road	Schedule A		Proposed revision to Map 70 of Schedule A, as attached to the draft amending By-Law

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16
4.3	Where the mapping attached to the original amending By-Law omitted certain lands in error, being By-Law 57-19 to lift the holding provision from certain lands in Phase 2 of the Mile Hill Subdivision (lands formally known as 1021 Rest Acres Road), Schedule A will be updated to reflect the correct zoning.	Schedule A		Proposed revision to Maps 55, 55B and 55C of Schedule A, as attached to the draft amending By-Law

Attachment 3

DRAFT

BY-LAW NUMBER XX-20

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To amend By-Law Number 61-16, the Zoning By-Law for the County of Brant, as amended (County of Brant, Housekeeping Amendment)

WHEREAS the County of Brant initiated a review of its Zoning By-Law to ensure currency, correct identified errors in mapping and text, and clarify interpretative provisions;

AND WHEREAS the *Planning Act* empowers a municipality to pass By-Laws prohibiting the use of land and the erection, location, and use of buildings or structures, except as set out in said By-Law;

AND WHEREAS this By-Law is in conformity with the Official Plan of the County of Brant;

AND WHEREAS the Council of the Corporation of the County of Brant deems it to be desirable for the future development and use of the lands within the County of Brant;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS as follows:

1. **THAT** Table 11.2 Zone Provisions is hereby amended by removing an asterisk from the second footnote so that it is noted by two asterisk symbols as follows:

“**Provided that if any M3 property abuts a residential Zone, arterial, and/or collector road the minimum setback from any building and/or structure from that lot line shall be a minimum of 50.0m.”

2. **THAT** Section 4.16.1 Location and Residential Character b) is hereby amended by removing the word ‘his’ and replacing the word with ‘their’ as follows:

“b) A *home occupation* shall be clearly secondary and incidental to a *dwelling* occupied by the owner or tenant as their *main* residence.”

3. **THAT** Section 4.43.1 Special Setbacks is hereby amended by adding the word ‘street’ before the word setback as follows

“Notwithstanding any other provisions of this By-Law, where a *building* or *structure* is located adjacent to a *street* listed below, no minimum *street setback* shall be required.”

4. **THAT** Section 5.7 is hereby amended by removing a duplicate requirement, being “k) Nothing in this subsection shall apply to prevent the *use of a right-of-way* as a means of obtaining access to a *parking space*, provided the said *right-of-way* has been specifically established for such purpose.”

5. **THAT** Section 3 Definitions, “MICROBREWERY”, is hereby amended to remove a duplication of maximum floor area requirements, as follows:

“Means a *lot, building, or structure* used for the purpose of limited small scale brewing and malting of beer or liquors, having a maximum *floor area* of 300 square metres. The ingredients may be cultivated on the *property* or offsite. A support *office, patio, tasting area, retail store, and restaurant* may also be permitted as *accessory uses*.”

6. **THAT** Table 13.1 Uses Permitted in Section 13 Institutional (N) Zones is hereby amended to include ‘Art Gallery’ and ‘Museum’ as permitted uses within the Minor Institutional (N1) zone.

7. **THAT** Section 4.40 Uses Permitted in All Zones is hereby amended to improve the permissions for uses permitted in all zones, as follows:

e) A *public use, building, structure, or lot* used by a *public agency* to provide services to the public. This may include, but is not limited to, a municipal office building, a *public community centre, public auditorium, public library, public park, public washroom* and/or a *municipal or provincial works yard*;

8. **THAT** Section 3 Definitions is hereby amended to add a definition for “VISUAL BARRIER” as follows:

“A barrier constructed or formed along an applicable *lot line, use, or structure*, to act as a continuous and dense buffer between *uses*.”

9. **THAT** Section 3 Definitions is hereby amended to replace the definition of “PLANTING STRIP” as follows:

See “VISUAL BARRIER”

10. **THAT** Table 4.4 is hereby amended to replace “planting strip” with “visual barrier”, as follows:

Provisions	Specifications
Landscaped Open Space, Minimum	A landscaping area in the form of a 3 metres wide <i>visual barrier</i> shall be provided and maintained adjacent to any <i>lot line</i> that abuts a residential <i>Zone</i> or residential <i>use</i> .

11. **THAT** Section 4.18 Landscaped Open Space and Planting Strips is hereby renamed and amended as follows:

4.18 Landscaped Open Space

Landscaped open space shall be provided in accordance with the *Zone* provisions for each *Zone*, and the following general provisions:

a) Any part of a *lot* which is not occupied by *buildings, structures, parking areas, loading spaces, driveways, excavations, agricultural use* or permitted outdoor storage areas shall be maintained as *landscaped open space*.

b) Landscaping requirements in any Residential *Zones* shall be:

- (i) The *landscaped open space* in any Residential *Zones* may include any part of the *lot* which is sodded or gardened or *used* as a pedestrian walk, play area, swimming pool or

uncovered *patio* but shall not include any part of the *lot used* for parking or access *driveways* or for *accessory buildings*;

- (ii) Notwithstanding the provisions of clause (a) of this subsection, not less than 45% of the area of the required or established *front yard*, whichever is less, in any Residential Zone shall be maintained as *landscaped open space* and kept free of *accessory buildings* and *parking areas*.

12. **THAT** Section 4.19 Visual Barrier is hereby amended to be replaced as follows:

4.19 Visual Barrier

a) Where a *lot* with a Commercial *use* or Employment *use* abuts any *lot line* of any residential *zone* or *use* or any *lot line* of any Institutional *zone* or *use*, a minimum strip of land measuring 3.0m in width from the applicable *lot line* on that *lot* shall be *used* for the purpose of a *visual barrier*.

b) All required *visual barriers*, as approved by the County of Brant, shall be suitably maintained by the property owner in a neat and tidy condition at all times, including adjacent boulevard areas where applicable.

c) Where in any *Zone*, a visual barrier is required to be provided and maintained, such barrier shall:

- (i) act as a continuous screen between *uses*;
- (ii) consist of a continuous row of trees or shrubs, noise wall, fence, earth *berm*, or any combination thereof;
- (iii) be constructed to a minimum *height* of 1.8m within 3.0m of the applicable *use*, *structure*, or *lot line*; and
- (iv) not disrupt any prescribed drainage feature.

13. **THAT** Section 4.29 Reduced Lot Frontage for Surplus Farm Dwellings is hereby renamed and amended to be replaced as follows:

4.29 Surplus Farm Dwellings

Notwithstanding any other requirement of the By-Law to the contrary, where a *lot* is created as the result of a consent granted by the Committee of Adjustment with respect to a *dwelling* surplus to a farming operation located within an Agricultural (A) *Zone* the following shall apply:

- a) If the *lot* has a minimum 20.0 metre frontage, then said *lot* shall be deemed to comply with the requirements of this By-Law with respect to the *lot area* or *lot frontage*;
- b) The *dwelling* shall only be considered surplus to the farming operations if it was constructed a minimum of 15 years prior to the date the application for the surplus farm *dwelling* consent is received;
- c) The *dwelling* must be considered habitable at the time of application, as determined by the local municipal Chief Building Official;
- d) Minimum Distance Separation Guidelines shall apply as if the property were zoned or designated as a residential lot;
- e) All other regulations of the By-Law shall apply.

14. **THAT** Section 4.24 Minimum Distance Separation is hereby amended to specify requirements as set out in the Minimum Distance Separation Guidelines Publication 853, Implementation Guideline #7 regarding Building Permits on Existing Lots of Record, to be replaced as follows:

4.24 Minimum Distance Separation

a) Notwithstanding any other *yard* or *setback* provisions of this By-Law to the contrary, no *use* shall be established and no *building* or *structure* shall be *erected* or *altered* unless it complies with the *Minimum Distance Separation (MDS) Guidelines* developed by Ontario Ministry of Agricultural, Food and Rural Affairs.

b) MDS shall apply to *existing lots of record* located in an Agricultural (A) *Zone* or Agricultural Employment (AE) *Zone*, except in cases of *renovation* or *restoration* of an existing *dwelling unit*.

c) MDS shall apply to the *uses* permitted in Agricultural Employment (AE) *Zone* in accordance with OMAFRA guidelines. For the purposes of calculating MDS setbacks, such *uses* shall be considered as Type A.

d) For the purposes of MDS guidelines, inactive cemeteries shall be considered as Type A land *use*.

15. **THAT** Section 4.26 Model Home / Temporary Sales Trailer is hereby amended to be replaced as follows:

4.26 Model Home/Temporary Sales Trailer

Notwithstanding any other provisions of this By-Law to the contrary, *model homes* or a *temporary sales trailer* can be constructed prior to the registration of a plan of subdivision or condominium plan, provided:

a) A model home agreement, temporary sales trailer agreement, subdivision agreement, and/or condominium agreement has been executed by the owner for said *development* to the satisfaction of the County of Brant;

b) The *model homes* or *temporary sales trailer* shall be located within the lands described in said agreement;

c) The *model homes* or *temporary sales trailer* shall comply with the provisions and regulations of this By-Law as though each *structure* were considered a *single detached dwelling* constructed on an individual *lot* within the future registered plan of subdivision or condominium plan;

d) The lands described in said agreement shall be permitted a maximum of one (1) *Temporary Sales Trailer* or eight (8) *Model Homes*; and,

e) The *model homes* and/or *temporary sales trailer* shall comply with all applicable terms and conditions of the said agreement.

16. **THAT** Section 3 Definitions, “MODEL HOME”, is hereby amended to be replaced as follows:

Means an uninhabited *dwelling unit* which is used for the purpose of display to the general public and where a portion of the *model home* may be used as a sales office for *dwelling units* to be constructed on *lots* within a *plan of subdivision* or *condominium*.

17. **THAT** Section 3 Definitions, “TEMPORARY SALES TRAILER”, is hereby amended to be replaced as follows:

Means an uninhabited *building* constructed for the purpose of the advertising, sale, and/or lease of *units* within a *development* to the general *public*, and may contain an *office* for the builder and/or developer of the related *development*.

18. **THAT** Section 3 Definitions, “PORCH or VERANDAH”, “DECK”, and “BALCONY”, are hereby amended to be replaced as follows:

See “*Platform Structure*”

19. **THAT** Section 3 Definitions is hereby amended to add a definition for “PLATFORM STRUCTURE” as follows:

Means an unenclosed platform intended for outdoor dining, lounging, and other similar *uses*. An *outdoor platform structure* may be ancillary to a residential or non-residential *use*. The *platform structure* may be connected to or detached from another *structure* or *building*, and may provide direct access to *grade*.

20. **THAT** Section 4.4 Regulations for Accessory Buildings and Structures is hereby amended to be replaced as follows:

4.4 Regulations for Accessory Buildings and Structures

Where a *use* is permitted within a *zone* category, any *building* and/or *structure* that is *accessory* to such *use* is also permitted, subject to the provisions contained within this Section of the By-Law, or unless elsewhere specified.

- a) *Buildings* or *structures* *accessory* to a *dwelling unit* shall not be permitted prior to the construction of the *dwelling* and shall not be located within the required *front yard* or *exterior side yard*.
- b) *Accessory buildings* or *structures* having a *gross floor area* of less than 10 square metres, and/or a *height* of 0.6m or lesser above adjacent grade, may be located in a required *rear yard setback* or a required *interior side yard setback*; provided it is located a minimum of 0.6 metres from the *lot line* and is not located within any prescribed drainage feature.
- c) The cumulative *floor area* of all *buildings* and *structures* shall not exceed the allowable *lot coverage* for the *zone*.
- d) A *platform structure* provided *accessory* to a *dwelling unit* with a mutual *lot line*, including but not limited to a *semi-detached dwelling*, *rowhouse dwelling*, or similar, shall be permitted a 0.0m interior side yard setback from the mutual lot line. All other requirements shall apply.
- e) A *platform structure* that is covered by a roof and is connected to a *dwelling* shall be considered part of the *dwelling* to which it is attached. If the *structure* remains unenclosed, the encroachments permissions of Table 4.6 may apply.
- f) A *patio* *accessory* to a residential use shall be considered *landscaped open space* provided it remains uncovered, is located a minimum of 0.6m from any *lot line*, does not cover more than 50% of the yard in which it is located, and provided is shall not be located within any prescribed drainage feature.
- g) In addition to the above noted requirements, *buildings* and *structures* *accessory* to a permitted *residential use* are subject to the provisions of Table 4.1, unless otherwise specified within this By-Law.

21. **THAT** Section 3 Definitions, “ACCESSORY”, is hereby amended to be replaced as follows:

Means aiding or contributing in a secondary way to a *main use* to carry out its function, and having regard to this definition:

- a) is incidental, subordinate and exclusively devoted to the *main use* of a *lot* or *building* or *structure*.
- b) an *accessory use* is a land *use* that is *accessory* to a *main use*.
- c) An *accessory building* or *structure* that is clearly incidental and exclusively devoted to a *main use*, *building* or *structure*.

Residential accessory *structures* may include a *private garage*, workshop, pool house, *platform structure*, shed, or similar, and shall not be *used* for human habitation, unless otherwise permitted in this By-Law. Farm machine sheds, similar agricultural storage *buildings*, and/or *buildings used* for the use of harbouring animals shall be deemed *principal buildings* for the purpose of this By-Law.

22. **THAT** Table 4.1 Accessory Use Regulations is hereby amended to be replaced as follows:

Table 4.1 Accessory Use Regulations

Regulations	Urban Residential Zones	All other Residential Zones	All other Zones
Lot coverage, Maximum	The lesser of 15% of the total lot area or 95m ²	The lesser of 15% of the total lot area or 140m ²	The lesser of 15% of the total lot area or 200m ²
Street setback, Minimum	In accordance with the <i>street setback</i> provisions of the applicable zone.		
Interior side yard and rear yard setback, Minimum (metres)	1.2	1.5	3.0
Structure height, Maximum (metres)	4.5	5.0	5.0

23. **THAT** Section 4.44 Yard Encroachments is hereby amended to incorporate a 0.6m minimum setback requirement for grading and drainage requirements, to be replaced as follows:

4.44 Yard Encroachments

Any structural encroachments into the required *yards* on a *lot* shall be subject to the following requirements. Notwithstanding the below requirements, no *yard* encroachments shall be permitted in any *visibility triangles* or within any prescribed drainage feature.

Table 4.6 Yard Encroachments in required yards

Structure	Yard in which structure is permitted	Permitted encroachment in the required yard
Accessibility Ramps	All <i>yards</i>	No required <i>setback</i> .
Architectural adornments including, but not necessarily restricted to, sills, belt courses, chimneys, bay windows, cornices, coves, eaves, gutters, awnings, canopies, cantilevered wall, parapets and pilasters	All <i>yards</i>	0.5 metres, provided any adornment that is lesser than 2.0m above grade is no closer than 0.6m to any <i>lot line</i> .

Covered <i>platform structure</i> connected to a dwelling	Front yard and rear yard	1.5 metres provided no part of the structure is closer than 0.6m to any <i>lot line</i>
Canopy (attached to an <i>apartment dwelling</i>)	Front yard and side yards	6.0 metres, provided the projection is no closer than 3.0 metres to a <i>lot line</i>
Gate House within any Employment Zone	Front yard or side yard	No required <i>setback</i> provided it is no closer than 0.6m to any <i>lot line</i>
Heat pumps, air conditioners, and/or air exchangers	All yards	1.5 metres, provided the projection is no closer than 0.6 metres to any <i>lot line</i>
Railway spur	All yards	No required <i>setback</i>
Roofless functional and ornamental <i>structures</i> including, but not necessarily restricted to, drop awnings, clotheslines, poles, ornamental fountains, statues, monuments, picnic tables, benches, planters, garden trellises, and retaining walls.	All yards	No closer than 0.6m to any <i>lot line</i>
Satellite Dishes (not attached to the <i>main building</i>)	Front yard or exterior side yard	No closer than 0.6 metres to any <i>lot line</i> .

24. **THAT** Section 3 Definitions, “BUILDING HEIGHT or HEIGHT”, is hereby amended to be replaced as follows:

Means, in the case of the *building* or *structure* on a *lot*, the vertical distance between the average finished *grade* and:

- the highest point of the roof surface of a flat roof;
- the highest point of the deckline of a mansard roof;
- the mean level between the eaves and the ridge of a gable, hip, gambrel, cottage roof, or similar;
- 60% of the vertical distance to the highest point of a *building* or *structure* where the transition between wall and roof is undefined, such as in a quonset hut or inflatable *structure*; or
- in the case of a *platform structure*, the vertical distance to the highest point of the surface of the platform floor.

25. **THAT** Section 3 Definitions, “BOATHOUSE”, is hereby amended to be replaced as follows:

Means a *building* or *structure* designed or *used* to shelter or protect a *boat* or other marine craft provided it is located over a *boat ramp* and immediately adjacent to a watercourse or water body. A boathouse shall not be *used* for human habitation.

26. **THAT** Section 14.2 Zone Requirements for NH Zone is hereby amended to specify further requirements for BOATHOUSE structures, to be replaced as follows:

14.2 Zone Requirements for NH Zone

No *person* shall within any Natural Heritage (NH) *Zone*, *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

- a) Other than *buildings* and *structures* *existing* at the date of passing of this By-Law, no new *buildings* or *structures* are permitted unless in accordance with the regulations of the *Conservation Authority* and/or for flood control purposes.
- b) Any additions to the *existing buildings* or *structures* in NH *Zone* shall comply with the regulations of the predominant proximal *Zone*, subject to approval from the appropriate *Conservation Authority*.
- c) Within lands *zoned* NH, a *boat house* and/or *boat dock* may be *constructed*, *erected*, or located on lands or waters subject to the following:
 - i. Approval is obtained, as required, from the applicable *Conservation Authority*;
 - ii. Only one *boat house* and one *boat dock* shall be permitted on one *lot*;
 - iii. The structure is required to meet the provisions for structures as if erected in the OS2 *Zone*; and
 - iv. Notwithstanding any provisions to the contrary, *setback* requirements of this By-Law shall not prohibit said structure from being located directly adjacent to a watercourse, provided approval from the *Conservation Authority* has been received.

27. **THAT** Section 3 Definitions is hereby amended to add a definition for “SPECIAL EVENT SALES” as follows:

Means the temporary use of *land*, *buildings*, or *structures* for the purpose of an event or sales, the principal intent of which is to enhance a permitted use with additional space and opportunities for patronage, and the duration of which does not exceed six (6) months during any calendar year.

28. **THAT** Section 3 Definitions, “PATIO, OUTDOOR” is hereby amended to be replaced as follows:

Means an outdoor eating area *used* in conjunction with a *restaurant*, *eating establishment*, *mobile refreshment cart*, or similar, where seating accommodation is provided and where meals or refreshments are served to the public for consumption. The *outdoor patio* shall be subject to any *setback* requirements of the *building* and/or *use* with which it is attributed, unless otherwise specified within this By-Law.

29. **THAT** Section 4.17 Household Sales / Garage Sales / Auction Sales is hereby amended to be replaced as follows:

4.17 Household Sales / Garage Sales / Auction Sales

See “Section 4.32 Temporary Sales Events”

30. **THAT** Section 4.32 Outdoor Sales or Displays is hereby amended to be renamed and replaced as follows:

4.32 Temporary Sales Events

Notwithstanding any other provisions of this By-Law, the temporary sale and/or display of goods or commodities shall be permitted in any *zone* subject to the following provisions:

- a) Temporary sales and/or displays such as a *household sale, garage sale*, or similar, shall be permitted provided
 - i. They are accessory to a permitted residential use;
 - ii. There shall not be more than two such sales per calendar year;
 - iii. No such sale shall exceed three consecutive days in duration; and
 - iv. The area for the temporary sales and/or display shall not impede pedestrian or vehicular circulation
- b) Temporary sales and/or displays that are considered *Special Event Sales* shall be permitted provided
 - i. The *Special Event Sales* are accessory to a permitted *use*;
 - ii. An application made to the County of Brant, including but not limited to a Special Event Application to the County of Brant Special Event Advisory Team, or similar, has been approved; and
 - iii. All other provisions of this By-Law shall apply.

31. **THAT** Section 4.39 Uses Associated with a Restaurant be removed and replaced as follows:

Section 4.39 Uses Associated with a Restaurant

Deleted by amending By-Law.

32. **THAT** Section 10.6 Outdoor Retail Display is hereby amended to add the word 'permanent' to the first sentence, as follows:

10.6 Outdoor Retail Display

A permanent outdoor retail display area shall be permitted *accessory* to the *main* commercial *use*, provided the following requirements are met:

33. **THAT** Section 3 Definitions, "SHIPPING CONTAINER", is hereby amended and replaced as follows:

Means a standardized storage *structure*, or similar, which is typically used for intermodal freight transport.

34. **THAT** Section 3.5 Shipping Containers is hereby amended to account for the temporary use of shipping containers on private property, and replaced as follows:

4.35 Shipping Containers

The following regulations apply to the storage or *use of shipping containers* on any *lot*.

a) A *Shipping container* shall be permitted for permanent *use* within the following *Zones*:

- (i) Agricultural (A) *Zone*
- (ii) Agricultural Employment (AE) *Zone*
- (iii) General Commercial (C2) *Zone*
- (iv) Automotive Commercial (C6) *Zone*
- (v) Employment (M) *Zones* and
- (vi) Resource Extractive (EX) *Zone*

b) A *shipping container* for permanent *use* or storage shall be subject to the following requirements:

- (i) The maximum number of *shipping containers* located on a *lot* shall not exceed one (1);
- (ii) The *shipping container* shall
 - a. Comply with the zone provisions for a principal structure in the applicable *zone*;
 - b. Only be *used* for storage purposes considered *accessory* to the *main use* on the *lot*;
 - c. Be subject to any requirements of the Ontario Building Code, as amended from time to time; and
 - d. Require a visual barrier

- c) Notwithstanding the above, A *shipping container* may be used in any *zone* for temporary storage purposes related to moving or *renovations*, subject to the following requirements:
 - (i) Temporary, for the purpose of these requirements, means a timeframe that does not exceed four months within a calendar year; and
 - (ii) The *shipping container* shall meet the regulations for an *accessory structure* within the applicable zone category

35. **THAT** Section 3 Definitions, “CANNABIS PRODUCTION FACILITY”, is hereby amended to remove reference to retail cannabis uses, as follows:

Means a *lot*, *building*, or *structure* used for activities authorized under a license issued by the Federal Minister of Health pursuant to the Cannabis Act under the Controlled Drugs and Substances Act as amended, and may include but are not limited to the cultivation, processing, testing, destruction, packaging and shipping of cannabis.

36. **THAT** Section 3 Definitions, “RETAIL STORE”, is hereby amended to remove reference to retail cannabis uses, as follows:

Means a *building* where goods, wares, merchandise, articles or things are stored, offered or kept for retail sale or for rental to the public, but does not include any *wholesale establishment* or an *automotive use*.

37. **THAT** Section 5.7 Specifications for Parking/loading and access regulations is hereby amended to be renamed and replaced as follows:

5.7 Specifications for Parking, Loading, and Access regulations

- a) A *parking space* hereby shall have minimum rectangular dimensions of 2.8 metres by 5.5 metres, except in the following cases:
 - 1. Where parallel parking is provided, the minimum dimensions of the required *parking space* shall be 2.5 metres by 6.7 metres
 - 2. Where a wall, column, or other obstruction is located abutting any unenclosed *parking space*, the minimum width of the *parking space* shall be increased by 0.3 metres for each side that is obstructed.
 - 3. Where a *parking space* is provided inside a *garage* or *carport*, it shall have minimum rectangular dimensions of 3.0 metres by 6.0 metres. If risers are required within the *garage* or *carport*, they are permitted to encroach a maximum of 0.25 metres into the *parking space* provided the risers are located within 1.00 metre of either end of the *parking space*.
- b) A *loading space* shall have minimum dimensions of 3.5 metres by 10 metres with a vertical clearance of 4 metres.
- c) Access to *parking spaces* and *loading spaces* shall be provided from
 - 1. An improved *street* by means of one or more unobstructed *driveways*; or

2. A *right-of-way* or *easement*, provided said access is established for such purpose.

- d) Where only one-way traffic circulation is provided, the circulation requirements shall be clearly indicated by *signs*, pavement markings or both.
- e) Nothing in this subsection shall apply to prevent the widening of the portion of a driveway on private property for the purpose of ingress and egress to a *parking space* located within a *garage* or *carport*, provided the minimum *landscaped open space* requirements of the property are maintained, and the widening does not negatively impact any prescribed drainage feature.
- f) When a *side yard setback* of a *dwelling* is 2.8m or lesser, a *residential driveway* shall not be permitted to extend beyond the façade of the *dwelling*, including any attached *garage* or *carport* portion, so that no portion of the *driveway* is located in front of the *side yard*.
- g) The width and setbacks of *driveways* shall be subject to the requirements of Table 5.2 below, unless otherwise specified within this By-Law.

38. **THAT** Table 5.2 Driveway Regulations within the Residential Zones is hereby amended to be renamed and replaced as follows:

Table 5.2 Driveway Regulations

	Residential <i>use</i> - Lot width 11.0m or lesser	Residential <i>use</i> - Lot width greater than 11.0m	All other <i>uses</i>
Minimum Driveway Width (metres)	2.8m		4.5m for one-way circulation, 6.0m for two-way circulation
Maximum Driveway Width (metres)	55% of the lot width or 6.0m, whichever is lesser	55% of the lot width or 7.3m, whichever is lesser	10.0m
Minimum Setback (metres)	0.6 metres from the side and rear lot lines, except in the case of a mutual driveway where 0.0m is permitted along the common lot line.		3.0m from any <i>lot line</i> , not including any entrance to a driveway approved by the County of Brant

39. **THAT** Section 5.12 Parking Space Requirements for Non-Residential Uses is hereby amended to rename Table 5.5 Parking Requirements for Non-Residential Uses and add an additional provision as follows:

Table 5.5 Parking Requirements for Non Residential Uses

Type of Use	Minimum Required off-street parking Regulations (per <i>gross floor area</i>)
Agricultural Equipment Sales and Service Establishment	1 per 30m ²
[...]	[...]
Wholesale Establishment	1 per 150m ²

- a) Notwithstanding the requirements of Table 5.2 of this By-Law, on a site where a mix of commercial *uses* are permitted, and the site is developed as one holistic development through a Site Plan Control Agreement, the parking and loading requirements may be determined based on the average overall parking ratio for the entire site. If the proposed *uses* of the commercial *development* are unknown at the time of site plan, the parking and loading requirements for a *Shopping Centre* may be applied at the discretion of the Site Plan Control agreement. All other provisions of the By-Law shall apply.

40. **THAT** Section 9.3 Special Exceptions SR Zone, SR-50, is hereby amended as follows:

“within any area zoned SR-____ on Schedule ‘A’ hereto” be replaced with “within any area zoned SR-50 on Schedule ‘A’ hereto”

And

“a) Number of Single Detached Dwelling Units (Min.): 114 Units” be replaced with “a) Number of Single Detached Dwelling Units (Min.): 127 Units”

41. **THAT** Section 11.7 Special Exceptions M3 Zone, M3-22, is hereby amended by adding “from any property line abutting Middle Townline Road” to the end of the phrase “a minimum *street setback* of 30.0metres shall be permitted.

42. **THAT** Section 10.7 Special Exceptions C1 Zone, C1-11, is hereby amended by removing and replacing requirements g) and 11. as follows:

“g) one accessory *dwelling*, provided the minimum floor area is 60.0 square metres;

[...]

11. Minimum 14 *parking spaces* are required”

43. **THAT** Table 15.2 Temporary Zone Provisions, T-56, is hereby amended by removing and replacing the Date Temporary Use Expires, being June 25, 2020, with July 25, 2020, as noted in the amending By-Law.

44. **THAT** Section 6.3 Special Exceptions A Zone, A-33, is hereby amended to remove the limited use of an *automobile repair garage* and replace is with a *service shop*, as noted within the original amending By-Law.

45. **THAT** Schedule ‘A’ Key Map, Map 93, is hereby amended by updating the mapping to reflect the change in property lines at 222 Old Onondaga Road, where the property is zoned RR-2 as shown on the updated and attached Schedule ‘A’ Key Map, Map 93 to replace the existing

Schedule 'A' Key Map, Map 93.

46. **THAT** Schedule 'A' Key Map, Map 70, is hereby amended by removing the holding provision (h-) from lands at 67 Bethel Road, where the property is zoned M1 as shown on the updated and attached Schedule 'A' Key Map, Map 70, to replace the existing Schedule 'A' Key Map, Map 70.
47. **THAT** Schedule 'A' Key Map, Maps 55, 55B and 55C, are hereby amended by removing the holding provisions (h-) from the remainder of the lands formally known as 1021 Rest Acres Road, within the registered plan of subdivision plan known as 2M-1956, as shown on the updated and attached Schedule 'A' Key Map, Maps 55, 55B, and 55C, to replace the existing Schedule 'A' Key Map, Maps 55, 55B and 55C.
48. **THAT** this By-Law shall come into force on the day it is passed by the Council of the Corporation of the County of Brant.

READ a first and second time, this ___ day of _____ 2020.

READ a third time and finally passed in Council, this ___ day of _____ 2020.

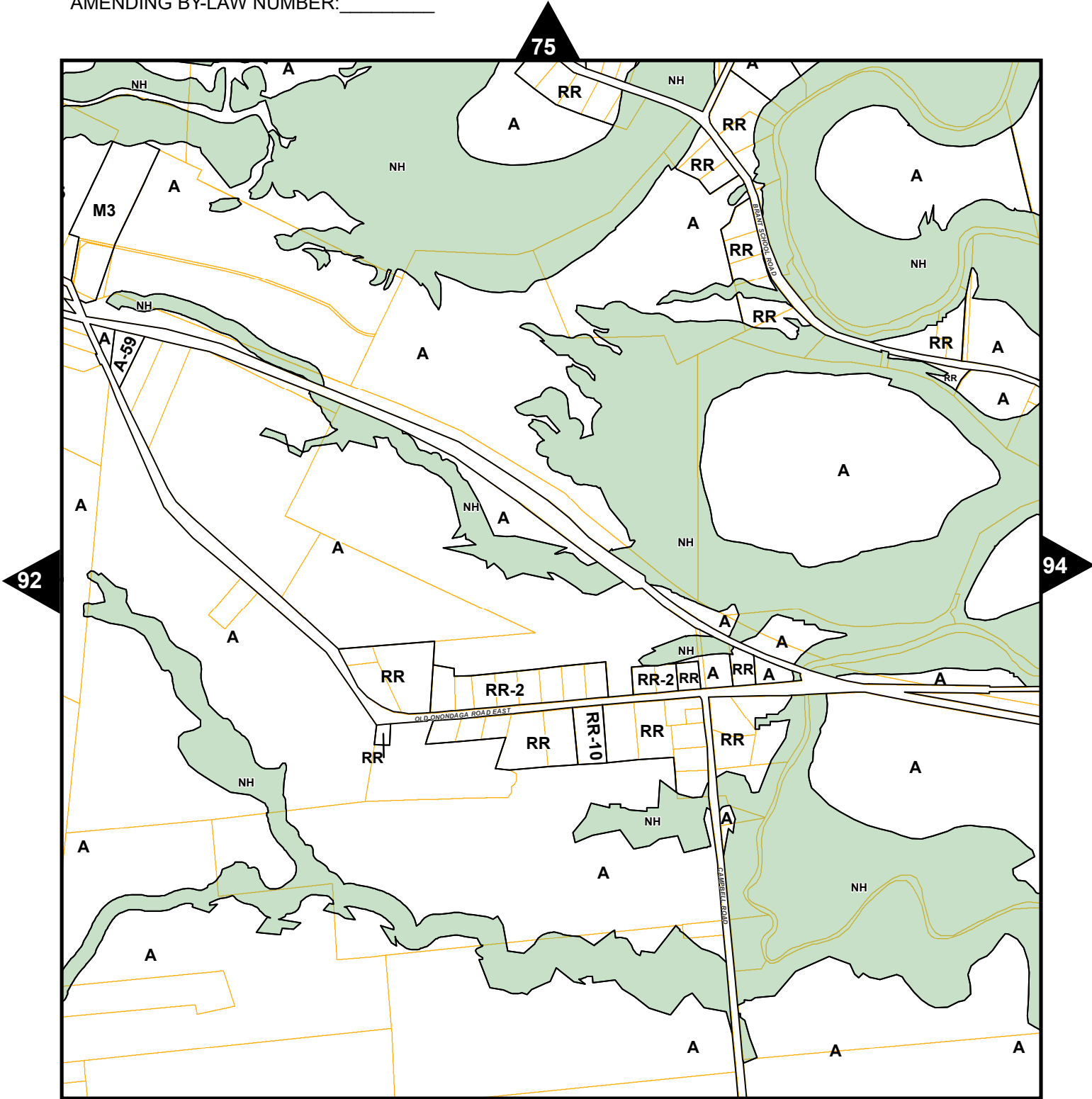
THE CORPORATION OF THE COUNTY OF BRANT

DRAFT

David Bailey, Mayor

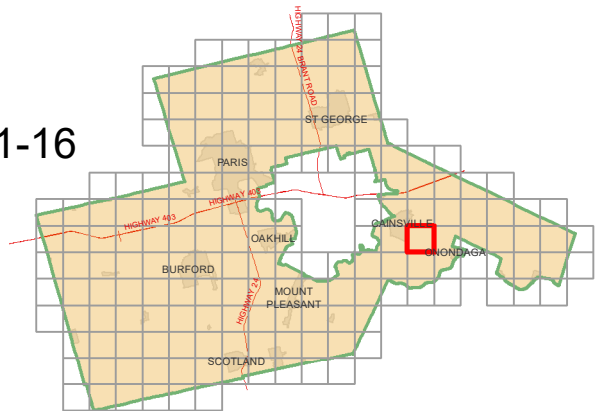
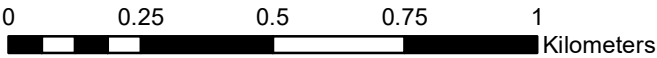
DRAFT

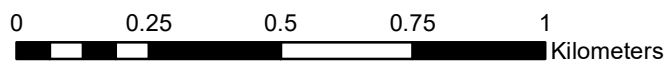
Heather Boyd, Clerk

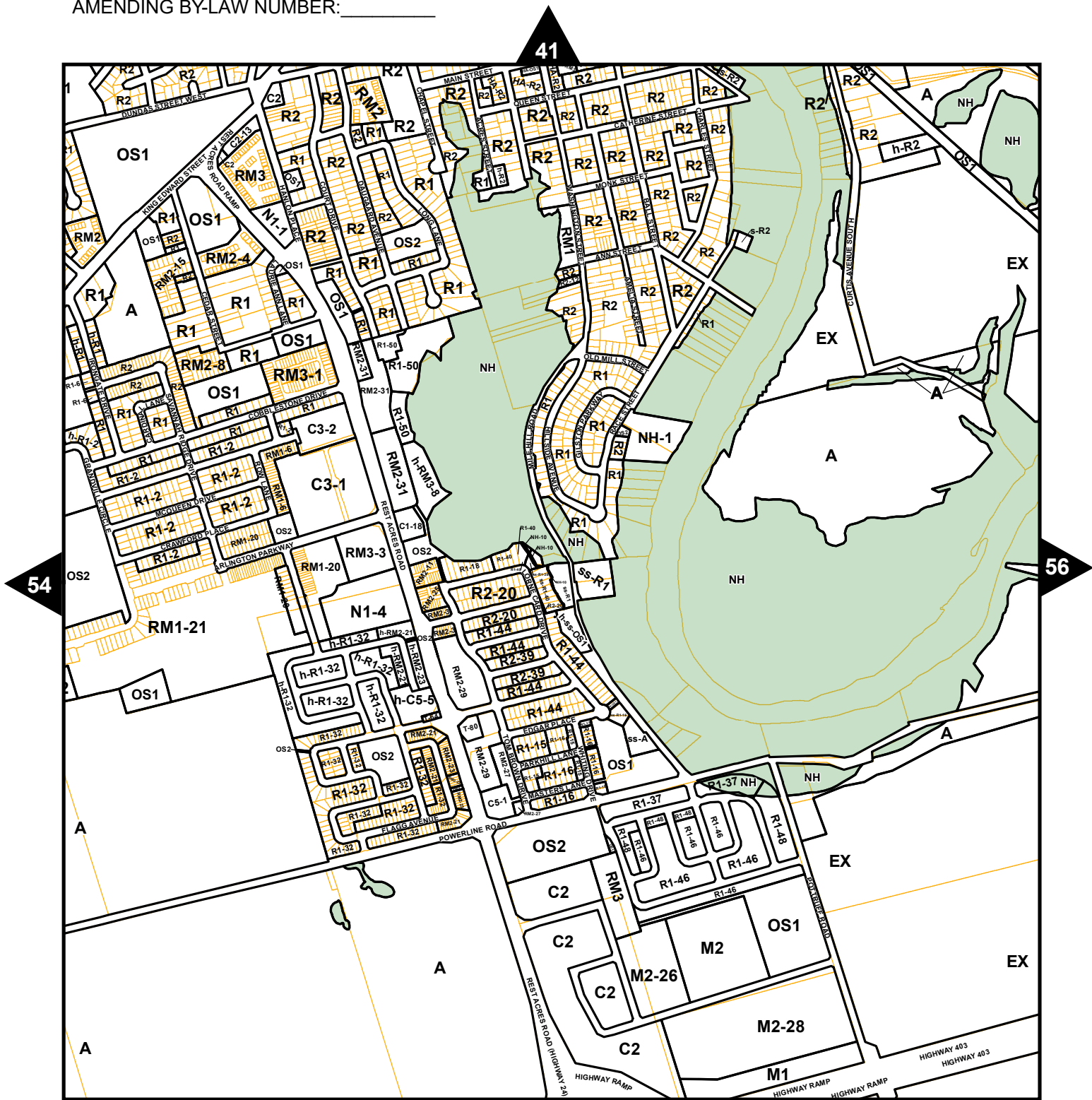


ZONING BY-LAW NO. 61-16
SCHEDULE 'A'
Map No. 93

- Zoning
- Natural Heritage
- Parcel Fabric





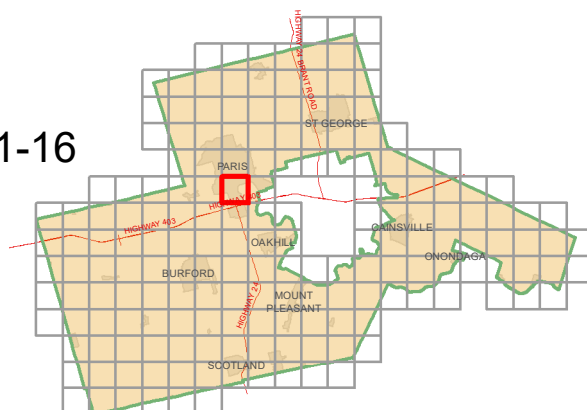
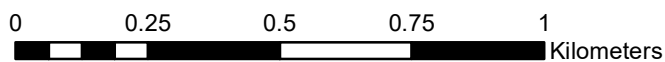


ZONING BY-LAW NO. 61-16

SCHEDULE 'A'

Map No. 55

- Zoning
- Natural Heritage
- Parcel Fabric





ZONING BY-LAW NO. 61-16

SCHEDULE 'A'

Map No. 55C

