

**TO:** Mayor Grant & Members of Council  
**FROM:** Sarah Ivins, Planner  
**DATE OF MEETING:** March 19, 2024  
**SUBJECT:** Housekeeping Amendments to Zoning By-law 034-2014

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**RECOMMENDATION(S):**

**THAT** Planning Staff Report PSR-003/2024 be received; and

**THAT** Council endorse the proposed amendments outlined in Appendix “A”; and

**THAT** staff be directed to initiate a housekeeping zoning by-law amendment file and to schedule a public meeting for April 30, 2024.

**EXECUTIVE SUMMARY:**

The purpose of this report is to provide Council with recommendations respecting housekeeping amendments to Township’s Zoning By-law 034-2014 to address common minor variance requests and provisions that require clarification to improve the functionality of the Zoning By-law.

**BACKGROUND:**

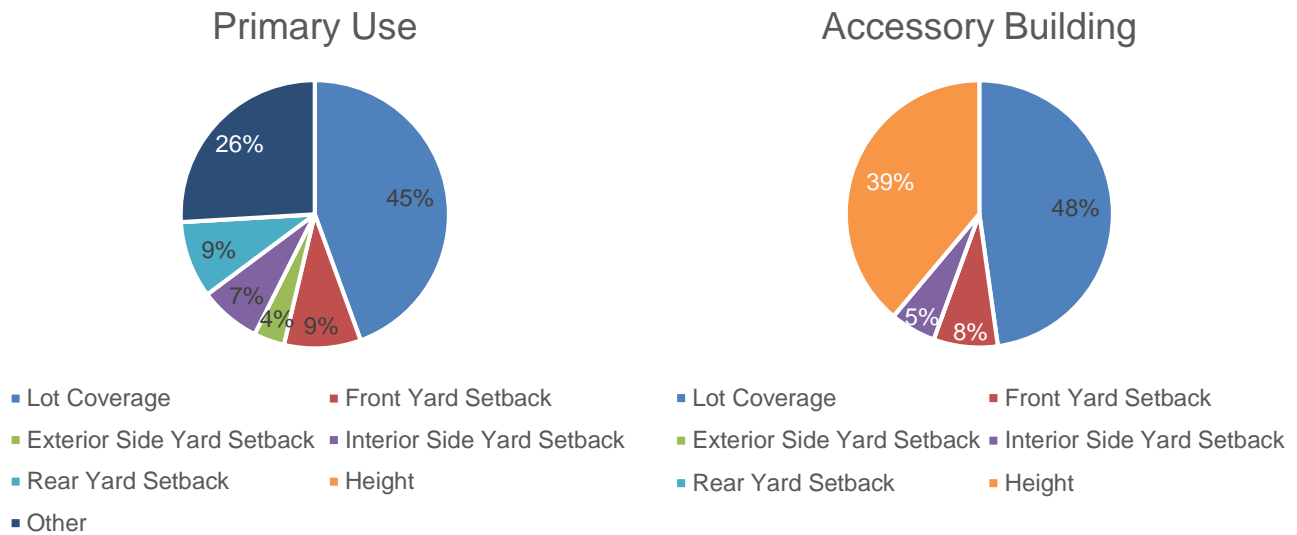
Housekeeping Items

Zoning By-law 034-2014 was adopted by Council in the fall of 2014 for all lands outside of the Township’s eight Hamlets. In working with Zoning By-law 034-2014, staff have identified several areas that require further clarification or amendment to ensure that the intent of the official plan is being met, to improve the functionality of the Zoning By-law and to ensure consistency in interpretation of certain provisions. This includes new definitions, modifications to existing definitions, new provisions for garden suites, changes to accessory building requirements, clarification on permitted uses in the Agricultural, Rural and Institutional zones, changes to secondary suite provisions, updated parking and loading requirements and setbacks for municipal drains.

Review of Historical Minor Variance Applications

Council has also directed staff to review the provisions for accessory buildings as some residents have approached Council with the concern that the current provisions are not reflective of the community needs. Staff compiled data from minor variance applications from 2015 through to 2023 to gain a better understanding of the most common types of variance requests considered by the Committee of Adjustment. Figure 1 shows a breakdown of the types of variances received for primary uses and accessory buildings.

Figure 1 – Summary of Minor Variances for all Zones



As shown above, forty-five percent of minor variances for primary uses are for overall lot coverage, thirty-nine percent of minor variances for accessory buildings are for accessory building height and forty-eight percent of minor variances for accessory buildings are for accessory building lot coverage.

Minor variances for lot coverage for a primary use were primarily for new single detached dwellings or for additions to existing single detached dwellings smaller lots of record within the Agricultural and Rural zones. The primary reason for the increased lot coverage is to accommodate a bungalow style dwelling and/or covered porches, decks and patios as well as any accessory buildings on the property.

The primary reason given for the increased accessory building lot coverage is to have a workspace for hobbies, space for the storage of recreational equipment such as ATV's, snowmobiles, RV's, boats and trailers as well as the storage of lawn maintenance equipment and vehicles. The current maximum accessory building lot coverage is the lessor of 2.5% or 100m<sup>2</sup>. Staff and Council have received feedback from residents that this requirement is restrictive and that increased lot coverage would allow for a more streamlined approach to obtaining a building permit.

The primary reason given for increased accessory building height is the need for taller walls to accommodate large items such as RV's, boats and trailers or to accommodate a second storey for a secondary suite above a garage. The current maximum height provision of 5m is prohibitive for these uses.

Hamlet Zoning

The Township's Hamlets are currently governed by Zoning By-law 581-78, which is an outdated by-law. When Zoning By-law 034-2014 was adopted, the Township was still working on an appeal of the Hamlet boundaries under the new Township Official Plan. As such, Zoning By-law 034-2014 was adopted for the lands outside of the Township's Hamlets and the Zoning By-law 581-78 remained in effect for the Township's Hamlets.

The issue regarding the Township's Hamlet boundaries has since been resolved with the Province and so the zoning should be updated to align with the current Official Plan.

Staff note that the Township will be undertaking a comprehensive review of the current Official Plan to ensure conformity with the new Niagara Official Plan, which was approved by the Province in November 2022. The Official Plan review is anticipated to begin this year and following that, a further update to the Zoning By-law will be required.

### **OPTIONS/DISCUSSION:**

Based on the key issues identified above, a summary of the proposed amendments to the Zoning By-law to address these issues is outlined below. Staff have also prepared a chart that outlines the existing zoning provisions and the proposed text changes, which is attached as Appendix "A".

#### **Section 3: Definitions**

##### *Height*

The current definition requires height, in the case of a pitched roof, to be calculated from the average finished grade at the front elevation to a point mid-way between the eaves and the ridge. The intent for starting the height calculation at the front elevation is to allow for circumstances where there is a significant reduction in elevation between the front and rear of a building. For example, this would allow for a two storey single detached dwelling with a walk-out basement at the rear. However, staff have encountered issues where the opposite occurs, specifically in the lakeshore area where the elevation increases as you move toward the rear yard (lake side). This becomes challenging to get one storey in the rear yard and still meet the height requirement measured from the front yard. Additionally, the construction drawings submitted with building permit applications typically don't show the height from grade to the midpoint which requires additional review and calculations to confirm zoning compliance. As such, staff recommend that the definition be changed to start the height at the average finished grade, which would take the average elevation of all four corners of the structure, to the ridge. By changing the definition of height, the maximum height requirement in each zone will have to be increased to reflect the change in measuring to the ridge.

##### *Home Industry and Home Occupation*

The current definitions for home industry and home occupation specifically identify that such uses are to be performed by one or more residents of the household on the same property. For greater clarity, staff are proposing to include wording that prohibits such uses from having employees that do not reside at the property as that is not the intent of home occupations and home industries in Provincial guidelines.

##### *Lot Coverage*

The current definition of lot coverage states that for lots adjacent to Lake Erie, that the waterside of the dynamic beach hazard shall not be included as lot area in the lot coverage calculation. Staff propose to modify this definition by outlining that if a property has a shorewall, that the area on the waterside of the shorewall shall not be included as lot area in the lot coverage calculation. If no shorewall exists, then the requirement to

exclude the lot area on the waterside of the dynamic beach hazard will remain. This is a similar approach to a provision in Section 4.28 which states that “*any minimum yard required by this By-law adjacent to Lake Erie shall be measured from any shorewall, or alternately where no shorewall exists, from the dynamic beach hazard of Lake Erie*”. Staff also propose to clarify that uncovered decks, uncovered porches, pergolas, ornamental structures such as mailboxes or birdhouses and outdoor swimming pools are not to be included in the lot coverage calculation.

### *Resort*

A resort is listed as a permitted use for the Resort Recreational Commercial (C3) zone however it is an undefined term in the Zoning By-law. Staff have had discussions with property owners, prospective purchasers of properties and developers with respect to what a resort means within the Township context. Staff propose to include a definition of resort to provide greater clarity on the intention of the C3 zone.

### *Temporary Tent*

Staff propose to add provisions for temporary tents in Section 4: General Provisions, which are outlined below. To provide further clarification on the intention of the new section for temporary tents, staff are proposing to add a definition of temporary tent.

## Section 4: General Provisions

### *Temporary Tent Provisions*

The current by-law doesn't contain provisions for a temporary structure such as a special event tent for private functions. This type of temporary structure has frequently come up through enquiries and building permit submissions, as temporary tents over 60m<sup>2</sup> require a building permit. To ensure that these temporary structures are sited in a suitable location that does not have an impact on any municipal roads, staff are proposing to add an additional subsection to 4.3 Temporary Uses to outline provisions for these structures.

### *Increase Setback to a Municipal Drain*

Official Plan Policy 4.4.4 requires a minimum building setback of 15 metres to municipal drains that does not contain fish habitat. This is to ensure that there is adequate access for drain maintenance, to protect the integrity of the drains and to protect environmental health of the watershed. Section 4.15 of Zoning By-law 034-2014 currently requires a minimum setback of 11 metres. Staff propose to increase the setback to 15 metres to align with the official plan policies.

### *Provisions for Home Industries & Home Occupations*

The current provisions for home industries and home occupations prohibit the outdoor storage and display of goods and materials or products. There have been several instances where vehicles and equipment for such uses have been stored outside which has resulted in several complaints regarding noise and aesthetics of the property. Staff propose to prohibit outdoor storage of vehicles and equipment to address this issue.

### *Secondary Suite Provisions*

In the past several years, secondary suites have become quite popular within the Township as an alternate housing option. Staff have identified some challenges with the current zoning provisions for secondary suites, specifically relating to the scale of the secondary suite. The current by-law permits secondary suites either within the primary dwelling or within an accessory building that is accessory to the primary dwelling. The intent of a secondary suite is to be an accessory dwelling unit and therefore smaller in scale than the primary dwelling. The current zoning does not contain any provisions to restrict the scale of secondary suites, except through the maximum lot coverage provisions for a primary dwelling or an accessory building. Staff propose to set a maximum size for secondary suites, based on the gross floor area of the dwelling or based on the ground floor area of the accessory building. Staff also propose that a secondary suite be limited to a maximum of three bedrooms and that the requirement for the exterior appearance of the dwelling to be unaltered to accommodate the unit be removed.

### *Accessory Building Requirements*

Based on the review of minor variance data, staff are proposing to change the maximum accessory building lot coverage for all zones to a percentage rather than the lesser of a specific area (m<sup>2</sup>) or a percentage. This will allow accessory buildings to be proportionate to the lot size and will be easier for residents to understand when planning projects for their property. Staff propose a maximum lot coverage of 4% for the Agricultural and Rural Zones as well as the Residential Zones and a maximum lot coverage of 5% for the Commercial Zones. Staff also propose to increase the maximum height provision to 8m for the Agricultural, Rural and Commercial Zones and 6.5m for the Residential Zones. However, there will be a provision for the Residential Zones that allows for a maximum height of 8m where a secondary suite is located within a second storey. Staff are also proposing to introduce accessory building requirements for the Industrial Zones.

## Section 5: Parking & Loading Provisions

### *Parking Requirements for a Fire Hall or Municipal Building*

Zoning By-law 034-2014 currently does not provide minimum parking requirements for a fire hall or municipal building. Zoning By-law 581-78 (in effect for the Township's Hamlets) does have parking requirements for these uses and requires a sufficient number of parking spaces to accommodate the employees of and the visitors to such use. Staff propose that the same requirement be added to Table 3 of Section 5 of Zoning By-law 034-2014.

### *Loading Provisions for Industrial Uses*

Zoning By-law Amendment 027-2015 added vehicle loading space requirements for industrial uses. However, the original Zoning By-law 034-2014 contained an editing error whereby the loading requirements for "institutional uses" were meant to apply to "industrial uses" based on the planning consultant's work completed during the original by-law preparation. This Zoning By-law amendment corrects this error, by amending By-law 034-2014 again to not add the new industrial loading provisions added by By-law 027-2015 and simply amending the institutional loading provisions to apply to industrial

uses. As such, the consolidated amendment, only shows the change from institutional requirements to industrial requirements and not the text that was added by By-law 027-2015 and then subsequently deleted by this proposed by-law amendment.

## Section 6: Agricultural & Rural Zones

### *Permitted Uses*

Zoning By-law Amendment 027-2015 made a change to the Agricultural Zone permitted use table (Table 5) which implied severances (a new house on a new lot) were permitted in all Agricultural zones; however, under the Official Plan policies, severances for a house on a new lot are only permitted in the Rural designation, which is implemented through the A4 zone. As a result, Table 5 is further amended such that it is clarified that residential severances, except in the case of surplus farm dwellings, are not permitted in the A1, A2 and A3 zones.

### *Lot Coverage for a Single Detached Dwelling as a principle use*

To address the number of variances needed for lot coverage for a single detached dwelling in the A1, A2, A3 and A4 zones, staff propose to increase the maximum lot coverage from 7% to 10%. The increase aligns with the lot coverage that is currently permitted in the Township's Hamlets and larger lots in the lakeshore area.

### *Garden Suite Provisions*

The Township's Official Plan permits garden suites within the Agricultural and Rural Areas. Zoning By-law 034-2014 defines a garden suite but does not include any detailed provisions regarding placement, quantity and agreements for the use. Staff propose to include a garden suite as a permitted use in the A1, A2 and A4 zones subject to a temporary use by-law and to add provisions that permit initial approvals for ten years with extensions of three years available up to a maximum of twenty years, to require a development agreement regarding the placement, maintenance and removal of a garden suite, to require that the garden suite be located in close proximity to the primary use and to comply with the Minimum Distance Separation (MDS) guidelines for adjacent livestock facilities.

## Section 10: Institutional Zones

### *Additional Permitted Uses*

The Institutional Zone is typically used where uses such as schools, churches, government offices and services as well as community organizations and non-profit agencies exist. Staff propose that a municipal arena, municipal community centre and municipal operations centre be added as permitted uses within the Institutional – I zone to accommodate current and future Township facilities.

## Section 12: Mobile Home Park Zone

### *Zoning Requirements for a Convenience Retail Store in the Mobile Home Park Zone*

Table 29 of Zoning By-law 034-2014 outlines the permitted uses within the Mobile Home Park – MHP zone, which includes a convenience retail store as an accessory use. However, Table 30 does not provide any zoning provisions for that use. Staff propose

that Table 30 be updated to add convenience retail store with the same provisions listed for a mobile home park.

Section 15: Maps

As discussed above, staff are proposing to implement Zoning By-law 034-2014 for the Township’s Hamlets and to repeal Zoning By-law 581-78. The proposed zoning will align with the current Township Official Plan. The planning consultant will be providing staff with zoning maps 33 – 40 for inclusion in Zoning By-law 034-2014, covering the Township’s eight Hamlets. The Hamlet maps will be available prior to the public meeting.

**FINANCIAL CONSIDERATIONS:**

By addressing the common minor variance requests in the proposed housekeeping amendment, staff anticipate a reduction in the number of minor variance applications going forward. This may lead to a revenue shortfall for the 2024 fiscal year as the budgeted revenue was based on an average of historical minor variance revenue. There may be some cost savings with respect to the reduction of the number of Committee of Adjustment hearings and the remuneration of the Committee members as well as costs for over-time for union staff.

All *Planning Act* applications are required to go through the pre-consultation process to determine complete application requirements. With the reduction in the need for minor variance applications, staff also anticipate a reduction in pre-consultation revenue.

Going forward, staff will take a more conservative approach to budgeting for minor variance and pre-consultation revenue to ensure it is more reflective of actual revenue.

**OTHERS CONSULTED:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Chief Administrative Officer | <input checked="" type="checkbox"/> Finance        |
| <input checked="" type="checkbox"/> Clerks                       | <input checked="" type="checkbox"/> Communications |
| <input checked="" type="checkbox"/> Community & Dev. Services    | <input checked="" type="checkbox"/> Operations     |
| <input checked="" type="checkbox"/> Fire                         | <input type="checkbox"/> Other:                    |

**ATTACHMENTS:**

- a) Appendix “A” – Chart Outlining Proposed Changes

Respectfully submitted by,

Approved by,

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Sarah Ivins  
Planner

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Mallory Luey  
Chief Administrative Officer

**APPENDIX “A”**

By-law Section	Existing Text	Proposed Amendment
<p><b>Section 3: Definitions</b></p>	<p><b>Height</b> means, with reference to a <i>building</i>, the vertical distance measured from the <i>average finished grade</i> level at the front elevation of such <i>building</i> to:</p> <ul style="list-style-type: none"> <li>a) in the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is greater, and</li> <li>b) in the case of a pitched roof, a point midway between the eaves and the ridge, but in calculating the <i>height</i> of a <i>building</i>, any construction used as ornament or for the mechanical operation of the <i>building</i>, such as a mechanical penthouse, or a chimney, tower, cupola or steeple, is not to be included.</li> </ul> <p><b>Home Industry</b> means a small scale <i>use</i>, providing a service primarily to the rural or farming community and which is accessory to a <i>single detached dwelling</i> or agriculture operation and performed by one or more residents of the household on the same property. A <i>home industry</i> may be conducted in whole or in part in an <i>accessory building</i> and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop or blacksmith’s shop, etc., but does not include an auto repair or paint shop, or furniture stripping.</p> <p><b>Home Occupation</b> means an occupation, which provides a service as an <i>accessory use</i> within a <i>single detached dwelling</i> or in an addition to the <i>dwelling</i> or in an <i>accessory building</i>, performed by one or more residents of the household on the same property. Such occupations may include services performed by an accountant, architect, auditor, dentist, medical</p>	<p><b>Height</b> means, with reference to a <i>building</i>, the vertical distance measured from the <i>average finished grade</i> level of such <i>building</i> to:</p> <ul style="list-style-type: none"> <li>a) in the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is greater, and</li> <li>b) in the case of a pitched roof, the top of the ridge, but in calculating the <i>height</i> of a <i>building</i>, any construction used as ornament or for the mechanical operation of the <i>building</i>, such as a mechanical penthouse, or a chimney, tower, cupola or steeple, is not to be included.</li> </ul> <p><b>Home Industry</b> means a small scale <i>use</i>, providing a service primarily to the rural or farming community and which is accessory to a <i>single detached dwelling</i> or agriculture operation and performed by one or more residents of the household on the same property and shall not permit any employees. A <i>home industry</i> may be conducted in whole or in part in an <i>accessory building</i> and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop or blacksmith’s shop, etc., but does not include an auto repair or paint shop, or furniture stripping.</p> <p><b>Home Occupation</b> means an occupation, which provides a service as an <i>accessory use</i> within a <i>single detached dwelling</i> or in an addition to the <i>dwelling</i> or in an <i>accessory building</i>, performed by one or more residents of the household on the same property and shall not permit any employees. Such occupations may include services performed by an accountant, architect,</p>



By-law Section	Existing Text	Proposed Amendment
	<p>practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner, hairdresser, desk top publisher or word processor, computer processing provider, teacher or day care provider.</p> <p><b>Lot Coverage</b> means:</p> <ul style="list-style-type: none"> <li>b) does not include that portion of the lot area which is occupied by a building or portion thereof which is completely below ground level;</li> <li>d) the portion of a lot in a Hazard Overlay Zone shall be included in the calculation of <i>lot coverage</i>. However, in the case of a lot abutting Lake Erie, regardless of the location of any Hazard Overlay Zone, the lot area used in the calculation of <i>lot coverage</i> shall be exclusive of any portion of the lot on the waterside of dynamic beach hazard.</li> </ul> <p>Current by-law does not contain a definition of resort.</p>	<p>auditor, dentist, medical practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner, hairdresser, desk top publisher or word processor, computer processing provider, teacher or day care provider.</p> <p><b>Lot Coverage</b> means:</p> <ul style="list-style-type: none"> <li>b) does not include that portion of the lot area which is occupied by a building or portion thereof which is completely below ground level, uncovered decks, uncovered porches, pergolas, ornamental structures such as mailboxes or birdhouses and outdoor swimming pools;</li> <li>d) the portion of a lot in a Hazard Overlay Zone shall be included in the calculation of <i>lot coverage</i>. However, in the case of a lot abutting Lake Erie, regardless of the location of any Hazard Overlay Zone, the lot area used in the calculation of <i>lot coverage</i> shall be exclusive of any portion of the lot on the waterside of any shorewall, or alternately where no shorewall exists, of the dynamic beach hazard.</li> </ul> <p><b>Resort</b> means a commercial establishment that operates throughout all or part of the year, that has facilities for serving meals including indoor/outdoor dining facilities and may include overnight accommodation in guest rooms or guest suites for the travelling public and may include facilities such as conference facilities and meeting rooms, swimming pools, saunas, spas, tennis courts and other similar recreational activities.</p>

By-law Section	Existing Text	Proposed Amendment
	<p>Current by-law does not contain a definition of a temporary tent.</p>	<p><b>Temporary Tent</b> means a collapsible shelter of fabric (such as nylon or canvas) stretched and sustained by poles and used as a temporary building.</p>
<p><b>Section 4: General Provisions</b></p>	<p><b>4.3 Temporary Uses</b> Current by-law does not contain provisions for temporary tents.</p> <p><b>4.15 Supplementary Setbacks from Any Drainage Works</b> Notwithstanding any other provisions of this By-law, a minimum <i>setback</i> of 11 metres shall be provided from any <i>drainage works</i> to permit the maintenance of said <i>drainage works</i>.</p> <p><b>4.16 Provisions for Home Occupations</b> b) Outdoor storage and display of goods and materials or products shall be prohibited;</p> <p><b>4.17 Provisions for Home Industries</b> c) Outdoor storage and display of goods and materials or products shall be prohibited;</p>	<p><b>4.3 Temporary Uses</b> a) Nothing in this by-law shall prevent the use of a <i>temporary tent</i> for a special event in any zone provided that: i. a building permit is obtained from the Township, where applicable; ii. the duration of the use and installation of the <i>temporary tent</i> is not more than 7 days; and iii. the <i>temporary tent</i> location does not interfere with any sightlines or daylight triangles for any adjacent <i>streets</i>.</p> <p><b>4.15 Supplementary Setbacks from Any Drainage Works</b> Notwithstanding any other provisions of this By-law, a minimum <i>setback</i> of 15 metres shall be provided from any <i>drainage works</i> to permit the maintenance of said <i>drainage works</i>.</p> <p><b>4.16 Provisions for Home Occupations</b> b) Outdoor storage and display of <i>commercial vehicles</i>, equipment, goods and materials or products shall be prohibited;</p> <p><b>4.17 Provisions for Home Industries</b> c) Outdoor storage and display of <i>commercial vehicles</i>, equipment, goods and materials or products shall be prohibited;</p>

By-law Section	Existing Text	Proposed Amendment
	<p><b>4.20 Secondary Suites</b>  <i>A secondary suite shall be permitted within a single detached or semi-detached dwelling or within an accessory building on a lot containing a single detached or semi-detached dwelling in any zone where single detached and semi-detached dwellings are permitted provided that the other requirements of the applicable zone are adhered to and subject to the following:</i></p> <ul style="list-style-type: none"> <li>a) <i>Only one secondary suite per single detached dwelling or semi-detached dwelling is permitted;</i></li> <li>b) <i>The unit is clearly subordinate to the primary residential unit in the dwellings;</i></li> <li>c) <i>The exterior appearance of the dwelling is unaltered to accommodate the unit; and</i></li> <li>d) <i>All relevant requirements of the Ontario Building Code and Fire Code are complied with.</i></li> </ul>	<p><b>4.20 Secondary Suites</b>  <i>A secondary suite shall be permitted within a single detached or semi-detached dwelling or within an accessory building on a lot containing a single detached or semi-detached dwelling in any zone where single detached and semi-detached dwellings are permitted provided that the other requirements of the applicable zone are adhered to and subject to the following:</i></p> <ul style="list-style-type: none"> <li>a) <i>Only one secondary suite per single detached dwelling or semi-detached dwelling is permitted;</i></li> <li>b) <i>The unit is clearly subordinate to the primary residential unit in the dwellings;</i></li> <li>c) <i>All relevant requirements of the Ontario Building Code and Fire Code are complied with;</i></li> <li>d) <i>The secondary suite shall have a maximum of 3 bedrooms;</i></li> <li>e) <i>Where a secondary suite is within a single detached dwelling or semi-detached dwelling, the secondary suite shall not exceed 40% of the gross floor area of the primary residential unit in the dwelling;</i></li> <li>f) <i>Where a secondary suite is within an accessory building and is located on the ground floor of an accessory building, the secondary suite shall not exceed 40% of the ground floor area of the accessory building;</i></li> <li>g) <i>Where a secondary suite is within an accessory building and is located entirely on the second storey of an accessory building, the secondary suite shall not exceed 100% of the ground floor area of the accessory building, exclusive of any stairway servicing the secondary suite.</i></li> </ul>

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	<p><b>4.21 Accessory Buildings</b> <b>Table 2: Accessory Building Requirements</b></p> <p>Maximum Lot Coverage</p> <table border="1" data-bbox="359 570 1081 1235"> <thead> <tr> <th>Zone</th> <th>Max. Lot Coverage</th> <th>Max. Height</th> </tr> </thead> <tbody> <tr> <td>Agricultural and Rural Zones (A1, A2, A3, A4)</td> <td>5% for lots greater than 1 ha in size  For lots less than 1 ha in size, the lessor of 2.5% or 100m<sup>2</sup></td> <td>5m</td> </tr> <tr> <td>Residential Hamlet (RH)</td> <td>The lessor of 2.5% or 100m<sup>2</sup></td> <td>5m</td> </tr> <tr> <td>Residential Lakeshore (RLS)</td> <td>The lessor of 2.5% or 100m<sup>2</sup></td> <td>5m</td> </tr> <tr> <td>Commercial Zones (C1, C2, C3)</td> <td>The lessor of 5% or 100m<sup>2</sup></td> <td>5m</td> </tr> </tbody> </table>	Zone	Max. Lot Coverage	Max. Height	Agricultural and Rural Zones (A1, A2, A3, A4)	5% for lots greater than 1 ha in size  For lots less than 1 ha in size, the lessor of 2.5% or 100m <sup>2</sup>	5m	Residential Hamlet (RH)	The lessor of 2.5% or 100m <sup>2</sup>	5m	Residential Lakeshore (RLS)	The lessor of 2.5% or 100m <sup>2</sup>	5m	Commercial Zones (C1, C2, C3)	The lessor of 5% or 100m <sup>2</sup>	5m	<p>h) Access to the <i>secondary suite</i> shall be provided from the same driveway that provides access to the <i>single detached dwelling</i> on the <i>lot</i>.</p> <p><b>4.21 Accessory Buildings</b> <b>Table 2: Accessory Building Requirements</b></p> <p>Maximum Lot Coverage</p> <table border="1" data-bbox="1169 570 1885 1052"> <thead> <tr> <th>Zone</th> <th>Max. Lot Coverage<sup>(1)</sup></th> <th>Max. Height</th> </tr> </thead> <tbody> <tr> <td>Agricultural and Rural Zones (A1, A2, A3, A4)</td> <td>4%</td> <td>8m</td> </tr> <tr> <td>Residential Hamlet (RH)</td> <td>4%</td> <td>6.5m<sup>(2)</sup></td> </tr> <tr> <td>Residential Lakeshore (RLS)</td> <td>4%</td> <td>6.5m<sup>(2)</sup></td> </tr> <tr> <td>Commercial Zones (C1, C2, C3)</td> <td>5%</td> <td>8m</td> </tr> <tr> <td>Industrial Zones (M1, M2)</td> <td>5%</td> <td>8m</td> </tr> </tbody> </table> <p>(1) The lot coverage for the accessory building and other buildings must also conform to the overall lot coverage requirements for the respective zone, as identified in Table 6, Table 10, Table 14 and Table 18.</p> <p>(2) Where a secondary suite is located on the second storey of an accessory building within the Residential Hamlet (RH) and Residential</p>	Zone	Max. Lot Coverage <sup>(1)</sup>	Max. Height	Agricultural and Rural Zones (A1, A2, A3, A4)	4%	8m	Residential Hamlet (RH)	4%	6.5m <sup>(2)</sup>	Residential Lakeshore (RLS)	4%	6.5m <sup>(2)</sup>	Commercial Zones (C1, C2, C3)	5%	8m	Industrial Zones (M1, M2)	5%	8m
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Industrial Zones (M1, M2)	5%	8m																																	

By-law Section	Existing Text	Proposed Amendment														
	<p><b>Setbacks for Industrial Zones</b> Current by-law does not contain accessory building provisions for the Industrial zones.</p>	<p>Lakeshore (RLS) zones, the maximum height shall be 8m.</p> <p><b>Setbacks for Industrial Zones</b></p> <table border="1" data-bbox="1167 423 1923 976"> <thead> <tr> <th data-bbox="1167 423 1318 643">Zone</th> <th data-bbox="1318 423 1470 643">Min. Setback from <i>Front Lot Line</i></th> <th data-bbox="1470 423 1621 643">Min. Setback from <i>Exterior Side Lot Line</i></th> <th data-bbox="1621 423 1772 643">Min. Setback from <i>Interior Side Lot Line</i></th> <th data-bbox="1772 423 1923 643">Min. Setback from <i>Rear Lot Line</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="1167 643 1318 976">Industrial Zones (M1, M2)</td> <td data-bbox="1318 643 1470 976">Greater than the <i>front yard setback</i> of the principal <i>building</i> on a <i>lot</i></td> <td data-bbox="1470 643 1621 976">6m</td> <td data-bbox="1621 643 1772 976">0.6m or 3m abutting a Residential Zone</td> <td data-bbox="1772 643 1923 976">0.6m or 3m abutting a Residential Zone</td> </tr> </tbody> </table>					Zone	Min. Setback from <i>Front Lot Line</i>	Min. Setback from <i>Exterior Side Lot Line</i>	Min. Setback from <i>Interior Side Lot Line</i>	Min. Setback from <i>Rear Lot Line</i>	Industrial Zones (M1, M2)	Greater than the <i>front yard setback</i> of the principal <i>building</i> on a <i>lot</i>	6m	0.6m or 3m abutting a Residential Zone	0.6m or 3m abutting a Residential Zone
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<p><b>Section 5: Parking &amp; Loading Provisions</b></p>	<p><b>Table 3: Parking Requirements</b> No requirement listed for municipal offices, municipal operations centres, fire halls, libraries.</p>	<p><b>Table 3: Parking Requirements</b></p> <table border="1" data-bbox="1167 1125 1923 1312"> <thead> <tr> <th data-bbox="1167 1125 1545 1166">Use</th> <th data-bbox="1545 1125 1923 1166">Requirement</th> </tr> </thead> <tbody> <tr> <td data-bbox="1167 1166 1545 1312">municipal office, municipal operations centres, fire halls, libraries</td> <td data-bbox="1545 1166 1923 1312">Sufficient number to accommodate the employees of and the visitors to such use.</td> </tr> </tbody> </table>					Use	Requirement	municipal office, municipal operations centres, fire halls, libraries	Sufficient number to accommodate the employees of and the visitors to such use.						
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By-law Section	Existing Text	Proposed Amendment																										
	<p><b>Table 4: Loading Requirements</b></p> <table border="1"> <thead> <tr> <th colspan="2">Institutional Uses</th> </tr> </thead> <tbody> <tr> <td>&lt;500 square metres</td> <td>No loading spaces required</td> </tr> <tr> <td>500-2,500 square metres</td> <td>1 loading space</td> </tr> <tr> <td>2,500-10,000 square metres</td> <td>2 loading spaces</td> </tr> <tr> <td>&gt;10,000 square metres</td> <td>2 loading spaces plus 1 additional loading space for each 10,000 square metres of total gross floor area or part thereof in excess of 10,000 square metres</td> </tr> </tbody> </table> <p><b>Industrial Uses</b></p> <table border="1"> <tbody> <tr> <td>≤ 200 square metres</td> <td>No loading spaces required</td> </tr> <tr> <td>201-1,000 square metres</td> <td>1 loading space</td> </tr> <tr> <td>&gt;1,000 square metres</td> <td>2 loading spaces plus 1 additional loading space for each 1,400 square metres or part thereof in excess of 1,000 square metres</td> </tr> </tbody> </table>	Institutional Uses		<500 square metres	No loading spaces required	500-2,500 square metres	1 loading space	2,500-10,000 square metres	2 loading spaces	>10,000 square metres	2 loading spaces plus 1 additional loading space for each 10,000 square metres of total gross floor area or part thereof in excess of 10,000 square metres	≤ 200 square metres	No loading spaces required	201-1,000 square metres	1 loading space	>1,000 square metres	2 loading spaces plus 1 additional loading space for each 1,400 square metres or part thereof in excess of 1,000 square metres	<p><b>Table 4: Loading Requirements</b></p> <table border="1"> <thead> <tr> <th colspan="2">Industrial Uses</th> </tr> </thead> <tbody> <tr> <td>&lt;500 square metres</td> <td>No loading spaces required</td> </tr> <tr> <td>500-2,500 square metres</td> <td>1 loading space</td> </tr> <tr> <td>2,500-10,000 square metres</td> <td>2 loading spaces</td> </tr> <tr> <td>&gt;10,000 square metres</td> <td>2 loading spaces plus 1 additional loading space for each 10,000 square metres of total gross floor area or part thereof in excess of 10,000 square metres</td> </tr> </tbody> </table>	Industrial Uses		<500 square metres	No loading spaces required	500-2,500 square metres	1 loading space	2,500-10,000 square metres	2 loading spaces	>10,000 square metres	2 loading spaces plus 1 additional loading space for each 10,000 square metres of total gross floor area or part thereof in excess of 10,000 square metres
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<p><b>Section 6: Agricultural and Rural Zones</b></p>	<p><b>Table 5: Permitted Uses in the Agricultural and Rural Zones</b></p> <table border="1" data-bbox="359 386 1115 532"> <thead> <tr> <th>Permitted uses</th> <th>A1</th> <th>A2</th> <th>A3</th> <th>A4</th> </tr> </thead> <tbody> <tr> <td><i>Single detached dwelling as a principal use on any new lot</i></td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> </tbody> </table> <p>Current by-law does not contain provisions for garden suites.</p>	Permitted uses	A1	A2	A3	A4	<i>Single detached dwelling as a principal use on any new lot</i>	✓	✓	✓	✓	<p><b>Table 5: Permitted Uses in the Agricultural and Rural Zones</b></p> <table border="1" data-bbox="1169 386 1925 532"> <thead> <tr> <th>Permitted uses</th> <th>A1</th> <th>A2</th> <th>A3</th> <th>A4</th> </tr> </thead> <tbody> <tr> <td><i>Single detached dwelling as a principal use on any new lot</i></td> <td>Q5</td> <td>Q5</td> <td>Q5</td> <td>Q3</td> </tr> </tbody> </table> <p>Q5: Permitted as a surplus farm dwelling, where the dwelling existed prior to the creation of the new lot.</p> <table border="1" data-bbox="1169 683 1925 756"> <thead> <tr> <th>Permitted uses</th> <th>A1</th> <th>A2</th> <th>A3</th> <th>A4</th> </tr> </thead> <tbody> <tr> <td><i>Garden suite</i></td> <td>Q6</td> <td>Q6</td> <td>Q6</td> <td>Q6</td> </tr> </tbody> </table> <p>Q6: Permitted only through a temporary use by-law.</p> <p>6.2.2.8 For <i>garden suites</i>:</p> <ol style="list-style-type: none"> <li>a) Initial permissions for a <i>garden suite</i> shall be for no longer than ten (10) years, calculated from the date of the passing of the temporary use by-law, with extensions permitted on a three (3) year basis to a maximum of twenty (20) years;</li> <li>b) Where a <i>garden suite</i> is to be permitted, an implementing development agreement is required dealing with such matters as the installation, maintenance and removal of the <i>garden suite</i>;</li> <li>c) A <i>garden suite</i> shall be accessory to and located on the same <i>lot</i> used for a <i>single detached dwelling</i> were permitted by the applicable zone;</li> <li>d) A maximum of one (1) <i>garden suite</i> shall be permitted on a <i>lot</i>;</li> </ol>	Permitted uses	A1	A2	A3	A4	<i>Single detached dwelling as a principal use on any new lot</i>	Q5	Q5	Q5	Q3	Permitted uses	A1	A2	A3	A4	<i>Garden suite</i>	Q6	Q6	Q6	Q6
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	<p><b>Table 6: Regulations Applying to Agricultural Zones</b></p> <table border="1" data-bbox="359 605 1081 865"> <thead> <tr> <th>Uses</th> <th>Max. Lot Coverage</th> <th>Max. Height</th> </tr> </thead> <tbody> <tr> <td>Single detached dwelling as a principal use on a lot</td> <td>7%</td> <td>9m</td> </tr> </tbody> </table>	Uses	Max. Lot Coverage	Max. Height	Single detached dwelling as a principal use on a lot	7%	9m	<p>e) Access to the <i>garden suite</i> shall be provided from the same driveway that provides access to the <i>single detached dwelling</i> on the <i>lot</i>. f) A <i>garden suite</i> shall comply with the Minimum Distance Separation (M.D.S.) formulae.</p> <p><b>Table 6: Regulations Applying to Agricultural Zones</b></p> <table border="1" data-bbox="1169 605 1892 865"> <thead> <tr> <th>Uses</th> <th>Max. Lot Coverage</th> <th>Max. Height</th> </tr> </thead> <tbody> <tr> <td>Single detached dwelling as a principal use on a lot</td> <td>10%</td> <td>12m</td> </tr> </tbody> </table>	Uses	Max. Lot Coverage	Max. Height	Single detached dwelling as a principal use on a lot	10%	12m				
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<b>Section 9: Industrial Zones</b>	<p><b>Table 18: Regulations Applying to Industrial Zones</b></p> <table border="1"> <thead> <tr> <th data-bbox="359 1019 749 1057">Uses</th> <th data-bbox="749 1019 1140 1057">Max. Height</th> </tr> </thead> <tbody> <tr> <td data-bbox="359 1057 749 1166"><i>Uses permitted in the M1 Zone, not otherwise listed below</i></td> <td data-bbox="749 1057 1140 1166">10.5m</td> </tr> <tr> <td data-bbox="359 1166 749 1203"><i>Kennels</i></td> <td data-bbox="749 1166 1140 1203">10.5m</td> </tr> </tbody> </table>	Uses	Max. Height	<i>Uses permitted in the M1 Zone, not otherwise listed below</i>	10.5m	<i>Kennels</i>	10.5m	<p><b>Table 18: Regulations Applying to Industrial Zones</b></p> <table border="1"> <thead> <tr> <th data-bbox="1169 1019 1560 1057">Uses</th> <th data-bbox="1560 1019 1950 1057">Max. Height</th> </tr> </thead> <tbody> <tr> <td data-bbox="1169 1057 1560 1166"><i>Uses permitted in the M1 Zone, not otherwise listed below</i></td> <td data-bbox="1560 1057 1950 1166">17m</td> </tr> <tr> <td data-bbox="1169 1166 1560 1203"><i>Kennels</i></td> <td data-bbox="1560 1166 1950 1203">13m</td> </tr> </tbody> </table>	Uses	Max. Height	<i>Uses permitted in the M1 Zone, not otherwise listed below</i>	17m	<i>Kennels</i>	13m												
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By-law Section	Existing Text	Proposed Amendment																								
<p><b>Section 10: Institutional Zones</b></p>	<p><b>Table 21: Permitted Uses in the Institutional Zone</b></p> <p>Current by-law does not include an arena, a community centre and a municipal operations centre as permitted uses.</p>	<p><b>Table 21: Permitted Uses in the Institutional Zone</b></p> <table border="1" data-bbox="1167 347 1803 534"> <thead> <tr> <th>Use</th> <th></th> </tr> </thead> <tbody> <tr> <td>Municipal Arena</td> <td>✓</td> </tr> <tr> <td>Municipal Community centre</td> <td>✓</td> </tr> <tr> <td>Municipal operations centre</td> <td>✓</td> </tr> </tbody> </table>				Use		Municipal Arena	✓	Municipal Community centre	✓	Municipal operations centre	✓													
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<p><b>Section 12: Mobile Home Park Zone</b></p>	<p><b>Table 30: Regulations Applying to the Mobile Home Park Zone</b></p> <p>Current by-law does not contain provisions for a convenience retail store.</p>	<p><b>Table 30: Regulations Applying to the Mobile Home Park Zone</b></p> <table border="1" data-bbox="1167 677 1950 1453"> <thead> <tr> <th>Uses</th> <th>Min. Lot Area</th> <th>Max. Lot Coverage</th> <th>Min. Lot Frontage</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Convenience retail store</td> <td>2 hectares</td> <td>5%</td> <td>60m</td> </tr> <tr> <td>Min. Front Yard</td> <td>Min. Exterior Side Yard</td> <td>Min. Interior Side Yard</td> </tr> <tr> <td>15m</td> <td>15m</td> <td>7.5m except 15m adjacent to a Residential Zone</td> </tr> <tr> <td>Min. Rear Yard</td> <td>Min. Floor Area</td> <td></td> </tr> <tr> <td></td> <td>7.5m except 15m adjacent to a Residential Zone</td> <td>NA</td> <td></td> </tr> </tbody> </table>				Uses	Min. Lot Area	Max. Lot Coverage	Min. Lot Frontage	Convenience retail store	2 hectares	5%	60m	Min. Front Yard	Min. Exterior Side Yard	Min. Interior Side Yard	15m	15m	7.5m except 15m adjacent to a Residential Zone	Min. Rear Yard	Min. Floor Area			7.5m except 15m adjacent to a Residential Zone	NA	
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<b>By-law Section</b>	<b>Existing Text</b>	<b>Proposed Amendment</b>
<b>Section 15: Maps</b>	Current by-law does not contain mapping for the Township's Hamlets.	Include Maps 33-40 for the Township's Hamlets (to be provided in advance of the public meeting).