

**Township Initiated Zoning By-law Amendment
Housekeeping Amendment
Z01/2024W**

Chart of Proposed Changes

Amendments to Zoning By-law 034-2014

By-law Section	Existing Text	Proposed Amendment
<p>Section 3: Definitions</p>	<p>Height 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"> a) in the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is greater, and 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. <p>Home Industry 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>Home Occupation 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</p>	<p>Height 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"> a) in the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is greater, and 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. <p>Home Industry 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>Home Occupation 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</p>

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	<p>residents of the household on the same property. Such occupations may include services performed by an accountant, architect, 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>Lot Coverage means:</p> <ul style="list-style-type: none"> 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; 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. <p>Current by-law does not contain a definition of resort.</p>	<p>residents of the household on the same property and shall not permit any employees. Such occupations may include services performed by an accountant, architect, 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>Lot Coverage means:</p> <ul style="list-style-type: none"> 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; 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. <p>Resort 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</p>

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	<p>Current by-law does not contain a definition of a temporary tent.</p>	<p>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> <p>Temporary Tent means a collapsible shelter of fabric (such as nylon or canvas) stretched and sustained by poles and used as a temporary building.</p>
<p>Section 4: General Provisions</p>	<p>4.3 Temporary Uses Current by-law does not contain provisions for temporary tents.</p> <p>4.15 Supplementary Setbacks from Any Drainage Works 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>4.3 Temporary Uses</p> <p>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:</p> <ul style="list-style-type: none"> 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>4.15 Supplementary Setbacks from Any Drainage Works 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>

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	<p>4.16 Provisions for Home Occupations a) Outdoor storage and display of goods and materials or products shall be prohibited;</p> <p>4.17 Provisions for Home Industries b) Outdoor storage and display of goods and materials or products shall be prohibited;</p> <p>4.20 Secondary Suites A <i>secondary suite</i> shall be permitted within a <i>single detached</i> or <i>semi-detached dwelling</i> or within an <i>accessory building</i> on a lot containing a <i>single detached</i> or <i>semi-detached dwelling</i> in any zone where <i>single detached</i> and <i>semi-detached dwellings</i> are permitted provided that the other requirements of the applicable zone are adhered to and subject to the following: a) Only one <i>secondary suite</i> per <i>single detached dwelling</i> or <i>semi-detached dwelling</i> is permitted; b) The unit is clearly subordinate to the primary <i>residential</i> unit in the <i>dwellings</i>; c) The exterior appearance of the <i>dwelling</i> is unaltered to accommodate the unit; and d) All relevant requirements of the Ontario Building Code and Fire Code are complied with.</p>	<p>4.16 Provisions for Home Occupations b) Outdoor storage and display of <i>commercial vehicles</i>, equipment, goods and materials or products shall be prohibited;</p> <p>4.17 Provisions for Home Industries c) Outdoor storage and display of <i>commercial vehicles</i>, equipment, goods and materials or products shall be prohibited;</p> <p>4.20 Secondary Suites A <i>secondary suite</i> shall be permitted within a <i>single detached</i> or <i>semi-detached dwelling</i> or within an <i>accessory building</i> on a lot containing a <i>single detached</i> or <i>semi-detached dwelling</i> in any zone where <i>single detached</i> and <i>semi-detached dwellings</i> are permitted provided that the other requirements of the applicable zone are adhered to and subject to the following: a) Only one <i>secondary suite</i> per <i>single detached dwelling</i> or <i>semi-detached dwelling</i> is permitted; b) The unit is clearly subordinate to the primary <i>residential</i> unit in the <i>dwellings</i>; c) All relevant requirements of the Ontario Building Code and Fire Code are complied with; d) The <i>secondary suite</i> shall have a maximum of 3 bedrooms; e) Where a <i>secondary suite</i> is within a <i>single detached dwelling</i> or <i>semi-detached dwelling</i>, the <i>secondary suite</i> shall not exceed 40% of the</p>

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	<p>4.21 Accessory Buildings Table 2: Accessory Building Requirements</p> <p>Maximum Lot Coverage</p> <table border="1" data-bbox="367 1036 1089 1369"> <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</td> <td>5m</td> </tr> <tr> <td></td> <td>For lots less than 1 ha in size, the lessor</td> <td></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	5m		For lots less than 1 ha in size, the lessor		<p><i>gross floor area</i> of the primary <i>residential</i> unit in the dwelling;</p> <p>f) Where a <i>secondary suite</i> is within an <i>accessory building</i> and is located on the ground floor of an <i>accessory building</i>, the <i>secondary suite</i> shall not exceed 40% of the <i>ground floor area</i> of the accessory building;</p> <p>g) Where a <i>secondary suite</i> is within an <i>accessory building</i> and is located entirely on the second storey of an <i>accessory building</i>, the <i>secondary suite</i> shall not exceed 100% of the <i>ground floor area</i> of the accessory building, exclusive of any stairway servicing the <i>secondary suite</i>.</p> <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>4.21 Accessory Buildings Table 2: Accessory Building Requirements</p> <p>Maximum Lot Coverage</p> <table border="1" data-bbox="1178 1036 1900 1369"> <thead> <tr> <th>Zone</th> <th>Max. Lot Coverage⁽¹⁾</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⁽²⁾</td> </tr> <tr> <td>Residential Lakeshore (RLS)</td> <td>4%</td> <td>6.5m⁽²⁾</td> </tr> </tbody> </table>	Zone	Max. Lot Coverage ⁽¹⁾	Max. Height	Agricultural and Rural Zones (A1, A2, A3, A4)	4%	8m	Residential Hamlet (RH)	4%	6.5m ⁽²⁾	Residential Lakeshore (RLS)	4%	6.5m ⁽²⁾
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	Residential Lakeshore (RLS)	The lessor of 2.5% or 100m ²	5m	<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 Lakeshore (RLS) zones, the maximum height shall be 8m.</p>													
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	<p>Setbacks for Industrial Zones Current by-law does not contain accessory building provisions for the Industrial zones.</p>			<p>Setbacks for Industrial Zones</p> <table border="1" data-bbox="1178 930 1934 1403"> <thead> <tr> <th data-bbox="1184 935 1329 1149">Zone</th> <th data-bbox="1335 935 1482 1149">Min. Setback from <i>Front Lot Line</i></th> <th data-bbox="1488 935 1635 1149">Min. Setback from <i>Exterior Side Lot Line</i></th> <th data-bbox="1642 935 1789 1149">Min. Setback from <i>Interior Side Lot Line</i></th> <th data-bbox="1795 935 1934 1149">Min. Setback from <i>Rear Lot Line</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="1184 1154 1329 1403">Industrial Zones (M1, M2)</td> <td data-bbox="1335 1154 1482 1403">Greater than the <i>front yard setback</i> of the principal</td> <td data-bbox="1488 1154 1635 1403">6m</td> <td data-bbox="1642 1154 1789 1403">0.6m or 3m abutting a Residential Zone</td> <td data-bbox="1795 1154 1934 1403">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	6m	0.6m or 3m abutting a Residential Zone
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Section 5: Parking & Loading Provisions	<p>Table 3: Parking Requirements</p> <p>No requirement listed for municipal offices, municipal operations centres, fire halls, libraries.</p> <p>Table 4: Loading Requirements</p> <table border="1" data-bbox="369 748 1125 1373"> <thead> <tr> <th colspan="2">Institutional Uses</th> </tr> </thead> <tbody> <tr> <td><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>>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> <tr> <th colspan="2">Industrial Uses</th> </tr> <tr> <td>≤ 200 square metres</td> <td>No loading spaces required</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	Industrial Uses		≤ 200 square metres	No loading spaces required	<p>Table 3: Parking Requirements</p> <table border="1" data-bbox="1178 493 1934 678"> <thead> <tr> <th>Use</th> <th>Requirement</th> </tr> </thead> <tbody> <tr> <td>municipal office, municipal operations centres, fire halls, libraries</td> <td>Sufficient number to accommodate the employees of and the visitors to such use.</td> </tr> </tbody> </table> <p>Table 4: Loading Requirements</p> <table border="1" data-bbox="1178 748 1934 1271"> <thead> <tr> <th colspan="2">Industrial Uses</th> </tr> </thead> <tbody> <tr> <td><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>>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>				Use	Requirement	municipal office, municipal operations centres, fire halls, libraries	Sufficient number to accommodate the employees of and the visitors to such use.	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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Section 6: Agricultural and Rural Zones	Table 5: Permitted Uses in the Agricultural and Rural Zones <table border="1" data-bbox="369 748 1121 898"> <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 align="center">✓</td> <td align="center">✓</td> <td align="center">✓</td> <td align="center">✓</td> </tr> </tbody> </table> <p data-bbox="369 1049 1121 1117">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>	✓	✓	✓	✓	Table 5: Permitted Uses in the Agricultural and Rural Zones <table border="1" data-bbox="1178 748 1934 898"> <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 align="center">Q5</td> <td align="center">Q5</td> <td align="center">Q5</td> <td align="center">Q3</td> </tr> </tbody> </table> <p data-bbox="1178 938 1934 1006">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="1178 1049 1934 1122"> <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 align="center">Q6</td> <td align="center">Q6</td> <td align="center">Q6</td> <td align="center">Q6</td> </tr> </tbody> </table> <p data-bbox="1178 1162 1934 1198">Q6: Permitted only through a temporary use by-law.</p> <p data-bbox="1178 1239 1934 1274">6.2.2.8 For <i>garden suites</i>:</p> <p data-bbox="1230 1279 1934 1382">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-</p>					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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All uses permitted in an RLS Zone where an existing lot of record is less than 4,000m ²	12m																									
All uses permitted in an RH Zone	12m																									
Section 8: Commercial Zones	Table 14: Regulations Applying to Commercial Zones <table border="1"> <thead> <tr> <th data-bbox="365 894 758 932">Uses</th> <th data-bbox="764 894 1150 932">Max. Height</th> </tr> </thead> <tbody> <tr> <td data-bbox="365 937 758 1045"><i>Uses permitted in the C1 Zone, not otherwise listed below</i></td> <td data-bbox="764 937 1150 1045">10.5m</td> </tr> <tr> <td data-bbox="365 1050 758 1159"><i>Uses permitted in the C2 Zone, not otherwise listed below</i></td> <td data-bbox="764 1050 1150 1159">10.5m</td> </tr> <tr> <td data-bbox="365 1164 758 1273"><i>Uses permitted in the C3 Zone, not otherwise listed below</i></td> <td data-bbox="764 1164 1150 1273">10.5m</td> </tr> <tr> <td data-bbox="365 1278 758 1338"><i>Automotive service stations/gas bars</i></td> <td data-bbox="764 1278 1150 1338">10.5</td> </tr> <tr> <td data-bbox="365 1343 758 1370"><i>Seasonal trailer parks</i></td> <td data-bbox="764 1343 1150 1370">4.5m</td> </tr> </tbody> </table>	Uses	Max. Height	<i>Uses permitted in the C1 Zone, not otherwise listed below</i>	10.5m	<i>Uses permitted in the C2 Zone, not otherwise listed below</i>	10.5m	<i>Uses permitted in the C3 Zone, not otherwise listed below</i>	10.5m	<i>Automotive service stations/gas bars</i>	10.5	<i>Seasonal trailer parks</i>	4.5m	Table 14: Regulations Applying to Commercial Zones <table border="1"> <thead> <tr> <th data-bbox="1169 894 1562 932">Uses</th> <th data-bbox="1568 894 1955 932">Max. Height</th> </tr> </thead> <tbody> <tr> <td data-bbox="1169 937 1562 1045"><i>Uses permitted in the C1 Zone, not otherwise listed below</i></td> <td data-bbox="1568 937 1955 1045">13m</td> </tr> <tr> <td data-bbox="1169 1050 1562 1159"><i>Uses permitted in the C2 Zone, not otherwise listed below</i></td> <td data-bbox="1568 1050 1955 1159">13m</td> </tr> <tr> <td data-bbox="1169 1164 1562 1273"><i>Uses permitted in the C3 Zone, not otherwise listed below</i></td> <td data-bbox="1568 1164 1955 1273">13m</td> </tr> <tr> <td data-bbox="1169 1278 1562 1338"><i>Automotive service stations/gas bars</i></td> <td data-bbox="1568 1278 1955 1338">13m</td> </tr> <tr> <td data-bbox="1169 1343 1562 1370"><i>Seasonal trailer parks</i></td> <td data-bbox="1568 1343 1955 1370">6m</td> </tr> </tbody> </table>	Uses	Max. Height	<i>Uses permitted in the C1 Zone, not otherwise listed below</i>	13m	<i>Uses permitted in the C2 Zone, not otherwise listed below</i>	13m	<i>Uses permitted in the C3 Zone, not otherwise listed below</i>	13m	<i>Automotive service stations/gas bars</i>	13m	<i>Seasonal trailer parks</i>	6m
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Amendments to Zoning By-law 034-2014

By-law Section	Existing Text	Proposed Amendment																	
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Section 10: Institutional Zones	<p>Table 21: Permitted Uses in the Institutional Zone</p> <p>Current by-law does not include an arena, a community centre and a municipal operations centre as permitted uses.</p>	<p>Table 21: Permitted Uses in the Institutional Zone</p> <table border="1" data-bbox="1173 675 1814 867"> <thead> <tr> <th>Use</th> <th>I</th> </tr> </thead> <tbody> <tr> <td>Municipal Arena</td> <td align="center">✓</td> </tr> <tr> <td>Municipal Community centre</td> <td align="center">✓</td> </tr> <tr> <td>Municipal operations centre</td> <td align="center">✓</td> </tr> </tbody> </table>				Use	I	Municipal Arena	✓	Municipal Community centre	✓	Municipal operations centre	✓						
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Section 12: Mobile Home Park Zone	<p>Table 30: Regulations Applying to the Mobile Home Park Zone</p> <p>Current by-law does not contain provisions for a convenience retail store.</p>	<p>Table 30: Regulations Applying to the Mobile Home Park Zone</p> <table border="1" data-bbox="1173 1005 1967 1378"> <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="3">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</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
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Amendments to Zoning By-law 034-2014

By-law Section	Existing Text	Proposed Amendment			
					Residential Zone
			Min. Rear Yard	Min. Floor Area	
			7.5m except 15m adjacent to a Residential Zone	NA	
Section 15: Maps	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).			