

ATTACHMENT 1

	By-law Section	Draft Proposed Amendment to by-law 2010-100Z								
1	2.2 ii) Zone Symbols	Add the following words to the end of Section 2.2 ii): “Where the number of <i>dwelling units</i> per hectare results in a fraction of a <i>dwelling unit</i> being permitted, such fraction of a <i>dwelling unit</i> shall be rounded down to the nearest whole number.”								
2	Definition 185 Lot coverage	In Part 3 Definitions, in definition 185 for Lot Coverage deleting the words, “ <i>attached to the main building</i> ”								
3	Definition 230 Patio	Part 3 Definitions, in definition 230 for Patio, deleting the words “not more” and replacing them with “less”								
4a)	Table 4.1 – Open roofed porches	On Table 4.1 deleting the following row: <table border="1" data-bbox="529 1031 1430 1226" style="margin-left: 20px;"> <tr> <td data-bbox="529 1031 732 1226">In Residential (R) Zones Open roofed porches</td> <td data-bbox="732 1031 927 1226"><i>Front, Rear and Corner Side Yards and Courts</i></td> <td data-bbox="927 1031 1430 1226">May encroach 2.4 m into the <i>required yard</i> or required court</td> </tr> </table> and replacing it with the following row: <table border="1" data-bbox="529 1365 1430 1665" style="margin-left: 20px;"> <tr> <td data-bbox="529 1365 732 1528" rowspan="2">In Residential (R) Zones <i>Porches</i></td> <td data-bbox="732 1365 927 1528"><i>Front, Rear and Corner Side Yards and Courts</i></td> <td data-bbox="927 1365 1430 1528">May encroach 2.4 m into the <i>required yard</i> or required court</td> </tr> <tr> <td data-bbox="732 1528 927 1665">Interior side yard</td> <td data-bbox="927 1528 1430 1665">No setback shall apply where a <i>side lot line</i> extends from a common wall dividing <i>attached dwelling units</i></td> </tr> </table>	In Residential (R) Zones Open roofed porches	<i>Front, Rear and Corner Side Yards and Courts</i>	May encroach 2.4 m into the <i>required yard</i> or required court	In Residential (R) Zones <i>Porches</i>	<i>Front, Rear and Corner Side Yards and Courts</i>	May encroach 2.4 m into the <i>required yard</i> or required court	Interior side yard	No setback shall apply where a <i>side lot line</i> extends from a common wall dividing <i>attached dwelling units</i>
In Residential (R) Zones Open roofed porches	<i>Front, Rear and Corner Side Yards and Courts</i>	May encroach 2.4 m into the <i>required yard</i> or required court								
In Residential (R) Zones <i>Porches</i>	<i>Front, Rear and Corner Side Yards and Courts</i>	May encroach 2.4 m into the <i>required yard</i> or required court								
	Interior side yard	No setback shall apply where a <i>side lot line</i> extends from a common wall dividing <i>attached dwelling units</i>								

4b) Table 4.1 Decks

Table 4.1 to be amended by deleting the following:

<u>All Zones</u> Gazebos, boathouses, docks, water pumps and saunas	Setback from main building	On a residential lot not closer than 2.0 m to the main building.
	Rear yard on a lot abutting a waterbody	On a lot where the rear lot line is a waterbody a sauna, boathouse, dock, water pump or gazebo shall be permitted with no rear yard requirement subject to Section 4.41 of this By-law and any other approvals required by law.
	Front yard on a lot abutting a waterbody	On a lot where the front lot line is a waterbody a sauna, boathouse, dock, water pump or gazebo shall be permitted with no front yard requirement subject to Section 4.41 of this By-law and any other approvals required by law.
<u>All Zones</u> Gazebos, boathouses, waterpumps, docks and saunas (continued)	All yards if structure encroaching onto the bed of a waterbody	No closer than 3.0 m to the interior side yard located above the high water mark except for a dock where no setback shall be required and no setback shall be required for a gazebo, boathouse, waterpump, dock or sauna from any lot line that is located below the high water mark.

And replacing it with the following:

		<p><u>All Zones</u></p> <p>Gazebos, boathouses, docks, water pumps and saunas</p>	<p>Setback from main building</p>	<p>On a residential lot not closer than 2.0 m to the main building.</p>
		<p><u>All Zones</u></p> <p>Gazebos, boathouses, docks, decks, stairs, water pumps and saunas</p>	<p>Rear yard on a lot abutting a waterbody</p>	<p>On a lot where the rear lot line is a waterbody a sauna, boathouse, dock, deck, stairs, water pump or gazebo shall be permitted with no rear yard requirement subject to Section 4.41 of this By-law and any other approvals required by law.</p>
			<p>Front yard on a lot abutting a waterbody</p>	<p>On a lot where the front lot line is a waterbody a sauna, boathouse, dock, deck, stairs, water pump or gazebo shall be permitted with no front yard requirement subject to Section 4.41 of this By-law and any other approvals required by law.</p>
		<p><u>All Zones</u></p> <p>Gazebos, boathouses, water pumps, docks, decks, stairs and saunas (continued)</p>	<p>All yards if structure encroaching onto the bed of a waterbody</p>	<p>No closer than 3.0 m to the interior side yard located above the high water mark except for a dock where no setback shall be required and no setback shall be required for a gazebo, boathouse, water pump, dock, deck, stairs or sauna from any lot line that is located below the high water mark.</p>

5	Section 4.2.1 a) Accessory Buildings, Structures and Uses, Permitted Uses	In Section 4.2.1 Permitted Uses a) adding after the words, "is already in existence on the lot," the following words, "or a valid <i>building permit</i> has been issued for the <i>principal building</i> or <i>structure</i> ,"
6	Section 4.2.2 Accessory Buildings and Structures, Setback and Yard Requirements	In Section 4.2.2 deleting the following: " and shall not be closer to the <i>front lot line</i> or <i>exterior side lot line</i> than any <i>main building</i> on the <i>lot</i> "
7	4.37.3 Kennels	In Section 4.37.3 Kennels, adding after the words, "Residential (R) Zone boundary" the following, "excluding a <i>residential building</i> located on the same <i>lot</i> as the <i>kenel</i> ."
8	4.40.5 Temporary Construction Uses	<p>In Section 4.40.5 deleting the following: " Notwithstanding Section 4.34" and replacing it with the following, "Nothing in this By-law shall apply to prevent the <i>use</i> of any part of any <i>lot</i> for"</p> <p>And after the words, "storage of construction supplies and equipment", deleting the following: "is permitted"</p> <p>In the second paragraph of Section 4.40.5 after the words, "90 consecutive days", deleting the word "and" and replacing it with "or"</p>
9	4.40.7 Temporary	In Section 4.40.7 deleting the words, "Notwithstanding Section 4.34" and replacing them with "Nothing in this By-law shall

	Shipping or Storage Containers	<p>apply to prevent the <i>use</i> of any part of any <i>lot</i> for the placement and <i>use</i> of”</p> <p>In Section 4.40.7 deleting the following, “<i>lot</i> within a Residential (R) or” and replacing it with “ <i>residential lot</i> or a <i>lot</i> within a”</p>
10	4.41.2 Setback Requirements for Residential Buildings and Accessory Structures	<p>In Section 4.41.2 after the word, “<i>docks</i>,” adding the following:”<i>decks, stairs,</i>”</p>
11	4.41.3 Shoreline Buffer Areas	<p>In Section 4.41.3 deleting the following:</p> <p>“Notwithstanding any other provision of this By-law to the contrary, a <i>shoreline buffer area</i> is to remain in a natural vegetated state to a depth of 12.0 metres from the <i>high water mark</i> of a <i>waterbody</i>.</p> <p>Notwithstanding the above, the following areas adjacent to the <i>shoreline</i> on a <i>lot</i> are permitted to be cleared of natural vegetation:</p> <p>a) On any <i>residential lot</i>, no more than 25 % of the length of the <i>shoreline buffer area</i> of the <i>lot</i> to a maximum length of 23.0 metres of the <i>shoreline</i> of the <i>lot</i>;</p> <p>b) In any Commercial (C) <i>Zone</i>, 33% of the length of the <i>shoreline buffer area</i> of the <i>lot</i>.”</p> <p>and replacing it with the following:</p> <p>“Notwithstanding any other provision of this By-law to the contrary, a <i>shoreline buffer area</i> is to remain in a natural vegetated state to a depth of 12.0 metres from the <i>high water mark</i> of a <i>navigable waterbody</i>.</p> <p>Notwithstanding the above, the following areas adjacent to the <i>high water mark</i> of a <i>navigable waterbody</i> are permitted to be cleared of natural vegetation:</p>

		<p>a) On any <i>residential lot</i>,</p> <p>i) a maximum of 25 % of the <i>required shoreline buffer area</i>, but in no case shall exceed a maximum of 276 m², and</p> <p>ii) The maximum length of the cleared area measured at the <i>high water mark</i> shall be 25 % of the length of the <i>shoreline</i> of the lot but in no case shall the maximum length of cleared area measured at the <i>high water mark</i> exceed 23 metres in length.</p> <p>b) In any Commercial (C) Zone, 33 % of the area of the <i>required shoreline buffer area</i> of the <i>lot</i>.</p>
12	4.41.4 Shoreline Structures and Facilities	<p>In Section 4.41.4 deleting the following:</p> <p>“Within 12 metres of the <i>shoreline</i>, no more than 25 % of the length of the <i>shoreline</i> or a maximum length of 23.0 metres of the <i>shoreline</i> of a <i>residential lot</i>, whichever is less, shall be occupied by:</p> <p>i) permitted <i>accessory structures</i>; and</p> <p>ii) Boat launches, marine railways, waterlines and heat pump loops.”</p> <p>and replacing it with the following:</p> <p>“Within 12 metres of the <i>high water mark</i> of a <i>navigable waterbody</i>, only the following structures shall be permitted within the area permitted to be cleared of natural vegetation in Section 4.41.3 above.</p> <p>i) permitted <i>accessory structures</i> as set out in 4.41.2 of this By-law, and,</p> <p>ii) Boat launches, marine railways, waterlines and heat pump loops.”</p>
13	4.42.1 Wellhead Protection Area (WPA) Overlay	<p>In Section 4.42.1 adding the following:</p> <p>“iii) <i>automotive lube shop</i>;</p>

	Zone	<p>vii) <i>automotive use;</i></p> <p>xi) <i>commercial or public garage</i>”</p> <p>And renumbering the list of prohibited uses in this Section to provide of the addition of the above.</p>		
14	5.4.3.3 Circular Driveways	<p>In Section 5.4.3. 3 Provisions for Circular Driveways a) deleting the following:</p> <p>“a) On lots within any Residential (R) Zone that have a lot frontage less than 30.0 metres, only one driveway from a public road onto the lot is permitted. If such a lot has a frontage of 30.0 metres or greater, a second driveway maybe permitted, provided:”</p> <p>And adding the following:</p> <p>“Circular driveways that include two connected accesses from a lot onto a public road shall not be permitted on lots in a Residential (R) Zone, except where :</p> <p>i) The lot has a minimum 30.0 metres of lot frontage;</p> <p>viii) The necessary permits have been obtained from the City for the driveway entrance;”</p> <p>Renumbering i) to ii) and ii) to iii) and iii) to iv) and iv to v) and v) to vi) and vi) to vii)</p>		
15	Table 5.5 Residential Parking Requirements for All Zones Except the Downtown Commercial	<p>On Table 5.5 Residential Parking Requirements For All Zones Except the Downtown Commercial (C6) Zone, deleting the following row:</p> <table border="1" data-bbox="532 1661 1409 1822"> <tr> <td data-bbox="532 1661 849 1822">Dwelling, Boarding House Rooming House</td> <td data-bbox="849 1661 1409 1822">1/ dwelling unit plus 0.75 parking spaces per accessory guest room</td> </tr> </table>	Dwelling, Boarding House Rooming House	1/ dwelling unit plus 0.75 parking spaces per accessory guest room
Dwelling, Boarding House Rooming House	1/ dwelling unit plus 0.75 parking spaces per accessory guest room			

	(C6) Zone	<p>And replacing it with the following row:</p> <table border="1" data-bbox="532 260 1409 426"> <tr> <td data-bbox="532 260 849 426">Dwelling, Boarding House Rooming House</td> <td data-bbox="849 260 1409 426">1 plus 0.75 parking spaces per accessory guest room</td> </tr> </table>	Dwelling, Boarding House Rooming House	1 plus 0.75 parking spaces per accessory guest room
Dwelling, Boarding House Rooming House	1 plus 0.75 parking spaces per accessory guest room			
16	5.8 Bicycle Parking	<p>Adding to Section 5.8 Bicycle Parking the following:</p> <p>“e) Where bicycle <i>parking spaces</i> are provided in a rack, in which bicycles can be placed only in one side of the rack, each whole 0.6 metre length of the storage rack shall count as one bicycle <i>parking space</i>, and where bicycles can be placed in two sides of the rack, each whole 0.6 metre length of the storage rack shall count as two bicycle <i>parking spaces</i>.”</p>		
17	Table 10.3 – Standards for All Other Zones	<p>Table 10.3 Standards for all Other Zones be amended by deleting the 0% maximum lot coverage in the EP Environmental Protection Zone and replacing it with 5%</p> <p>Table 10.3 Standards for all Other Zones be amended by deleting the 100% minimum landscaped open space in the EP Environmental Protection Zone and replacing it with 80%</p> <p>Table 10.3 Standards for all Other Zones be amended by adding in the “Other” column a special provision “(5)” in the EP Environmental Protection Zone</p>		
18	Schedule A	<p>Amending Schedule A to change the zoning on Parcel 10075, Lot 2, Concession 3, Graham Township from “RMH-8” Residential Mobile Home Zone, to “R1-5”, Low Density Residential One Zone</p>		
19	Schedule A	<p>Amending Schedule A McKim Map Lot 12, Concession 2 be amended to identify the lands comprising Lot 84, Plan M-1027, Parcel 41114 in Lot 12, Concession 2, McKim Township as being zoned C2(73)</p>		

20	Schedule A	Amending Schedule A to change the zoning on Parcel 15414, Lot 45, Plan M-196, Lot 7, Concession 1, McKim Township from “R3-1” Medium Density Residential to “R3-1(18)” Medium Density Residential-Special
21	Schedule A	Amending Schedule A to change the zoning on that part of Lot 6, Concession 5, McKim Township, located north of Lasalle Boulevard and west of the westerly boundary of Frood Road as shown on Department of Highways Plan P-7058 from being shown as part of the Frood Road allowance to “M4” Mining Industrial.

Additional Housekeeping Amendments (typographical errors, formatting and punctuation)

1. In Definition 334, Transport Terminal, adding a period after the word, “business”.
2. In Section 4.2.5 Permitted Encroachments, deleting the italics on the word, “lane”.
3. In Section 4.2.6a) Garages, deleting the italics in both instances on the word, “lane”.
4. In Section 4.35.2 d) Prohibition of Obstructions, revised to end after the word “grow,” and after the words “grow,” reformatted to have the left margin in-line with the paragraph lettering a), b), c, and d) above.
5. In Section 4.41.1 Water Frontage (Minimum Required), delete the italics on the word “Commercial”.
6. In Section 5.4.5a) i) after the words “metres or less” add the following: “; and,”.
7. In Part 6, Table 6.1- Permitted Uses in the R2-3 Zone column, deleting special provision “(1)” in the Street Townhouse Dwelling row.
8. In the Special Provisions for Table 8.2, Special Provision 7(ii) be revised to delete the words, “*interior side yard width*” and replace them with the words, “*rear yard*”.

9. In Section 9.3 Zone Standards, deletion of the following words, “Tables 9.3 and 9.4” to be replaced with “Table 9.3”.
10. In Part 11, Section 2, Subsection 6, Paragraph (a) revising the fourth, fifth and sixth sub clauses from “(iii) (iv)” and “(v)” to “(iv), (v)” and “(vi)”.
11. In Part 11, Section 3 Subsection 2, Paragraph (k) deleting the word, “barriers” and replacing it with “batteries”.
12. In Part 13, Table 13.1, in row H28, Column 4, deleting the word, “the” after the words, “portion of *existing*” and adding the word, “the” before the word “*existing*”.