

Protection Plan and, as such, may be prohibited, restricted, or otherwise regulated by the applicable Source Protection Plan;

- iii) Revising Section 6.35.2 Restricted Uses to update the wording and to conform with Saugeen Source Protection Plan significant threat policies on waste disposal.
- iv) Including new definitions as needed.

NOTICE

Notice was published in the April 12th edition of the Wellington Advertiser and mailed to the applicable agencies on April 13th, 2018.

PRESENTATIONS

Kyle Davis, Drinking Water Source Protection Risk Management Inspector and Risk Management Official, reviewed the Planning Report prepared by Mark Paoli, Manager of Policy Planning, dated April 24, 2018.

PLANNING OPINION

The County of Wellington Planning and Development Department recommended approval of this proposed Zoning Amendment that would bring the Wellington North Zoning By-Law into conformity with applicable Source Protection Plans and the County Official Plan.

PROPOSAL

The purpose of the proposed amendment is to bring the Wellington North Zoning By-Law into conformity with the Grand River and Saugeen Valley Source Protection Plans.

BACKGROUND

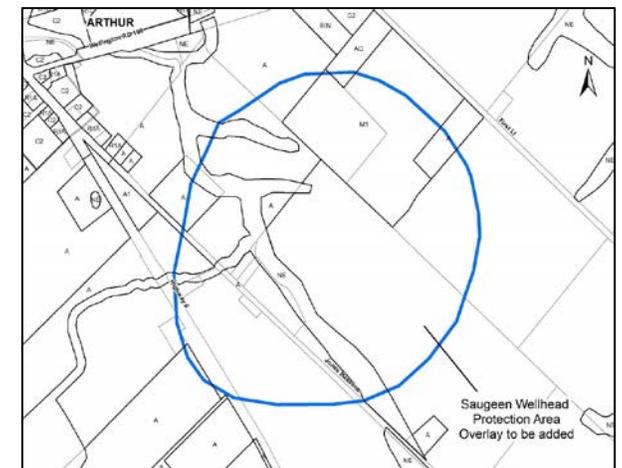
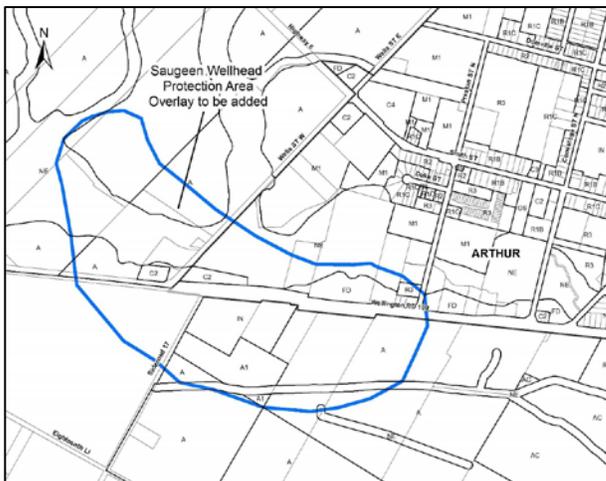
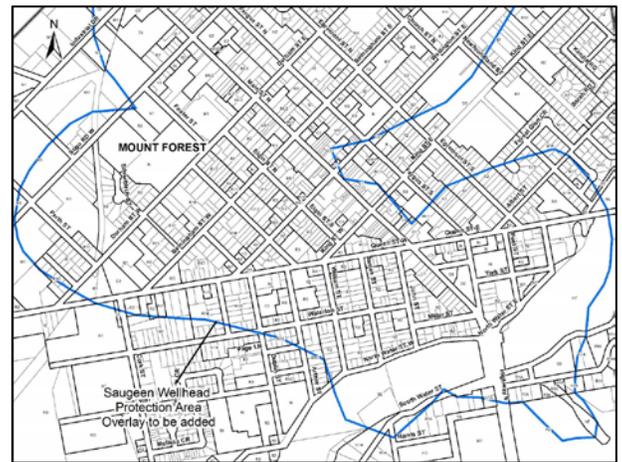
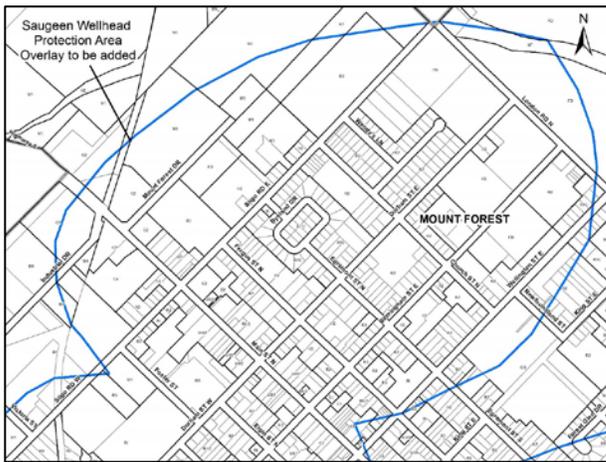
The *Clean Water Act*, 2006 introduced a new level of protection for Ontario's drinking water resources and new requirements for protecting vulnerable drinking water resources at-source. One requirement is that each Source Protection Area (based on watersheds) must produce a Source Protection Plan.

The Arthur municipal wells are in the Grand River Source Protection Plan and the Mount Forest municipal wells are in the Saugeen Valley Source Protection Plan. County Council amended the Official Plan to conform with all of the Source Protection Plans in Wellington through Official Plan Amendment No. 98 (OPA 98). OPA 98 was Adopted in May, 2016.

The Grand River Source Protection Plan requires Zoning By-Laws to be amended within two years from adoption of the Official Plan conformity amendment (May 2018).

SUBJECT LANDS

The lands subject to the amendment are the lands within the Wellhead Protection Areas shown on the maps below.



The lands subject to the Saugeen Valley Wellhead Protection Overlay are in the Mount Forest Urban Centre and are mostly zoned: Central Commercial (C1); Mixed Use (MU1 and MU2); Highway Commercial (C2); Shopping Centre Commercial (C4); Industrial (M1); the full range of Residential Zones; Institutional (IN); Future Development (FD); and Natural Environment (NE).

One of the areas subject to the Grand River Source Protection Overlay straddles the urban-rural boundary on the west side of Arthur. The portions in Arthur are zoned Highway Commercial (C2) and Future Development (FD) while the rural area is mainly zoned Agricultural (A) and Institutional (IN). The Natural Environment (NE) Zone associated with the Conestogo River extends through this area. The other area subject to the Grand River Source Protection Overlay is in the rural area south and east of Arthur and it is mainly zoned Agricultural (A) and Industrial (M1).

SOURCE PROTECTION PLANS

Source Protection Plans identify tools for implementing each policy for each specific threat. The implementation tools can include: prescribed instruments (such as Ministry of Environment Certificates of Approval); prohibition or risk management by the Risk Management Official under the *Clean Water Act*, and land use policy or regulation under the *Planning Act*.

Grand River Source Protection Plan

The Grand River Source Protection Plan does not rely directly on land use policy or regulation for implementation, relying instead on prescribed instruments or Risk Management Official powers for implementation.

The Grand River Source Protection Plan does require the Official Plan and Zoning By-Law to:

- identify the vulnerable areas in which drinking water threats would be significant (in Wellington North these are Wellhead Protection Areas A through C);
- indicate in the text, that within these areas, any use or activity that is, or would be, a significant threat is required to conform with the Source Protection Plan and, as such, may be prohibited, restricted or otherwise regulated by those policies.

Saugeen Valley Source Protection Plan

The Saugeen Valley Source Protection Plan relies on land use policy and regulation to prohibit land disposal of waste in vulnerable areas.

The Saugeen Valley Plan also contains policies to be addressed related to: sewer requirements for new lots; stormwater management review requirements; separation of combined sewers; and prevention of infiltration of waste water into groundwater aquifers. These policies are already in the Official Plan where they are more appropriately addressed, and are outside the scope of Zoning By-Law powers in our view.

The Saugeen Valley Source Protection Plan also requires the Official Plan and Zoning By-Law to include:

- mapping that identifies the vulnerable areas (in Wellington North these are Wellhead Protection Areas A through C) where activities would be significant threats (future activities);
- text that identifies that policies within the Source Protection Plan may apply to activities in these areas.

COUNTY OFFICIAL PLAN

The County Official Plan shows the relevant Wellhead Protection Areas in Wellington North on Schedule B6 and the main policies that relate to these areas are excerpted below:

Section 4.9.5.3 Land Use and Activity Prohibitions, Regulations and Restrictions within Vulnerable Areas

Notwithstanding the land uses permitted by the underlying land use designation in this Official Plan:

- Permitted land uses that involve a significant drinking water threat within a vulnerable area identified in Schedule B to this Plan may be either prohibited or regulated by the applicable Source Protection Plan;
- The County's Risk Management Official shall determine whether a new land use or activity is, or involves, a significant drinking water threat in accordance with the *Clean Water Act*, 2006 and whether the use or activity is prohibited or regulated through a Risk Management Plan in accordance with the applicable Source Protection Plan; and

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan Area

The following policies shall apply to lands within the County that are located within the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan Area as identified in Appendix 4:

- a) The following waste disposal facilities shall be prohibited within WHPAs with a vulnerability score of 8 or 10, and IPZs with a vulnerability score of 10, where they would be considered a significant drinking water threat:
 - i. Land disposal of petroleum refining waste within the meaning of clause (d) of the definition of "land disposal" in section 1 of Regulation 347 (General – Waste Management) R.R.O. 1990 made under the *Environmental Protection Act*;
 - ii. Land disposal of municipal waste, hazardous waste, liquid industrial waste, or processed liquid industrial waste, within the meaning of clauses a) and b) of the definition of "land disposal" in section 1 of Regulation 347 (General – Waste Management) R.R.O. 1990 made under the *Environmental Protection Act*; and
 - iii. Land disposal of liquid industrial waste, industrial waste, or commercial waste within the meaning of clause (c) of the definition of "land disposal" in section 1 of Regulation 347 (General – Waste Management) R.R.O. 1990 made under the *Environmental Protection Act*.

- b) Where the establishment, operation or maintenance of a septic system within WHPAs and IPZs with a vulnerability score of 10 would be considered a significant drinking water threat, new lots created through severance or subdivision under the Planning Act shall only be permitted by the approval authority where the lots will be serviced by a municipal sewage system.
- c) The local area municipality shall consider establishing or continuing programs that reduce infiltration of waste water into groundwater aquifers from sanitary sewers and related pipes or discharge from a stormwater management facility within a WHPA with a vulnerability score of 10.

PLANNING DISCUSSION

When a building permit or planning application is submitted, it is screened at the Township (or County for consents) as to whether it is in a Wellhead Protection Area. If the subject lands are in a Wellhead Protection Area and it meets other screening criteria, the application is forwarded to the Risk Management Official for review. The Risk Management Official then determines what requirements, if any, need to be addressed by the applicant. The forms and procedures for this process, which are already in place at the Township and the County, will not need to change as a result of the proposed amendment.

It is also important to note that the Grand River Source Protection Plan includes a policy to the effect that development proposals for solely residential uses are exempt from the above requirements. The Grand River Plan also provides discretion to the Risk Management Official to determine that certain types of development proposals are exempt from the above requirements. This policy has reduced the number of applications that need to be handled by the Risk Management Official in the Arthur area.

When dealing with drinking water source protection it is helpful to recognize that there is a difference between a "land use" and an "activity that would be a significant drinking water threat". Depending on the specific nature of the business, a "land use", such as Industrial, may or may not include a significant threat activity. For example, while manufacturing may be a permitted industrial use, a risk management plan detailing measures on chemical handling and storage *activities* may be required prior to *Planning Act* approval or Building Permit issuance. Equally, if the proposed industrial use will not involve any significant drinking water threat activities, then there would be no additional requirements.

The Zoning By-Law currently has provisions that prohibit a landfill/waste disposal site across the Township; the wording of these provisions is somewhat dated. The Saugeen Valley Source Protection Plan also has policies that prohibit land disposal of waste in the vulnerable areas. The terminology related to waste disposal was reviewed and is proposed to be changed to: bring the terminology

up to date; and, to conform with the Saugeen Valley Source Protection Plan. The amended By-Law would exceed the Saugeen Plan requirements in our view because the provisions would apply Township-wide.

DRAFT ZONING BY-LAW

The Draft Zoning By-Law Amendment that has been circulated for comments would:

- i) Add the Saugeen Valley and Grand River Wellhead Protection Area Overlays to Maps 1, 2, 3 and 3A;
- ii) Add provisions that any use that is, or would be, a significant drinking water threat is required to conform with all policies of the applicable Source Protection Plan and, as such, may be prohibited, restricted, or otherwise regulated by the applicable Source Protection Plan;
- iii) Revise Section 6.35.2 Restricted Uses to update the wording and to conform with Saugeen Source Protection Plan significant threat policies on waste disposal; and
- iv) Include new definitions as needed.

A draft Zoning By-law Amendment had been prepared for public and agency review and Council's consideration, and was attached to this report.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority

- No natural hazard or natural heritage concerns relating to the proposed amendment

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at the regular Council meeting following the Public Meeting. Persons wishing notice of the passing of the By-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

No questions or comments from the floor

COMMENTS/QUESTIONS FROM COUNCIL

No questions or comments from Council

OWNER/APPLICANT: Township of Wellington North

LOCATION OF THE SUBJECT LAND

The proposed amendment affects all lands in the Township of Wellington North.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to provide for Township initiated “housekeeping” amendments to the Comprehensive Zoning By-law as itemized below. Please note this was not a complete list and more information could be obtained at the Township office:

- i) General typographical and mapping corrections.
- ii) Add and update definitions, including clarifying the definition of street, building and swimming pool.
- iii) Clarification of text for regulations such as air conditioner units, tarped/coverall structures, Outdoor display, temporary sales trailer, NE zone setbacks.
- iv) Amend provisions for accessory structures, including increasing the size and height.
- v) Amend provisions to increase maximum floor area for home industries.
- vi) Include new provisions for lots created as surplus farm dwelling to recognize lot size.
- vii) Include new provisions to permit an accessory dwelling unit on a rural lot.
- viii) Modify parking requirements for aisle, access width and barrier free and add criteria for parallel and angled parking requirements.
- ix) Amend minimum front yard and exterior side yard setbacks in residential zones.
- x) Amend minimum lot area and frontage in residential zones.
- xi) Remove and/or amend site specific exemptions for expired garden suites, redundant restrictions and general adjustments.
- xii) Amend minimum distances between townhouses and apartments.
- xiii) Amend permitted uses within the Future Development zone to existing uses only.

NOTICE

Notice was published in the April 12th edition of the Wellington Advertiser and mailed to the applicable agencies on April 12th, 2018.

PRESENTATIONS

Linda Redmond, Manager of Planning & Environment, reviewed her Planning Report, dated April 24, 2018.

PLANNING SUMMARY

This housekeeping amendment will introduce changes to the Township of Wellington North Zoning By-law 66-01 to clarify regulations and mapping, improve or refine regulations and correct any typographical inaccuracies. This report provides our preliminary comments on the proposed amendments, while providing an opportunity for further discussion and comments through the public meeting process.

PURPOSE

Housekeeping changes or amendments are intended to keep a zoning by-law relevant with other policy or legislation, user friendly, accurate and manageable. The current Zoning By-law was adopted in 2001 and has undergone three housekeeping amendments (2003, 2009 & 2013). The 2018 proposed housekeeping changes have been compiled through day to day usage of the document and are to edit, clarify and update the By-law. These housekeeping amendments have been developed in consultation with Darren Jones, Chief Building Official.

PLANNING DISCUSSION

Accessory Structures

Proposed increase in size to allow larger accessory structures in the rural area. Current size permitted is 1000 sq.ft. with additional increments of 100 sq.ft. per acre. The proposed increase is to permit a 2000 sq.ft. building with increments of 450 sq.ft. This change will eliminate the need for a number of variances for larger structures in the rural area. Additionally this change will also eliminate the need for additional zone amendments or variances that are required in order to recognize existing buildings retained with a surplus farm dwelling severance. The building size will be capped at 5000 sq.ft. and the height will also be capped at 22 ft. The increase in height is necessary to accommodate the building trusses that would be required for a larger structure. The following table shows the sliding scale:

Lot size (acres)	Existing Sq.ft.	Proposed Sq.ft.
1	1000	2000
2	1100	2450
3	1200	2900
4	1300	3350
5	1400	3800
6	1500	4250
7	1600	4700
8	1700	5000 max

Home Industry

Proposal is to increase the size of a structure used for a home industry from 2000 sq.ft. to 2500 sq.ft. This building size is consistent with the home industry requirements in other townships within the County.

The second change to the home industry criteria is to require a minimum lot area of 25 acres. Currently home industries are permitted on reduced agricultural lots, which could include lots that are 1 acre in size. This is contrary to the Provincial Policy Statement (PPS) which requires that on-farm diversified uses are to be located on a farm property that is actively farmed. The criteria further states that on-farm diversified provisions do not apply to small residential lots in the prime agricultural area.

These two changes will bring the home industry regulations into conformity with the current PPS regulations for on-farm diversified uses. It should be noted that the remaining home industry provisions in the by-law are more restrictive or prescribed than the PPS criteria.

Wellington North Community Growth Plan

There are a number of changes proposed to the zoning by-law that will address some of the recommendations/goals in the WNCGP, particularly as they relate to intensification and density. The following relevant Growth Management Goals have been identified:

- To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
- To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.
- Intensification Goals – To encourage intensification generally to achieve the desired urban structure.

To achieve this the following changes are proposed:

- Reduction of the front yard and exterior side yard setbacks to 6m for residential zones in the urban areas.
- Introduction of a smaller single family residential lot size – R1C and R2 proposed to have 40 ft. frontage and area of 4000 sq.ft.
- Distances required between cluster townhouse and apartment buildings on the same lot. The current criteria requires considerable distance between separate buildings on the same lot. The proposed criteria will decrease this, which will permit developments with higher density.
- Proposed to allow conversion of a single detached dwelling to allow an additional residential dwelling within the rural residential area.

All of the proposed Township initiated amendments are set out in the attached chart. The proposed amendments are intended to correct topographical errors, keep the by-law current and user friendly by introducing new criteria, enhance

customer service by expediting appropriate development, maintain the effectiveness of the Zoning By-law and reduce the number of Committee of Adjustment applications.

Wellington North 2018 Proposed Housekeeping Amendments

Section 5 Definitions	1	New Definitions AIR CONDITIONERS AND HEAT PUMPS , means equipment designed to heat or cool the interior of buildings and structures and which are normally located outside or on a roof. OUTDOOR STORAGE , means the use of land for outdoor storage of equipment, goods or materials in the open air. It does not include storage in transport truck trailers. PARKING SPACE ANGLED , means the orientation of a parking space in such a manner that the side of a motor vehicle, when parked, is at an angle other than parallel to the drive aisle, driveway, lane, or street which gives direct access to such parking space. PARKING SPACE, BARRIER FREE ACCESSIBLE , means a parking space provided for the use of persons with disabilities pursuant to the Accessibility for Ontarians with Disabilities Act. PARKING SPACE, PARALLEL , means the orientation of a parking space in such a manner that the side of a motor vehicle, when parked, is parallel to the drive aisle, driveway, lane, or street which gives direct access to such parking space. PARKING SPACE, TANDEM , means the arrangement of two parking spaces such that it is necessary to traverse one parking space to gain access to the other from a lane, drive aisle, driveway, or street. PARKING SPACE, VISITOR , means a parking space for the exclusive use of visitors to a premises. STACKING LANE , means a continuous on-site queuing lane that includes stacking spaces for motor vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs. STACKING SPACE , means a rectangular space that may be provided in succession and is designed to be used for the temporary queuing of a motor vehicle in a stacking lane.
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Section 5 Definition Amendments	Numbering - Remove	Remove 5.1 to 5.237
	<p>ACCESSORY – add wording to clarify habitation meaning</p>	<p>ACCESSORY, when used to describe a use, building or structure, means a use, building or structure, which is incidental, subordinate, and exclusively devoted to the main use, building, or structure located on the same lot and in the same Zone as such use, building or structure and which is not used or intended for use as human habitation unless permitted by the provisions of certain Zones of this By-law.</p>
	<p>BUILDING, add wording to address coverall structures.</p>	<p>BUILDING, means any structure temporary or permanent, which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals or chattels, and shall include a tarped/coverall structure but does not include a lawful boundary wall or fence.</p>
	<p>SEWAGE TREATMENT FACILITY, means a use, building, structure or parts thereof, approved by the Ministry of the Environment for the treatment and disposal of domestic and industrial waste, and storm water, and includes a system of underground pipes/conduits, sewage pumping stations and wastewater lagoons.</p>	<p>SEWAGE TREATMENT FACILITY, means a use, building, structure or parts thereof, approved by the Ministry of the Environment for the treatment and disposal of domestic and industrial waste, and storm water, and includes a system of underground pipes/conduits, sewage pumping stations and wastewater lagoons.</p>
	<p>STOREY e) FIRST STOREY – amend definition to reflect the OBC.</p>	<p>Means the storey having its floor level closest to the finished grade and its ceiling at least two more than 1.8 metres above finished grade.</p>
	<p>STREET, add wording to address year round</p>	<p>STREET, means a public right-of-way which shall be</p>

	<p>maintenance.</p>	<p>constructed and opened and improved and maintained year round and assumed by the municipality, county or province or other public road authority for public use. A street does not include a lane or any other private right-of-way.</p>
	<p>SWIMMING POOL, means any body of water permanently located outdoors or indoors, contained by artificial means and used and maintained for the purpose of swimming, wading, diving or bathing.</p>	<p>SWIMMING POOL, means any body of water permanently located outdoors or indoors, contained by artificial means and used and maintained for the purpose of swimming, wading, diving or bathing.</p>
<p>Section 6.1 Accessory Uses</p>	<p>6.1.2 b) - Amend In any R1B, R1C, R2 or R3 Zones, all accessory buildings and structures shall be located in a rear yard or interior side yard provided it is not closer than 1.0 m (3.3 ft) to the interior or the rear lot line.</p>	<p>In any R1A, R1B, R1C, R2 or R3 Zones, all accessory buildings and structures shall be located in a rear yard or interior side yard provided it is not closer than 1.0 m (3.3 ft) to the interior or the rear lot line.</p>
	<p>6.1.2 c) - Amend Notwithstanding Section 6.1.2 b), in any R1A or ER Zone or a lot subject to the reduced lot regulations of subsection 8.5, all accessory buildings and structures shall not be located in a required front or required exterior side yard and shall not be located closer than 3.0 m (9.8 ft) to the rear or interior lot line.</p>	<p>Notwithstanding Section 6.1.2 b), in any R1A Zone or ER Zone or a lot subject to the reduced lot regulations of subsection 8.5, all accessory buildings and structures shall not be located in a required front or required exterior side yard and shall not be located closer than 3.0 m (9.8 ft) to the rear or interior lot line.</p>
	<p>6.1.3 – Height - Amend In any residential zone including a lot subject to the reduced lot regulations of Section 8.5 and in the C1- Central Commercial Zone, the height of an accessory use building or structure shall not exceed 4.5 m (14.8 ft). In all other zones the</p>	<p>a) In any residential zone including a lot subject to the reduced lot regulations of Section 8.5 and in the C1- Central Commercial Zone, the height of an accessory use building or structure shall not exceed 4.57 m (15 ft).</p>

	<p>maximum height for an accessory use is the same as the main building. Notwithstanding the above provisions shall not apply to agricultural buildings such as but not limited to silos, grain bins and corn cribs as permitted in Section 8.1 and further defined in Section 6.4.</p>	<p>In all other zones the maximum height for an accessory use is the same as the main building. The above provisions shall not apply to agricultural buildings such as but not limited to silos, grain bins and corn cribs as permitted in Section 8.1 and further defined in Section 6.4.</p>
	<p>6.1.3 – Height – New provision</p>	<p>b) On a lot subject to the reduced lot regulations of subsection 8.5, the maximum height of an accessory use, building or structure shall not exceed 6.7 m (22 ft) and shall not exceed one storey. The above provisions shall not apply to agricultural buildings such as but not limited to silos, grain bins and corn cribs as permitted in Section 8.1 and further defined in Section 6.4</p>
	<p>6.1.4 b) Lot Coverage - Amend Provided the maximum lot coverage is not exceeded for an accessory building or structure, the combined maximum floor area for all accessory buildings or structures not including a hobby barn or home industry in any residential zone including a lot subject to the reduced lot regulations of Section 8.5 shall not exceed 92.9 m² (1000.0 ft²) ground floor area for any lot 0.4</p>	<p>6.1.4 b) – Lot Coverage Provided the maximum lot coverage is not exceeded for an accessory building or structure, the combined maximum floor area for all accessory buildings or structures not including a hobby barn or home industry in any residential zone and a lot subject to the reduced lot regulations of Section 8.5 shall not exceed 185.8 m² (2000.0 ft²) ground floor area for any lot 0.4 hectares (1.0 acres) or less in size. For each</p>

	hectares (1.0 acres) or less in size. For each additional full 0.4 hectares (1.0 acres) of lot area, an additional 9.29 m ² (100 ft ²) of ground floor area may be added to the accessory building.	additional full 0.4 hectares (1.0 acres) of lot area, an additional 41.8 m² (450 ft²) of ground floor area may be added to the accessory building, to a maximum ground floor area of 464.5 m² (5000 ft²).
	6.1.5 - Establishment of an accessory building or use - new provision	6.1.5 c) A tarped/coverall structure when used as an accessory structure, shall be required to comply to section 6.1 accessory uses.
	6.1 - Addition of New use	6.1.7 AIR CONDITIONERS, HEAT PUMPS, POOL PUMPS, FILTERS AND HEATERS Air conditioners, heat pumps, filters and heaters are permitted in conjunction with a permitted use provided: a) They are not located in the front yard. b) They are located a minimum of 1m from the interior side lot line and no closer than the required exterior side yard for the main building, and, c) They are located no closer to a Residential Zone boundary than the minimum setback required for main buildings in Non-Residential Zones from Residential Zone boundaries.
Section 6.7 Day Lighting Triangle	6.7 a) –Amend daylight measurement.	a) On a corner lot, the triangular space formed by the street lines and a line drawn from a point on one street line to a point on the other street line is determined by a point measuring 9.0 m (29.5 ft) 7.5 m (24.6 ft) along the street line from the point of intersection of

		the said street lines.
	6.7 c) – Amend The provisions of this section shall also apply to land which abuts one or more unopened streets.	The provisions of this section shall also apply to land which abuts one or more unopened streets or lanes .
Section 6.10	6.10 – Frontage on Public Street – amend title to reflect definition of street.	Frontage on Public Street
Section 6.14 Home Industry Regulations	6.14 d)– Home Industry – floor area - Amend The maximum square footage of any or all buildings or structures used for a home industry shall not exceed 185.5 m ² (2,000.0 ft ²) of floor area.	The maximum square footage of any or all buildings or structures used for a home industry shall not exceed 232.25 m² (2,500.0 ft²) of floor area, which shall include but is not limited to: generator room, lunchroom, office, mechanical room, basement area and inside storage area;
	6.14 h) – New provision	h) The use of the premises in connection with such home industry shall in no way be offensive, obnoxious or dangerous to the neighbours or the area by reason of: the emission of light, heat, fumes, noise, vibration, gas, dust, smoke, fire, odour, air or water borne waste or pollution; interference with radio or television; or, the significant increase in vehicle traffic due to frequency of deliveries by commercial carriers or patron parking.
Section 6.22.1 Continuance of Legal Non-Complying status	6.22 first paragraph & 6.22.1 – renumber	6.22 – first paragraph becomes a) 6.22.1 becomes 6.22 b)
Section 6.25 Outdoor Display Areas	6.25 –Outdoor Display Areas – Add In a Highway Commercial Zone or Agricultural Commercial Zone, the	In a Highway Commercial Zone, Industrial Zone or Agricultural Commercial Zone, the outdoor display of goods,

	<p>outdoor display of goods, materials and equipment, which is accessory to the main use of the lot, shall be permitted in accordance with the following regulations:</p>	<p>materials and equipment, which is accessory to the main use of the lot, shall be permitted in accordance with the following regulations:</p>
<p>Section 6.27, Parking Regulations</p>	<p>6.27.1 – new provisions for parallel and angled parking stall size.</p>	<p>Angled - width 2.9m (9.5 ft), width 5.5m (18 ft). Parallel – width 2.7m (8.8 ft), width 6.5m (21.3ft) Private Garage – interior - 3m (9.8 ft), 5.5m (18 ft)</p>
	<p>6.27.2 – new provisions for aisle width for one way and two way traffic.</p>	<p>Access to parking areas shall be provided from a street.</p> <p>All driveways and parking aisles shall have a minimum unobstructed width of 6 m (19.6 ft.) where two-way traffic is permitted and 3 m (9.8 ft.) where one-way direction of traffic flow is permitted, which is clearly indicated by signs, pavement markings or both.</p> <p>Notwithstanding the above the minimum width required for any driveway accessory to a single detached, semi-detached or street townhouse dwelling shall be 2.5 metres.</p>
	<p>6.27.8 Parking calculations – amend and add</p>	<p>Accessory Dwellings (converted dwelling) - 1/ unit (tandem parking may be permitted)</p> <p>Townhouses/ Cluster - 1.5/unit 1 space per dwelling unit; plus 1 space for each 2 dwelling units for visitors only (also see section tandem parking)</p>
	<p>6.27 – new subsection for tandem parking.</p>	<p>6.27.9. Tandem Parking Notwithstanding section 6.27.2, every four tandem parking spaces located in a</p>

		<p>cluster townhouse development in R3 zone shall be deemed to equal one visitor parking space required by this by-law, provided that there must be a minimum of 1 visitor parking space for each 4 dwelling units and such spaces shall be identified as being reserved for the exclusive use of such visitors.</p>
<p>Section 6.31 Street Setback standards and exceptions</p>	<p>6.31.2 a) & b) – Relocate and renumber</p>	<p>Section to be relocated to 6.22 – Non Complying uses 6.31.2 a) becomes 6.22 c) 6.31.2 b) becomes 6.22 d)</p> <p>6.31 – remove AND EXCEPTIONS from title Remove – 6.31.2 EXCEPTIONS (title)</p>
<p>Section 6.32 Temporary uses, Buildings and Structures</p>	<p>6.32 – new subsection</p>	<p>6.32 c) A temporary building or trailer for conducting sales of new dwelling units is permitted in any Zone provided the sales building or trailer is located within a development site. The sales building or trailer shall be setback 30 metres from the lot line of any existing residential use abutting the development site and parking areas associated with the sales building or trailer shall be setback 6m from any existing residential use abutting the development site.</p>
<p>Section 8.1 Agricultural Zone</p>	<p>8.1 – Permitted Uses – Amend</p>	<p>Remove Hobby Barn</p>
<p>Section 8.5 Reduced Lot Regulations Or 6.33</p>		<p>A new lot created by consent or new parcels created by lot line adjustment pursuant to the provisions of the Planning Act, and which</p>

		<p>parcel (severed and/or retained lands) lacks either the required frontage or area, or both, shall be deemed to comply with the lot frontage and lot area regulations of Section 8.5.1 and 8.5.2.</p> <p>Or add to section 6.33 Undersized Lot Also amend 8.5 – lot created by consent wording.</p>
	8.5.1 – Permitted Uses – Amend & Add	<p>Permitted Accessory uses to the main use:</p> <ul style="list-style-type: none"> • Hobby Barn shall be subject to the applicable regulations in accordance with as specified in Section 8.3 of this By-law. • Bed and Breakfast in accordance with Section 6.2. • Farming excluding new buildings and structures. • Conversion of a single detached residential dwelling for one additional residential dwelling unit in accordance with Section 6.29.
Section 10 to 13 R1B R1C, R2 & R3	Front Yard Setback – Amend Exterior Sideyard Setback – Amend	<p>Front yard setback – 7.6 m (24.9 ft.) change to 6m (19.8 ft.)</p> <p>Exterior Sideyard Setback – 7.6 m (24.9 ft.) change to 6m (19.8 ft.)</p>
	Interior SideYard, Minimum – Amend to reduce to 1.2m only	<p>One Storey 1.2 m (3.9 ft) More than one storey 1.8 m (5.9 ft) No attached garage 3.7 m (12.1 ft) on one side only</p>
Section 10 – R1B	10.2.1 – Lot Area – Reduction 10.2.2 – Lot Frontage – Reduction	<p>10.2.1 LOT AREA, Minimum 650.3 m² (7000.0 ft²) 465.0 m² (5005.4 ft²).</p> <p>10.2.2 LOT FRONTAGE, Minimum 20.1 m (66 ft.) 15 m (49.2 ft.).</p>
Section 11-	11.2.1 – Lot Area –	11.2.1 LOT AREA, Minimum

R1C	Reduction 11.2.2 – Lot Frontage – Reduction	465.0 m ² (5005.4 ft ²) 371.6 m² (4000 ft²). 11.2.2 LOT FRONTAGE, Minimum 15 m (49.2 ft.) 12 m (39.3 ft.).
Section 12 – R2 Zone	12.2.1.1 – Lot Area – Reduction 12.2.1.2 – Lot Frontage – Reduction	12.2.1.1 LOT AREA, Minimum 465.0 m ² (5005.4 ft ²) 371.6 m² (4000 ft²). 12.2.1.2 LOT FRONTAGE, Minimum 15 m (49.2 ft.) 12 m (39.3 ft.).
	12.1 – Permitted Uses – Amend • Four Unit Street Townhouse	<ul style="list-style-type: none"> • Three or Four Unit Street Townhouse
Section 13 - R3 Zone	13.2.1 – Regulations – new regulation	13.2.1.9 Maximum number of attached units in a row 6 13.2.2.9 Maximum number of attached units in a row 6
	13.2.2.9 – Distances Between Cluster Townhouses – Amend	13.2.2.9 a) A minimum distance of 18.3m (60.0 ft) 12 m (39.3 ft) shall be maintained between any face of a townhouse block and any face of the same or another block. b) A minimum distance of 12.2m (40.0 ft) 6 m (19.6 ft) shall be maintained between any face of a residential townhouse block and any side of the same or another block. c) A minimum distance of 9.1 m (30.0 ft) 3 m (9.8 ft) shall be maintained between any side of a residential townhouse block and any side of the same or another block.
	13.2.3.10 - Distances Between Apartment Buildings – Amend	13.2.3.10 i) a) A minimum distance of 18.3m (60.0 ft) 12 m (39.3 ft) shall be maintained between any face of n apartment and any face of the same or

		<p>another apartment.</p> <p>ii) b) A minimum distance of 12.2m (40.0 ft) 6 m (19.6 ft) shall be maintained between any face of an apartment and any side of the same or another apartment.</p> <p>iii) c) A minimum distance of 9.1 m (30.0 ft) 3 m (9.8 ft) shall be maintained between any side of an apartment and any side of the same or another apartment.</p>
Section 16 – C1 Commercial Zone	16.2.7 – Building Height, Maximum – Amend to a minimum height to encourage more than 1 storey.	Building Height, Maximum Minimum – 12.0m (39.4 ft) 6m (19.8ft)
Section 23- AC Zone	23.2.8 – Setback from Residential – Amend No Agricultural Commercial use, including outdoor storage and display areas shall be located with 15.3 m (50.2 ft) of a residence on an adjacent lot.	No Agricultural Commercial use, including outdoor storage and display areas shall be located within 15.3 m (50.2 ft) 121.9 m (400.0 ft) of a residence on an adjacent lot.
Section 29 – FD Future Development Zone	29.1 – Permitted Uses – amend section <ul style="list-style-type: none"> • Agricultural uses except no new buildings, structures or expansions to existing uses, buildings and structures. • Legally existing uses, buildings and structures • One Single detached residential dwelling • Home occupations • Existing uses, buildings and structures • Accessory uses, buildings and structures 	29.1 – Permitted Uses <ul style="list-style-type: none"> • Uses, building and structures lawfully existing on the date of passing of this by-law.
	29.2 – Regulations for a single family detached residential dwelling– Subject to the regulations of	Remove entire section and replace with: 29.2 Regulations – As

	<p>the R1A Zone as specified in Section 9 of this By-Law.</p> <p>29.3 – Regulations for Home Occupations – Subject to the applicable regulations required in Section 6.15 of this By-Law.</p> <p>29.4 – Regulations for Accessory uses, Buildings and structures – Subject to the applicable regulations required in Section 6- General Provisions of this By-law.</p>	<p>existing on the date of passing of this by-law</p>
<p>Section 30 – NE Natural Environment Zone</p>	<p>30.3 – new provision added to clarify regulations for accessory structures and existing uses.</p>	<p>30.3 d) Section 6.20.1 is applicable as it applies to setbacks to the NE zone.</p>
<p>Section 31 – Arthur Exception Zone</p>	<p>31.26 – R1C-26, Delete text and map Side yard setback reduction not needed anymore with new provisions for 1.2m.</p>	
<p>Section 32- Mount Forest Exception Zone</p>	<p>32-8 – Site specific removed from text and mapping R2-8 Notwithstanding Section 6.8, the lands zoned Residential may only be used for a single detached dwelling and accessory uses provided that municipal water is available and provided that any lot has 30.0 m (98.4 ft) of lot frontage and 1,850.0 m² (19,914.0 ft²) of lot area and in accordance with all other provisions of the R2 Zone.</p>	<p>Houses are all existing. Exemption no longer relevant.</p>
	<p>32.54 – Site Specific removed from text and mapping.</p>	<p>Use did not proceed. Minor variance was approved to address minor deficiencies.</p>
<p>Section 33 – Rural exceptions</p>	<p>33.2 – amend text</p>	<p>A-2 Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other</p>

		<p>agricultural uses, that are not accessory to a dwelling, are permitted. This restriction is a result of the subject lands obtaining a surplus farm dwelling severance to remove the existing dwelling from the overall farm parcel. It is intended to ensure that the lands are only used for agricultural purposes.</p>
	<p>33.48 – A-48, Delete text and map. Temporary use expired and mobile home has been removed.</p>	
	<p>33.66 – Site Specific removed from text only. Garden Suite</p>	<p>Temporary use expired and mobile home has been removed. Delete text and replace with text from A-2: A-66 Notwithstanding Section 8.1 or any other provisions to the contrary, the subject land zoned A-2 may be used for a single detached residential dwelling and a contractor’s yard including accessory uses, buildings and structures subject to the following regulations:</p> <ul style="list-style-type: none"> a) Lot Area, minimum 0.68 ha (1.7 acres) b) Lot Frontage, minimum 45 m (147.5 feet) c) Lot Coverage, maximum 30% d)Ground Floor Area, minimum for Residential Dwelling Unit 92.9 sq.m (1000 sq. ft) e) Front Yard, minimum 18.3 m (60.0 ft) f) Side Yard, minimum 7.6 m (24.9 ft) g) Rear Yard, minimum 10.7 m (35.1 ft)

	33.81 – A-81, Delete text and map Temporary use expired and mobile home has been removed.	
	33.146 – text correction	A-146 Notwithstanding Section 6.1.4 ii or any other section of this by-law, the shed existing on the day of passing of this by-law may have a maximum floor area of 250.8 sq.m. (2,700 sq.ft). 353.02 sq.m. (3,800 sq.ft). Subject to the following conditions:
	33.149 – text and map correction	A1-149 – change to A-149
	33.155 – text and map correction	33.155 – change to ? A-155 – change to ?
	33.157 – text correction	33.157 – change to 33.166
	33.158 – text and map correction	33.158 – change to 33.167 A-158 – change to A-167
Rural Map 1	Rezone lands from A-2 to A-66	Using this site specific for all properties zoned to restrict residential uses under the surplus farm dwelling policies.
	Rezone all lands zoned to restrict residential to A-2.	Group all properties with this restriction under the same zone category. Surplus farm dwelling lands.
	Rezone lands from E1 to A	Aggregate Pit licence has been surrendered and pit has been rehabilitated.
	Rezone from E1 to A (B25/16)	Not used for extraction.
	Rezone from E1 to A (42/13)	Not used for extraction.
	Rezone from C2 to A	Commercial building has been converted to dwelling.
Mount Forest Map 3	Rezone lands from R1B to R2	Lot line adjustment (B37/15) – lands added to existing apartment.

CORRESPONDENCE FOR COUNCIL’S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority

- Generally acceptable to SVCA staff. Recommend minor wording addition noted.

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a future regular Council meeting. Persons wishing notice of the passing of the By-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

No comments or questions from the floor.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor McCabe commented that the amendments will provide better efficiencies. He asked if on farm businesses must be agriculture specific and are there limits on what can be taken out of farm use. Ms. Redmond stated that secondary farm related uses are very specific, such as grain elevators. There is criteria related to on farm diversified uses that must be related to the farm, some are accessory. OMAFRA suggests agricultural impact assessments be done.

Councillor Burke asked if dropping frontage on residential lots from 50 ft to 40 ft would apply to both new and infill lots. Ms. Redmond stated that it would apply to both.

Councillor Hern asked how small coverall structures are covered in the zoning by-law. Ms Redmond commented that Wellington North has treated them as building structure that must be kept off property line and front lawns.

Mayor Lennox asked if hoop type structures and green houses are included and clarification regarding setbacks in the NE and Future Development Zones. Ms. Redmond stated that hoop type structures and green houses will be regulated by the Zoning By-law. Section 30.3D clarifies setbacks in the NE Zone. Future Development Zones allow certain restricted uses.

ADJOURNMENT

RESOLUTION 3

Moved by: Councillor McCabe

Seconded by: Councillor Hern

THAT the Public Meeting of April 23, 2018 be adjourned at 2:54 p.m.

CARRIED

CLERK

MAYOR