

Appendix 'B' Summary of Changes between By-law 2002-54 and Proposed New Comprehensive Zoning By-law

The following document provides a review of changes between the current zoning by-law 2002-54 and the proposed by-law. The format generally corresponds to the order of the "Side by Side" zoning by-law. This Appendix has been expanded from the review provided in the September 25, 2017 report to Council as part of the public meeting agenda.

Note that in all zones special provisions have been carried over where they permit uses or setbacks that are not permitted in the new by-law. Site-specific provisions may have been relocated to different zones; for example properties outside of settlement areas which are zoned with site-specific HCM Highway Commercial and Industrial zones are re-classified under ACM Agriculture Commercial Industrial or RCM Rural Commercial Industrial zoning, with current uses recognized where needed. These zones correspond to underlying 'agricultural' or 'rural' designations in the Bruce County Official Plan. Special Provisions related only to lot area or frontage have generally not been carried forward as these were typically applied to create the lots.

The table notes that there may be opportunities to make changes to the proposed zoning by-law in order to retain provisions in the existing by-law which offer greater flexibility or may have been missed but have merit, to increase clarity, to address errors.

We have also received public comments that refer to specific opportunities for changes.

Further changes to the proposed by-law that have been identified are outlined in Appendix 'C'.

Section	Description of Change	Why / Notes
Preamble	And whereas the council of the corporation of the Municipality Of Northern Bruce Peninsula further considers it advisable to restrict and regulate the use of land situated within the defined areas, as hereinafter designated, for the purpose of regulating and prohibiting development of particular lands that would create an adverse effect on the corporation, or would jeopardize future orderly development and expansion, to produce areas of compatible characteristics, and to provide protection for the residents against undesirable uses.	Adds a 'why' to existing provisions (what the by-law is, and what it does)
1.2	This By-law shall be administered by the "Zoning Administrator".	Clarifies role for administration of the by-law
1.3	Area to Which by-law applies (Municipality, except lands under Niagara Escarpment Plan Area; adds .3 No person shall occupy or use lands owned or under the jurisdiction of the Corporation, or erect any building or structure on lands owned or under the jurisdiction of the Corporation without the express written permission of the Corporation.	<div style="border: 1px solid black; padding: 5px;"> <p>The unauthorized occupation of public land can result in significant environmental, civil and public safety risks and liabilities to the Corporation (e.g. hazardous waste deposition, substandard water crossings, unsafe structures, impacts to other users, etc.).</p> </div>
1.4 Application of By-law	Exempts buildings/structures under 9 square feet	Small Pumphouses, mailboxes, etc.
1.5	Continuation of Minor Variance	A variance to a zoning by-law is only good as long as that zoning by-law is in effect. Most variances in the municipality relate to specific buildigns/structures. This provision provides for transition.

Section	Description of Change	Why / Notes
1.7	Applications Plans and Permits	Condensed from current zoning by-law to refer to building code process which may change from time to time.
1.8	Entry and Inspection`	Place text from Act in a Note (notes are not part of by-law and can be updated if necessary)
1.6.2	Typo / Section Reference corrections	Allows these to be corrected without having to process a formal zoning amendment
1.6.3	References to other Legislation and Agencies	General administrative provision
1.9	Violations and Penalties	Place text from Act in a Note (notes are not part of by-law and can be updated if necessary)
Section 2:	Definitions	Various changes. Detailed review to be compiled in Separate document
Section 3	General Provisions (Was Section 6)	
3.1	Similar <i>Permitted uses in all zones.</i>	Mostly around utilities and communications infrastructure that is typically not regulated by Province or Federal government
3.1.2	Added provisions for Temporary Buildings and Construction Facilities; Added provisions to permit a travel trailer to be used during construction Added provisions for temporary use of shipping containers.	note that such facilities are to be removed /demolished unless they also qualify as accessory buildings, in which case they are not established as 'Temporary' facilities. See shipping containers discussion Item 3 on June 12 and July 31 Reports (Background Information on this agenda)
3.1.4	Signs and Signals	Minor administrative change
3.40	Sewage Disposal Systems	Require connection to municipal services where connection and capacity are available Require specific zoning for large sewage systems

Section	Description of Change	Why / Notes
3.1.5	Multi-purpose Use Recreational Trails	Broadly permit trails, while prohibiting motorized vehicle trails other than snowmobile trails on environmentally-sensitive lands in public ownership.
3.3	Buffer on Lands adjoining Industrial or Residential Uses/Zones	Apply Ministry of Environment Guideline D6 – Compatibility between Industrial Facilities and Sensitive Uses
3.5.4	Existing Lots	Consolidated from various sections of current by-law
3.6.1	Prohibited Structures	Address a property standards issue. Provisions are provided for shipping containers specifically in various zones.
3.6.2	Use of Accessory Buildings and structures	Minor change to prohibit use for human habitation/ <u>dwelling</u> unless otherwise permitted.
3.6.5 Accessory Buildings Number, Size, Lot Coverage	Add Size and lot coverage provisions for accessory buildings	Intended to address large accessory buildings on smaller lots. <i>Note: Should move 5% provision into table, to apply to R1,R2,R3,HR,PD,C1 only.</i>
3.6.3.1 Location Accessory buildings in residential zones	Removes provision for garages closer to the street than a dwelling/principal building or structure in R1, R3, R1 Special, R3 Special zones (permitted in current by-law subject to minimum front and side yard requirements for the zone).	Intended to provide for attractive streetscape in urban zones. <i>May be appropriate to maintain existing provision</i>
3.6.3.3	Accessory Building Location - Rural Non-farm Lot	Similar to urban and R2 lots, slightly greater side yard setbacks, garage can be out front.

Section	Description of Change	Why / Notes
3.6.4 Height of accessory buildings/structures	RC Resort Commercial, C2 Hamlet Commercial, OS Open Space increased 5m to 8m CLI decreased 10m to 8m RCM and ACM (Ag and Rural Commercial Industrial) accessory decreased from 15m (main building) to 8m EX reduced from 30m to 8m EH specified for buildings/structures other than flood control and boathouse	More flexibility in some zones; <i>Could increase CLI, RCM, ACM to 10 metres.</i>
Separation from Main Building	In current by-law 2002-54, Removed from proposed by-law	May be wise, but not necessary. Setbacks to dwellings on adjacent lots (3m / 9.8 ft) have been included.

Section	Description of Change	Why / Notes
3.6.7 Shipping Containers	<p>Permit in various zones and establish provisions RU1, HC, CLI, AP, EX, MIS, OS, OSR, HI, RC, TTP, IN, INR, subject to the following provisions:</p> <ul style="list-style-type: none"> .1 The permanent placement of shipping containers shall only be permitted as an accessory use to a main permitted building on a property; .2 One shipping container may be permitted per 0.4 hectares of property, to a maximum of 4 shipping containers on a lot. .3 Shipping containers shall be located in interior side yards and rear yards only and must comply with all other regulations of the applicable zone in which they are located .4 In any zone other than a Rural zone Shipping containers shall be subject to the provisions of Section 3.17 – Open Storage Areas and shall require a Planting Area / Visual Screening in accordance with Section 3.15. In a Rural zone a Planting Area / Visual Screening from the street and any dwelling on an adjacent lot shall be required as per Section 3.15 except that the planting area may be located adjacent to the container. .5 Shipping Containers shall not be used for the purpose of a commercial storage facility; .6 Shipping containers shall not be stacked; .7 Unless otherwise permitted in this By-law a shipping container shall not be located in a required parking area; .8 A shipping container shall not be placed or used for the purpose of display or advertising. 	<p>Currently prohibited structure but has potential to be useful.</p> <p>See shipping containers discussion Item 3 on June 12 and July 31 Reports (Background Information on this agenda)</p>

Section	Description of Change	Why / Notes
3.6.8 Boathouses	<p>3.6.8 Boathouses</p> <p>A 'Boathouse' may be permitted only on a 'Waterfront Lot – Inland Lake' or 'Waterfront Lot – Lake Huron/Georgian Bay' or navigable waterway flowing directly into Lake Huron/Georgian Bay as an accessory use - detached structure to a permitted primary building to be used exclusively for the storage of boats, boating equipment and related boating accessories subject to the following provisions:</p> <ul style="list-style-type: none"> (i) May be erected 0 metres (0 ft.) from the Lot line that abuts the water body; (ii) Shall not be located on lands zoned EH-PSW; (iii) Shall be no closer than 5.0 metres (16 ft.) to an abutting 'Lot'; (iv) The Maximum Building Height measured from the side of the structure that abuts the water body shall be 5.0 metres (16 ft.); (v) The Maximum 'Floor Area, Gross' shall be 37 m² (400 ft²); (vi) All other provisions of Section 3.6 shall apply. <p>Note: Approvals/permits from the Ontario Ministry of Natural Resources and/or Department of Fisheries and Oceans may also be required for a Boathouse. Boathouses shall not be erected within the lake or on the municipally owned Shore Road Allowance.</p>	<p>Increased from 8 square metres (86 square feet), setback to [side] lot line reduced to 5 metres.</p> <p>See Discussion Topics on June 12 and July 31 reports.</p>

Section	Description of Change	Why / Notes
3.6.9 Private Guest Cabin	<p>3.6.9 Private Guest Cabin</p> <p>Where listed as a 'Permitted Use', a Private Guest Cabin may be permitted as an accessory use - detached structure to be used in accordance with the following:</p> <ul style="list-style-type: none"> (i) A maximum of one (1) Private Guest Cabin per 'Lot of Record' shall be permitted; (ii) A 'Private Guest Cabin' shall not be permitted on a lot with a 'Dwelling, Secondary Suite' or a 'Dwelling, Garden Suite;' (iii) A 'Private Guest Cabin' shall not be permitted on a lot that does not meet the minimum lot area requirements for the zone in which it is located; (iv) The Private Guest Cabin shall have a maximum height of 5.0 metres (16 ft.); (v) There shall be no kitchen/cooking facilities and/or washing/toilet/washroom facilities in the Private Guest Cabin; (vi) The Private Guest Cabin shall be for the accommodation of non-paying guests only;The Private Guest Cabin shall have a Minimum 'Floor Area, Gross' of 10.2 m² (110 ft²) and a Maximum 'Floor Area, Gross' of 23.0 m² (247 ft²); <p>A Private Guest Cabin shall be subject to all other Zone Provisions for Principal/Primary/Main buildings.</p>	See discussion topics in June 12 and July 31 reports and policies in Draft Official Plan update.

Section	Description of Change	Why / Notes
3.6.10	<p>3.6.10 Tents, Trailers, and Recreational Vehicles</p> <p>i) Except where provided and subject to the provisions of: Section 3.1.2 – Temporary Buildings and Construction Facilities; or Section 13 – Travel Trailer Park and Campground (TTP) zone, The use of tents, trailers, and recreational vehicles for human habitation shall be prohibited except:</p> <ul style="list-style-type: none"> a. For the occasional and temporary accommodation of non-paying guests, provided that a detached dwelling exists on the property; and b. In accordance with the driveway provisions outlined in Section 3.26.13; or c. In accordance with the minimum side and rear yard setback requirements for the zone <p>Note: The Municipality’s Tent and Trailer By-law also regulates the placement and use of Tents and Trailers.</p>	See topics noted January 23, April 10, June 12, July 31. Further revised to focus on basic standards and provide a mechanism to address neighbourhood issues that may arise.
3.7 Number of Principal Buildings or Structures per lot	<p>Limit to one building except for farm lots (greater than 4 hectares in RU1 zone).</p> <p>Note that Section 10 provides for more than 1 primary building in commercial zones. Current by-law provides for additional main buildings for ‘Motel’ ‘Lodge’ and ‘Tourist cottage rental establishment’</p>	Appropriate for Agricultural uses. Address distributed uses on a site.
3.8.2 Detached Accessory Dwellings	Same provisions as lot, where permitted	Simplifies provisions. Note that Industrial setbacks apply (Section 3.3)

Section	Description of Change	Why / Notes
3.8.1 Accessory Apartments	<p>Reduce minimum apartment floor area and provide additional minimum lot area based on ability to attenuate nitrates.</p> <p>Add policies for apartments to have separate entrance, be behind or above ground floor use, provide parking.</p>	<p>Support affordable housing; protect groundwater resources;</p> <p>Should note additional lot area not required for lots on Municipal sewer systems.</p>
3.8.3 Secondary Suites	<p>Permit provided lot meets area requirements, establish small minimum floor area and provisions to ensure it is a secondary suite, permit in a separate building, vs. a second house on a lot.</p>	<p>Promote affordable housing</p>
3.9 Home Occupation – Domestic and Professional Uses	<p>Combine two categories from current by-law (domestic and household arts, professional uses</p> <p>Permit Higher % of building, but establish a total square footage ‘cap’ of 301 sq. ft.</p>	<p>Consolidate provisions.</p> <p><i>Could increase to 600 sq ft and match parking requirements of current zoning by-law.</i></p>
3.11 Home Industry	<p>Consolidate Rural Business and Contractors/Trade Persons provisions.</p> <p>Permit Higher % of building, but establish a total square footage ‘cap’ of 301 sq. ft.</p>	<p><i>Could increase to 600 sq ft and match parking requirements of current zoning by-law for indoor uses.</i></p>
3.10 Bed and Breakfast	<p>Maintain current provisions, remove maximum number of guests</p> <p>Remove licensing provision (not a practice of the Municipality)</p>	<p>Increases flexibility; NOTE: CBO prefers limitation to 8 guests as it relates to other occupancy standards under Building Code</p>
3.12 Height around airport	<p>Define areas, establish height provisions.</p>	<p>Add provisions maintain safe operating conditions for this asset</p>
4.7.3 Zoning over Water Bodies	<p>Same as current by-law.</p>	<p><i>Should be updated with additional elevations to correspond to Section 3.20 provisions</i></p>
3.5 Legal Non Complying uses	<p>Reorganized and added text to clarify difference between non-complying (provision) and non-conforming (use)</p>	<p>expansion of legal non-conforming uses requires approval of committee of adjustment.</p>

Section	Description of Change	Why / Notes
3.24 Frontage on a Street	<p>Note that 'frontage' must also provide adequate and safe access, and provide for subdivisions with roads built but not yet assumed and condominiums</p> <p>Add provision regarding LMS agreements</p>	Less ambiguity; reflect municipal practice to control liability.
3.34 Established Building Line	<p>Focused to Residential lots, add parameters (within 50 metres) and a minimum setback (4.5m)</p> <p>Clarify that additions to an encroaching building are permitted.</p>	Primary focus is residential uses
3.36 Through Lots	<p>Where a Lot is defined as a 'Through Lot', such Lot shall provide 'Yards' on each 'Street' with minimum setbacks equal to the 'Front Yard' required by the zone or zones in which each 'Yard' is located.</p>	Add clarity in case of split zones.
3.14 Encroachments	<p>Architectural features reduced to 60cm (2 ft) and at least 1m to property line</p> <p>Balconies and fire escapes now, along with decks porches steps etc. can encroach 1.5m, but maintain minimum 3m to front / exterior lot line and 1m to interior lot line.</p> <p>Clothes lines into side or rear yard.</p> <p>Maintain minimum 1m from lot lines</p>	Maintain purpose of permitting encroachments and Ensure access
3.31 Drainage	<p>In all zones, other than an Agricultural zone, all lands, buildings and structures shall provide adequate drainage so as to prevent the flow of surface water onto adjoining lots.</p>	<p>Expand application of drainage requirement from "residential, commercial, or industrial zone"</p> <p><i>May wish to apply to residential, commercial, industrial, institutional zones (should not apply to 'Open Space' Zone.)</i></p>

Section	Description of Change	Why / Notes
3.15 Planting Area	<p>Added application adjacent to open space or institutional uses.</p> <p>Clarified application where residential use is <u>primary</u> use (vs a use)</p> <p>Increased required width to 1.5 metres, with plantings at the lot line and additional plantings internal.</p> <p>Include provision for a fence wall or other feature as an alternative</p>	<p>Improve buffering between commercial / industrial and primary residential uses and open space uses.</p>
3.16 Landscaped Open Space	<p>3.16 Landscaped Open Space</p> <p>1 'Landscaped Open Space' shall be provided where required by this By-Law as follows:</p> <p>i) A minimum of 3.0 metres (9.8 ft.) in width along all Front and Exterior yards, except where such area is occupied by permitted buildings and/or structures or a driveway.</p> <p>ii) A minimum of 2.0 metres (6.6 ft.) in width along all Interior and Rear yards, except where occupied by permitted buildings and/or structures.</p> <p>.2 No parking shall be permitted within the 'Landscaped Open Space'.</p> <p>.3 'Landscaped Open Space' may include areas required to form part of the requirements of Section 3.15 'Planting Area/Visual Screening'.</p> <p>.4 The 'Landscaped Open Space' shall be located along the boundary of the Lot.</p>	<p>New section to provide landscaping features for commercial development.</p>
6.24 Dwelling Units below grade	<p>Deleted from new by-law</p>	<p>Let building Code address dwelling units.</p>

Section	Description of Change	Why / Notes
3.20 Lakes Rivers and Drains – Watercourse setbacks	Reduce setback from watercourse from 30m to 15m (or in lands zoned EH)	Pilot Project Steering Committee Recommendation for Environmental Hazards. Larger watercourses have EH area mapped.
3.21 Waste Disposal Zones	Increase setbacks from 60m to 150m for sewage works Increase setbacks from 60m to 500 metres from licensed <u>fill area</u> in a solid waste disposal site Continue to permit existing dwellings and enlargements/ alterations	Manage potential conflicts.
6.27 Sight Triangles	Establish lower minimum clearance (0.5m) and maximum clearances (4m) for sight triangles	Safety.
3.17 Open Storage and Outdoor Display	Establish screening requirement for open storage from street and residential zones Limit open storage to 5% of area in C1 (downtown commercial) zone Add provisions for outdoor display (accessory to principal use, not impact planting areas) Establish maximum 35% lot area used for open storage/outdoor display, address surface treatment, lighting	

Section	Description of Change	Why / Notes
3.26.13 Parking and Storage of Trailers, Recreational, Commercial, vehicles	<p>.1 The parking or storage of any vehicle without current license plates on lands zoned for residential uses shall be prohibited unless it is stored in an enclosed garage or other accessory building.</p> <p>.2 No part of the required front or exterior side yard of any lot except for a driveway shall be used for the temporary parking or storage of any trailer, boat, bus, recreational vehicle, camper, or commercial motor vehicle. Such vehicles parked in a driveway shall be located so no part of the vehicle on or above the ground is within 1.0 metres of the side lot line and shall be set back as follows: A minimum of 2 metres (~ 6.5 feet) from the nearest edge of the sidewalk or paved boulevard, or 2 metres (~ 6.5 feet) from the nearest edge of the curb if there is no sidewalk, or 3 metres (~9.8 feet) from the nearest edge of the travelled portion of the road, if there is no sidewalk and no curb</p> <p>.3 No motor vehicles, trailers, boats and motorized snow vehicles parked in a side yard or rear yard of any residential zoned lot shall be located within 1 metre (3 feet) of the side or rear lot line or, with the exception of boats and/or boat trailers, on any lands zoned EH-Environmental Hazard.</p>	<p>Current by-law has limit of 2 commercial motor vehicles.</p> <p>Purpose is to address derelict vehicles, visibility along the street (safety) and neighbourhood issues that may arise.</p> <p>EH provision is intended to address trailers / campers being parked out on the shoreline.</p>
3.20 Lakes Rivers and Drains (Great Lakes and Inland Lakes]	See discussion under “Environmental Hazards” item 1 above.	See discussion under “Environmental Hazards” item 1 above.

Section	Description of Change	Why / Notes
<p>Parking Requirements –</p> <p>Note: Parking applies to new uses, and existing deficiencies are not required to be made up in expansion.</p>	<p>Increase requirements for restaurant /assembly uses associated with Hotel/Motel uses from 1 per 20 sq m to 1 per 10 sq m</p> <p>Increase parking for churches to match assembly halls 1 space per 5 seats or 5 sq m</p> <p>Change health clinic demand from practitioner based to building based</p> <p>Restaurant parking changes from 1 per 5 square metres to 1 per 4 square metres.</p>	<p>Better address parking demand</p> <p>Match similar uses – could delete churches as they are defined within assembly hall.</p> <p>Consider implementation</p>
<p>3.26.3 Size and accessibility of parking spaces</p>	<p>Reduce minimum size of parking spaces and maneuvering aisles to correspond to standards in other jurisdictions</p>	<p>Accommodate more spaces in less area.</p>
<p>3.26.4 Parking for persons with disabilities</p>	<p>Refer to <i>Act</i> and regulations which apply.</p>	
<p>3.26.5 location of spaces</p>	<p>1m setback for parking to lot line except for shared driveway / parking</p> <p>Removed provision prohibiting parking in front interior or side yard for residential use with more than 3 units</p>	<p>Match driveway provision</p> <p>Townhouses often have driveway parking which would conflict with this provision</p>

Section	Description of Change	Why / Notes
3.26.8 Driveways	<p>Reduced setback to street intersection from 9m to 7.5m</p> <p>Minimum angle of intersection changed from 60 to 45 degrees</p> <p>This provision is removed:</p> <p>(f) Parking areas and associated driveway systems servicing any use other than a cottage dwelling, duplex dwellings, triplex dwellings, fourplex dwellings, detached dwellings and road townhouses and semi-detached dwellings shall be designed in such a manner that any vehicle entering or leaving a road or public lane need not travel in a backwards motion.</p>	<p>Flexibility</p> <p>Safety</p> <p><i>Backwards motion provision should be retained in new by-law as a safety consideration</i></p>
3.27 Loading Regulations	Reduce requirements.	
3.22 Provincial or County Street Right-of-way Setbacks	Clarify that MTO provisions apply, establish County Highways requirements.	
3.23 Streets	Clarify level of services on Class 1 and Class 2 Streets	
3.28	Mobile Home provisions	<p>Clarify setbacks which apply.</p> <p><i>May wish to delete as mobile homes have not been permitted at least since current by-law came into effect (2002)</i></p>
3.29 conflicting regulations	Clarify that most restrictive provision applies	
3.31 Drainage	Retain provisions of existing zone which apply drainage requirement to lands within Residential, Commercial, and Industrial zone	

Section	Description of Change	Why / Notes
3.35 Group Homes	Establishes separation distance for Type (2) Group Homes (associated with correctional system)	Merit to separation of these facilities. Note: Group Home – Type 2 is permitted only in institutional zone
3.37 Setback to Wind Turbine	Setback of 550m.	Turbines have setbacks to dwellings (managed by province). Reasonable to apply setback from dwellings to turbines.
3.38 Automobile Service, Gas, Repair or Sales establishments		Address potential environmental impacts from these facilities
3.39 Prohibited Uses in All Zones	Currently retains provision that prohibits the occupancy of trailers, park model homes, mobile homes, tents, and other such similar transportable accommodation, unless explicitly stated to the contrary.	This provision should be reviewed as new provisions (Section 3.6.10) have been added.
3.8.1	Add note that additional lot area is not required for accessory apartments on lots on Municipal Sewer Systems	No provisions provided in By-law.
3.9 Home Occupation	Increase maximum total square footage to use in dwelling to 400 square feet Use parking requirements from current by-law (1 space per 200 sq ft)	Increase flexibility
3.11 Home Industry	Increase maximum total square footage to use in dwelling to 400 square feet Use parking requirements from current by-law (1 space per 200 sq ft for indoor uses)	Increase flexibility

Section	Description of Change	Why / Notes
4.4 Special Holding Provisions	-lms (Limited Municipal Services) zones have been eliminated from the by-law.	“Street” definitions and provisions exempting lots from frontage on “Class 2 Streets” (with a h- holding provision) apply in these areas.
4.5 Temporary Use By-law	Added	Provide opportunity for this tool under Planning Act to be used
4.7 Boundaries of Zones	<p>Added:</p> <p>.7 In any zone, where the zone boundary requires a more precise definition than that permitted by the scale or detail of the zoning map, the Chief Building Official shall determine the precise location of the zone boundary and, where appropriate, may consult with other agencies or individuals as may be relevant.</p> <p>.8 Notwithstanding the provisions of Section 4.7.1.7, in locations where the ‘Environmental Hazard (EH)’ Zone boundary does not coincide with the location of Environmental Hazards to buildings or structures, minor adjustments may be permitted to the ‘EH’ Zone boundary without an amendment to this By-law when approved in writing by the Zoning Administrator in consultation with such expertise as may be warranted. In a re-interpretation of the limits of the ‘EH’ Zone boundary, all requirements of the By-law shall be applied relative to the revised boundary including any applicable setbacks.</p> <p>.9 Notwithstanding the provisions of Section 4.7.1.8, the zone boundaries of the ‘EH-PSW’ Zone shall not be altered except by a By-Law passed under Section 34 of the Planning Act, R.S.O 1990 as amended.</p>	<p>Address interpretation issues</p> <p>Ensure Hazard maps are applied to areas where hazards occur</p> <p>PSW boundaries are determined by the province (not subject to local interpretation)</p>

Section	Description of Change	Why / Notes
4.7.3 Zoning over water bodies	Update provision from using only 177.6m A.S.L. to include 177.7 and 177.8 areas as described in provisions of Section 3.20	
4.7.4 More than One Zone on a Lot	<p>Modified from current:</p> <p>Where a lot has two or more of its parts classified in different zones, then the provisions for each zone shall apply to each part as if said part was a separate lot, except that the lot area requirement for an agricultural use can include the part zoned in a Rural zone and any part that may be zoned Environmental Hazard.</p> <p>To:</p> <p>Where a 'Lot of Record' is divided into two or more zones i.e., 'R1' and 'C2' etc., each zone shall be treated as if it were a separate 'Lot of Record' in regards to the zone provisions that are applicable i.e., lot frontage, lot area, yard setbacks etc. excepting however that lands zoned 'EH' which are below the Lake elevations provided in Section 3.20.2 shall not be used to satisfy any required zone provision(s) i.e., lot area, lot frontage, yard setbacks etc.</p>	Expand consideration for EH lands to be included in lot area and setbacks for lands <u>other than</u> those below the 100-year flood elevations.
Section 5	Provisions for All Rural Zones	
5.3 Watercourse/Water Well / Environmental Protection Zone setback	No person shall erect any 'Livestock Facility' or 'Manure or Material Storage' unless in compliance with the setbacks calculated in Appendix 'A' or within an 'EH - Environmental Hazard' zone, whichever setback is greater.	<p>Establish calculation-based system to protect features from adverse environmental impacts of livestock facilities and manure storage facilities.</p> <p>Delete construction provisions which are addressed through Provincial legislation</p>

Section	Description of Change	Why / Notes
5.2 Minimum Lot size – livestock	<p>Added</p> <p>Notwithstanding their General Rural (RU1) zoning, those lots 4.0 hectares (9.9 ac.) in size or less shall be limited to no more than 1.25 nutrient units per hectare (0.5 nutrient units per acre). Minimum Distance Separation Guidelines shall apply.</p>	<p>Eliminates need for site-specific provision for surplus farm dwelling severances</p> <p>Provides for hobby-farm type uses while recognizing limited area available for handling manure.</p>
5.4 Requirements For Kennels	<p>.1 New kennel buildings and structures and/or additions to existing kennel buildings and/or structures must be located at a distance of not less than 100 metres (328 ft.) from an existing residential, accommodation, institutional or recreational use situated on adjacent lots.</p> <p>.2 New kennel buildings and structures and/or additions to existing kennel buildings and/or structures shall be considered an accessory use or building.</p> <p>Note: All kennel establishments shall comply with the Corporations current Animal Control By-law.</p>	<p>Address conflicts. Ensure a primary use is in place (not a standalone use).</p>
3.33 MDS	<p>Add timeframe for exemption MDS for reconstruction of purposely demolished buildings in same spot;</p> <p>Provide exemptions from MDS where Municipalities have ability to do so under new MDS.</p>	<p>Address practical issue, maximize flexibility</p>
Section 6 -	RU1 ZONE	

Section	Description of Change	Why / Notes
Section 6 - RU1 ZONE	<p>Permitted uses:</p> <p>Distinguish between ‘non-farm’ Lots under 4 ha (10 ac) and lots over 4 ha (10 ac).</p>	<p>Directs livestock facilities, manure and material storage to larger lots.</p> <p>Generally broader range of permitted uses; may want to add “wildlife sanctuaries” and “conservation areas” back in.</p>
6.2, 6.3	<p>General Provisions:</p> <p>Exterior lot line setback reduced from 30m to 20m</p> <p>Lot coverage for Agricultural uses increased from 5% to 15%</p> <p>Provisions added for Agricultural Produce Stands</p>	<p>match front yard setback.</p> <p>Increase flexibility for agricultural uses</p> <p>Address policy gap for small permanent structures.</p>
10 RU2 Restricted Rural	<p>Mostly combined into RU1 Zone.</p> <p>Lots in settlement areas moved into RU1-2013 zone</p> <p>This zone sets minimum lot area provisions that correspond to the Official Plan for urban areas, and does not permit <u>new</u> livestock or manure storage facilities</p> <p>Special provisions carried over unless related to lot area or otherwise addressed in general provisions of the by-law.</p>	<p>Reduce likelihood of zoning by-law amendment associated with severance</p> <p>Livestock facilities discussed in Report June 12 attached to this agenda.</p>

Section	Description of Change	Why / Notes
<p>Section 7 – R1 (formerly Section 12)</p>	<p>R1 zone adds: semidetached and duplex dwellings and secondary suite (note lot area requirements) child care centre Residential care facility, private guest cabin (new) R1 Provisions updated to reflect services available (no services, water only, sewer only). Minimum Lot areas increased to reflect servicing requirements Provisions for advanced onsite sewage disposal systems added for undersized lots with no sewer connection</p>	<p>Greater flexibility in permitted dwelling types and uses where lot areas adequate.</p> <p>See servicing discussion in Official Plan report on September 25 agenda</p>
<p>8 HR Hamlet Residential</p>	<p>New zone permits residential uses similar to R1 except for a secondary suite, private guest cabin, residential care facility. Secondary Suite and Private guest cabin could be added. Based on similarities, provisions for this zone could be referred to Section 7 zone provisions for the permitted uses.</p>	<p>This area is associated with designated “Hamlets” such as Pike Bay, Stokes Bay, Dyers Bay, which were formerly zoned R1 or R2.</p>

Section	Description of Change	Why / Notes
<p>9 R2 Resort Residential Zone</p>	<p>New lot provisions increased to 0.8 ha for backlots and 0.4 ha for waterfront lots</p> <p>Island provisions lot area above high water mark reduced to 1 ha</p> <p>Residential uses permitted are changed from “Cottage Dwelling” (seasonal use) to “Single Detached Dwelling”</p>	<p>Match County Official Plan</p> <p>Note: Floor area error has been identified, to be corrected to 70 square metres.</p> <p>Staff remain concerned regarding “cottage” dwelling (seasonal use) vs “single detached dwelling” on unmaintained roads as not all lots have entered into limited services agreements (See June 12, July 31 reports)</p> <p>Various subdivision Agreements still refer to “cottage dwelling”</p>
<p>Section 7 R3 Zone</p>	<p>The former R3 zone related to semi-detached and duplex dwellings. These have been incorporated into the provisions of the R1 zone.</p> <p>The new R3 zone includes the former ‘R4’ and ‘R5 zones which permitted higher density development (duplex, triplex, fourplex)</p>	<p>Limited capability for the highest density uses. These uses are typically established through site-specific zoning amendments which address servicing and other considerations.</p>

Section	Description of Change	Why / Notes
<p>Section 10 General Provisions for Commercial and Industrial Zones</p>	<p>This section provides general provisions for commercial zones and refers to various sections. Compared to current by-law:</p> <p>-Setbacks to residential zones change from 9 metres to being defined by zone:</p> <ul style="list-style-type: none"> • C1 Downtown/Harbour Commercial 3m setback plus 1metre setback per metre over 6 metres • HC Hamlet Commercial and RC Resort Commercial 5 metres side/10m rear • Travel Trailer Park: 7.5m to all lot lines • All other zones have setbacks greater than 9 metres to lot lines regardless of use. <p>-Accessory Residential uses are dealt with under specific zones</p> <p>-Provision changed to allow more than one principal building on a lot as long as all provisions of the by-law are followed; current by-law permits more than 1 principal building for motel, lodge, or tourist cottage rental establishment only.</p> <p>-Existing lot provisions are addressed in general provisions for all zones so not referenced here.</p>	<p><i>Heading should be clarified to include C1 Downtown and Harbour Commercial and HC Hamlet Commercial.</i></p> <p>Setbacks are appropriate for typically smaller lots in C1, HC and RC zones.</p> <p><i>-N.B. Should clearly indicate that lighting provisions of Section 3.30 apply</i></p> <p>Other uses can benefit from increased flexibility, however existing provision also seems to work.</p>
<p>Section 14</p>	<p>C1 Downtown and Harbour Commercial Zone</p>	

Section	Description of Change	Why / Notes
<p>14.2 Uses permitted</p>	<p>Added Home-based business - Domestic and Professional Uses (in existing single-detached dwelling); Child Care; Artisan Studio; Motel; Recreation Centre.</p> <p>Merged: bank or trust company (within business or professional office); barber shop/ hairdressing shop (within personal service establishment); delicatessen (within eating establishment, retail store), general store, grocery store (within retail store) variety store (within convenience store/retail store), post office, public use (within public building)</p> <p>Removed – Apartment dwelling (as standalone use; accessory apartments continue to be permitted); commercial schools, dry cleaning establishment, laundry/dry cleaners distribution station, marina, printing establishments, <u>private</u> parks, tourist home, shopping centre, transportation depot, wholesale establishment, specialty shop</p>	<p>Add flexibility, recognize existing uses, address uses that are permitted within multiple uses.</p> <p>Uses removed: apartment dwelling (focus on commercial storefronts in core commercial area)</p> <p><i>Bus depot, Commercial college, laundromat (municipal sewer only), marina, printing establishments, private parks, specialty shop, wholesale establishment should be added (including definition & parking for laundromat, definition for printing establishment and private parks)</i></p> <p><i>'Tourist Home' should be permitted in an <u>existing</u> dwelling</i></p>
<p>14.3 C1 Provisions Current by-law 2002-54 provisions are for water or sewer only or full services which are not currently available.</p>	<p>Reduced lot area requirement where sewers available and increased permitted lot coverage.</p> <p>Created provisions for situations where services are not available.</p> <p>Reduced rear yard setbacks for all categories to increase flexibility</p>	<p>Sets of provisions for services which are available (private / water only / sewer only)</p> <p><i>May be appropriate to use H symbol for <u>C1</u> Lots with no services to limit changes to uses or activities that do not increase sewage flows, or delete provisions for where sewers are not available (require water or sewer connection for commercial uses).</i></p>

Section	Description of Change	Why / Notes
14.3 Provisions C1 zone	<p>Setbacks to residential zone are currently 9 metres.</p> <p>Proposed by-law applies specific setbacks to residential institutional and open space zones. The proposed setback is 3 metres plus 1 metre (3.3 ft.) per 1 metre (3.3 ft.) in height for all portions of a building above 6 metres (19.7 ft.) in height measured at the average grade along the abutting lot line.</p>	<p>Increase flexibility within the C1 zone while maintaining a buffer for residential zones. Landscaping requirements are increased to enhance buffering in the reduced setback area.</p>
	<p>Current by-law 2002-54 setback is a 1 metre planting area between a non-residential use in commercial, industrial, or institutional zone and an adjacent residential <u>use</u> or zone.</p> <p>Where the Interior Side Yard of a 'C1' zone abuts a Primary Residential use in the C1 zone the minimum Interior Side Yard requirement for the abutting side yard within the Commercial Zone shall be 1.5 metres (5 ft) plus 1 metre (3.3 ft.) per 1 metre (3.3 ft.) in height for all portions of a building above 6 metres (19.7 ft.) in height measured at the average grade along the abutting lot line.</p>	<p>Increase the minimum setback and establish a setback that increases with height. A public comment has recommended that the setback be 'capped' at 3 metres, which is the same as for would be required for dwellings in the R1 zone.</p>
	<p>(b) Where the Rear Yard of a 'C1' zone abuts a 'Lane' or 'Parking Lot', the minimum rear yard may be reduced to 1.5 metres (5 ft.).</p>	<p>Increase flexibility in C1 zones, <i>Could be removed (parking lot could be an interim use).</i></p>
14.4 Farmers Market Provisions	<p>Notwithstanding the Zone Provisions of Section 14.3, where a Farmer's Market consists solely of freestanding outdoor booths, tables, stands, tents, or similar portable or semi-portable structures no freestanding outdoor booth, stand, table, tent or similar portable or semi-portable structure shall be located closer than 3 metres (9. 8 ft) to any lot line.</p>	<p>Reduced setback for temporary buildings/structures but maintain buffer from adjacent uses.</p>

Section	Description of Change	Why / Notes
14.5 C1 Special Provisions	<p>Adds Home Occupations (Domestic and Profesional Use in existing dwellings in C1-a zone, where dwellings are permitted without a primary residential use.</p> <p>Add Residential per R1 or R3 zones (current by-law 2002-54 permits only single-detached dwelling</p>	<p>Permit these business uses in C1 zone</p> <p>Facilitate additional dwelling units in transitional commercial areas.</p>
Section 11 Hamlet Commercial Permitted Uses:	<p>Permitted uses change – post office and government office covered under ‘public building’</p> <p>Marina removed from permitted uses; typically associated with ‘Resort Commercial’ zone. Marine Recreation and Small Engine Establishment are still permitted.</p> <p>Laundromat added</p> <p>Day Nursery removed, however ‘home child care’ and ‘unlicensed child care’ are permitted under home occupations.</p>	<p><i>Laundromat should be removed – not likely to be appropriate on private services.</i></p> <p><i>“Child Care” could be added.</i></p>
Hamlet Commercial Provisions	<p>Minimum lot area increased from 4000 to 5000 sq.m.</p> <p>Lot frontage decreased from 40m to 30m to add some flexibility</p> <p>Rear yard increased from 7.5m to 10m and lot coverage reduced from 30% to 15% to recognize need for area to manage building, parking, and onsite sewage disposal system.</p>	<p>Typically requires larger lot area; <i>Could leave at 4000 sq.m. (C1 is 4047 sq.m.)</i></p> <p><i>Could use lot coverage of 20% (same as C1)</i></p>
11.4 Provisions for Gas Pumps, Natural Gas, Propane Facilities	<p>Setbacks, Entrances, and surfacing provisions are new.</p>	<p>Provide for increased public safety and vehicle manoeuvring.</p>
11.5 Off-street Parking	<p>+1 space for each dwelling unit</p>	<p>Ensure adequate parking for accessory residential uses.</p>

Section	Description of Change	Why / Notes
11.6 Farmer's Market	Notwithstanding the Zone Provisions of Section 11.3, where a Farmer's Market consists solely of freestanding outdoor booths, tables, stands, tents, or similar portable or semi-portable structures no freestanding outdoor booth, stand, table, tent or similar portable or semi-portable structure shall be located closer than 3.0 metres (9.8 ft) to any lot line.	Reduced setback for temporary buildings/structures but maintain buffer from adjacent uses. <i>Could be consolidated into General Provisions for Commercial/Industrial uses to eliminate duplication.</i>
11.7 Special Provisions	Additional uses permitted in Ferndale, including Conservation Area, Recreation Centre, Bus Depot, Commercial Motor Vehicle Repair or Sales Establishment, but shall not include any wash bays, Funeral Home, Garden Centre, Public Utility Building, Rental Establishment, Service Establishment	Recognize additional functions for this area.
Section 12	Resort Commercial	
12.2 Uses Permitted	Added Farmers Market, Place of Entertainment, replaced 'general store' with 'convenience store' Specified <u>detached accessory dwelling</u> exclusively for use of owner.	Added flexibility for uses; convenience store is defined more clearly in terms of product range and size (see definitions). <i>Could permit One (1) Dwelling, Accessory detached or Dwelling, Accessory Apartment</i>
12.3 Provisions	Removed minimum floor area, maximum floor area for retail purposes within 'convenience store' definition is slightly smaller (2000 s.f);	specific provision (200 sq.m. for retail) could be retained.
12.4 Tourist Cottage Rental Establishment Provisions	-Established same height as accessory buildings; -Reduced minimum gross floor area by 50% to 29.7 sq. m. -establish maximum density of 30 per hectare / 12 per acre. -establish internal road width, servicing, parking, visual screening provisions and note application of site plan control	Closer to units available in local establishments Specific provisions are more appropriate than general commercial provisions for these uses

Section	Description of Change	Why / Notes
12.6 Farmers Market	Establish same provisions as noted above.	<i>Could be consolidated under Section 10.</i>
Section 13	Travel Trailer Park and Commercial Campground	
13.2 Permitted Uses	<p>Specified <u>detached accessory dwelling</u> exclusively for use of owner.</p> <p>Campground definition is broadened to include most activities</p> <p>Added ‘adventure game’ and ‘place of entertainment’</p> <p>Added Tourist <u>cabins</u> in association with a campground (smaller than tourist cottage, removed tourist cottage rental establishment</p> <p>-removed restaurant</p>	<p><i>Could permit One (1) Dwelling, Accessory detached <u>or Dwelling, Accessory Apartment</u></i></p> <p><i>Tourist Cottage Rental Establishment does not align with Bruce County Official Plan.</i></p> <p><i>‘Eating Establishment’ could be included as a permitted use.</i></p>
13.3 Provisions	Reduced minimum lot area to 2 hectares, reduced setback for all uses to all lot lines to 7.5m (25 ft (could be maintained at 15m/49 ft)	County OP is 2 hectares; Local Plan is recommended to be adjusted to 2 ha also.
13.3 Provisions	<p>-Increased maximum density (campsites per hectare) from 25/ha to 30/ha and established maximum number of campsites (300) to correspond to Bruce County Official Plan,</p> <p>-increased minimum open space area from 10% to 17%</p> <p>Added provisions for Tourist Cabins including maximum size (23 sq m) height (5m) and percentage of campsites (15%)</p>	<p>Additional density paired with increased amenity areas to support investment in onsite activities.</p> <p>-Provides additional low-impact accommodation opportunity.</p>
13.4 Campground provisions	-establish internal road width, servicing, parking, group camping, visual screening provisions and note application of site plan control	Specific provisions are more appropriate than general commercial provisions for these uses.
Section 15	Highway Commercial and Light Industrial (CLI)	

Section	Description of Change	Why / Notes
15.2	<p>-Recognize existing residential uses and permit home occupations (Domestic and Professional Use and B and B) as well as accessory uses, buildings and structures.</p> <p>-ADD: Bulk Fuel Depot; Bulk Sales establishment – Agriculture; Commercial Motor Vehicle Repair or Sales Establishment; Commercial College; Computer / Data Processing centre; Eating Establishment; Factory Sales Outlet; Farmers Market; Fitness Centre; Funeral Home; Garden Centre; Golf Course, Miniature; Greenhouse; Lodge; Place of Entertainment; Public Building/Garage/Park/Utility Building, Recreation Centre, Rental Establishment, Service Establishment, Technology Industry, Tourist Home, Transport Depot, Warehouse</p> <p>-Merge Building Supply and Sales, Grocery Store, Furniture and Appliance Sales, under “Retail, Large Format”</p> <p>-Merge various repair establishments (marina, snowmobile, small engine, marine, RV) under “marine and recreation sales and service”</p> <p>-Remove model home display and automobile gas bar (which should be included)</p> <p>-Should add ‘bus depot’</p>	<p>Recognize and Permit businesses in existing dwellings</p> <p>Adds additional range of permitted uses consistent with commercial and light industrial activities.</p> <p><i>Should add ‘bus depot’ and ‘automobile gas bar’</i></p>
15.3	<p>Lot areas set to metric equivalents of ½ acre and 1 acre (+24-47 square metres from current by-law);</p> <p>Lot area and frontage requirements changed to refer to Municipal ‘Sewer’ only – could state ‘one or more Municipal services’ as in current zoning by-law.</p> <p>Front yard setbacks reduced from 20 metres to 15 metres.</p>	<p>Corresponds to common lot areas.</p>

Section	Description of Change	Why / Notes
15.4 Gas Bar provisions	Setbacks, Entrances, and surfacing provisions are new (same as 11.4 in Current by-law; could be consolidated under Section 10 General provisions.	Provide for increased public safety and vehicle manoeuvring.
16 HI Hamlet Industrial	New Zone category; no properties are in this zone.	Lays out basic framework for Hamlet Industrial uses
Section 17	Agriculture Commercial Industrial	
17.2 Permitted Uses	<p>Now permits Dwelling- Accessory Apartment (except together with abbatoir, or livestock yard)</p> <p>New permitted uses include Abbatoir, farm implement establishment, Food Processing-Primary (includes former ‘flour mill’), Livestock Assembly Yard, Portable Asphalt or Portable Concrete Plant, Wayside Pit or Quarry,</p> <p>No longer permits fuel storage establishment, greenhouse, sawmill, lumber yard, kennels, aerodrome, contractor’s yard, small engine/rec vehicle repair.</p>	<p>New zone category based on underlying <u>agricultural</u> designations in County Official Plan (OP). Existing ‘RCM’ or ‘HCM’ Zoned lands in the ‘Agriculture’ designation of the Bruce County OP are brought into the ‘ACM’ zone with site-specific provisions to reflect existing uses</p> <p>Permits Range of uses consistent with ‘Agriculture’ Designation in Bruce County Official Plan.</p> <p>Suggest including ‘greenhouse’ as a permitted use</p>
17.3 Provisions	<p>Delete provisions for communal services (not available)</p> <p>Increase minimum lot area from 4000 to 8000 square metres</p> <p>Reduce minimum frontage from 40m to 30m</p> <p>Increase side yard setbacks from 5m to 10m</p> <p>Increase maximum lot coverage from 10% to 15%</p> <p>Add minimum separation of 30m from accessory detached dwelling</p>	<p>Increased lot size and side yard setbacks to support broader range of permitted uses while maintaining buffers to adjacent uses.</p> <p>Could maintain 5m side yards from current by-law 2002-54 noting that industrial setbacks also apply from adjacent residential uses.</p>

Section	Description of Change	Why / Notes
18 RCM Rural Commercial Industrial	<p>Now permits Dwelling- Accessory Apartment (except together with abbatoir, livestock yard, public garage or bulk fuel depot).</p> <p>Permits all uses from the ACM zone plus bulk fuel establishment, greenhouse, sawmill, trade's persons shop, small engine repair (now marine and rec sales and service) – only uses no longer permitted as of right are: lumber yard, kennels, aerodrome.</p> <p>Further permitted uses include Livestock Auction Barn, Public Garage, Riding Stable/Equestrian Centre, Salvage Yard, School Bus Storage, Septic Tank Service.</p>	<p>Zone category based on underlying <u>Rural</u> land use designations in Bruce County Official Plan (OP). Existing 'RCM' or 'HCM' zoned lands in the 'Rural' designation of the Bruce County Official Plan are zoned 'RCM' with site-specific provisions to reflect existing uses</p> <p>Permits Range of uses consistent with 'Agriculture' Designation in Bruce County Official Plan</p>
18.3 Provisions	<p>Delete provisions for communal services (not available)</p> <p>Increase minimum lot area from 4000 to 8000 square metres</p> <p>Reduce minimum frontage from 40m to 30m</p> <p>Increase side yard setbacks from 5m to 10m</p> <p>Increase maximum lot coverage from 10% to 15%</p> <p>Add minimum separation of 30m from accessory detached dwelling</p>	<p>Increased lot size and side yard setbacks to support broader range of permitted uses while maintaining buffers to adjacent uses.</p> <p>Could maintain 5m side yards from current by-law 2002-54 noting that industrial setbacks also apply from adjacent residential uses.</p>
Section 19	Extractive Industrial	
19.1 Permitted Uses	Removed "conservation areas' from Permitted uses	Should be excluded from zoned / licensed area
19.3 Provisions	Reduced minimum lot frontage from 76.2m to to 30 metres	(basic minimum for access separation)

Section	Description of Change	Why / Notes
19.4 Additional Provisions	Establish buffering and berming requirements and setbacks for equipment, applies to new Quarry applications and operations which may impact adjacent uses	Address common conflicts with operations.
Section 20	Rural and Urban Institutional	
20.2 Permitted Uses	<p>Separate uses between Rural and Urban areas, and limit rural uses to an accessory dwelling as part of an assembly hall, Assembly hall, cemetery, public park, and accessory buildings and structures.</p> <p>Remove dormitory associated with education facility, museum, recycling depot (which moves to Municipal Infrastructure Services Zone) and private campground or lodge existing as of the date of passage of the (2002) by-law.</p> <p>other uses not specifically described are addressed under assembly hall, public building definitions.</p>	<p>Locate uses in appropriate areas. Most Rural Institutional zones are site specific</p> <p>Definition of museum should be added, as not all museums would fall under the category of “Public Building”</p> <p>Current definition is outdated, suggest:</p> <p><i>Museum means a building, room, vessel (including a boat or ship), or other site intended for the preservation and exhibition of artistic, historical, or scientific objects.</i></p>
20.3 Provision	<p>Establish lot areas based on services available (none / water / sewer) and increase lot area, frontage, and yard setbacks where sewer is not available (also for Rural areas)</p> <p>Increase minimum rear yard from 7.6metres to 10metres</p> <p>Revise permitted lot coverage to be higher where sewer or water are available, lower where no services are available.</p>	<p><i>Could maintain current front, exterior side, and rear yard setbacks of 7.6m for facilities with Municipal Water or Municipal Sewer.</i></p> <p><i>Could apply 15% lot coverage where no services are available, to be consistent with commercial zones on private services.</i></p>

Section	Description of Change	Why / Notes
20.4 Special Provisions	Establish cemeteries as Class 'A' Land use for MDS	Treat cemeteries same as dwelling for calculating setbacks to livestock facilities.
Section 21	Open Space Urban and Rural	
21.2 Permitted Uses	<p>Distinguish between Urban or Rural Open Spaces. Permit golf courses in Urban Open Space, with Rural focused on more passive land uses.</p> <p>New Rural uses include Adventure Game, Cross Country Ski Facility, Gun Club, Boat launching and docking (not limited to '<u>municipal</u>' boat launching and docking), forestry, passive recreation, snowmobile club.</p> <p>New 'Urban' uses include adventure game, boat launching and docking (not limited to '<u>municipal</u>) minigolf and golf driving range, forestry and passive recreation.</p> <p>Removed uses include curling and skating arena, private parks, historic sites</p> <p>Special provisions for setbacks for gun club (250m to dwelling or residential zone or institutional use).</p>	<i>Could add "Private Parks" and "Wildlife Sanctuary" (with definitions from By-law 2002-54) to Urban and Rural Open Space zones.</i>
21.3 Provisions	Reduced minimum lot area to from 1 hectare to 0.5 hectares, increased minimum front yard setback from 10 metres to 15 metres, eliminated ground floor area for a golf course main building, and increased maximum lot coverage from 1% to 5%	<p>Generally increases flexibility, with exception of increased front yard setback.</p> <p>Could add footnote (from current by-law 2002-54) that minimum lot area for public parks, conservation areas may be reduced to 300 square metres.</p>

Section	Description of Change	Why / Notes
21.5 Special Provisions	Schedules denote OSR-gov and OSR-ngo as lands owned by government or non-government organizations for conservation purposes.	<i>Should add Special Provisions for OSR to denote lands held by Government Organizations (OSR-gov) and lands held by Conservation Organizations (OSR-ngo) for conservation purposes.</i>
Section 22	Municipal Infrastructure Services Zone	
22.1 Uses	Add communal sewage disposal system, composting facility, portable asphalt or portable concrete plant, public building, public garage, public utility, recycling facility / depot (vs. 'recycling plant' in current by-law), solid waste disposal site, accessory uses, buildings and structures.	General zone for Infrastructure related uses.
22.2 Provisions	Reduced minimum lot area from 3 ha to 2 ha.	
22.3 Visual Buffering	New provisions regarding visual buffering	
22.4 Special Provisions	Identifies and limits uses to activities appropriate for various locations.	
23 Airport Zone	New Zone related to the Tobermory Airport.	
24	Environmental Hazard	
24.2	Added uses Cross-country Ski Facility, Boardwalk Removed pumphouse	buildings under 9 s.f. not regulated by by-law
24.3 Structures Prohibited	Vs 'permitted' in by-law 2002-54 – does permit unenclosed picnic shelters, sewage disposal system in public park or conservation area, essential public services buildings, boardwalk.	

Section	Description of Change	Why / Notes
24.4 Zone Provisions	<p>New dock setback to lot line of 5m; boathouse provisions (under Section 3.6.7) are also 5m to lot line vs. 10m in current by-law.</p> <p>Authority for to adjust boundary revised from Grey Sauble Conservation Authority” and CBO to CBO in consultation with such expertise as is warranted</p>	<p>Can include surveyor, engineer with refined EH line based on onsite review and elevations where warranted.</p>
24.5 Special Provisions	<p>Includes EH-PSW zone discussed in September 25 zoning Report, October 10 zoning report update, and Associated Handouts</p>	
25 FD Future Development	<p>Named PD Planned Development in current by-law 2002-54</p> <p>Permits only existing uses, buildings and structures; removes provision for ‘uses permitted in RU1, OS, EH zones provided no buildings or structures are erected.’</p> <p>Clarifies applicable provisions for expansion or alteration of existing dwellings and accessory buildings in different areas based on underlying Official Plan designations, ie R1 / R2 / R3 / HR/ or RU1.</p> <p>Prohibits new or expanded livestock facilities or manure storage.</p>	<p>Purpose of zone is to limit uses until site-specific evaluation has been completed to justify a change of use.</p>

Section	Description of Change	Why / Notes
<p>General Discussion of Changes to Zoning Schedules</p>	<p>Various lots in Settlement areas or Rural Recreation areas with no road frontage placed in FD Future Development Zone</p> <p>Commercial Designated lots in Tobermory Southeast of intersection of Brock Street / Head Street Rezoned from R1 to C1-a which permits residential uses and commercial uses</p> <p>New Schedule 'B' outlines areas subject to provisions of Section 3.12 Height Restrictions around Tobermory Airport</p> <p>EH Environmental Hazard areas updated based on GSCA mapping of criteria outlined by Pilot Project Steering Committee</p> <p>EH-PSW mapping included based on data from Province.</p> <p>Commercial Uses outside settlement areas moved from "HCM" and "RCM" to "ACM" and "RCM" with special provisions where needed to recognize existing uses</p> <p>HCM Highway Commercial and Industrial renamed CLI Commercial and Light Industrial</p> <p>Lots in Hamlet areas moved from R1 or R2 to HR Hamlet Residential, with similar provisions</p> <p>RU2 Lots in settlement areas reclassified as RU1-2013, and RU2 special provisions relocated to RU1, FD, or OS depending on nature of provisions.</p>	<p>See Report September 11, 2017 on this topic.</p> <p>Reflect underlying Official Plan Designation</p> <p>Protect function of airport</p> <p>Identify areas subject to hazards in order to direct development outside of hazards to life and property including buildings and structures</p> <p>Implement Provincial Policy Statement direction to prohibit development in Provincially Significant Wetlands</p> <p>Set up maps based on County Official Plan Designations</p>