



Zoning By-law Review – Draft

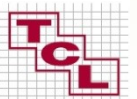
November 7, 2011

Open House



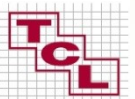
Why an update?

- Planning Act mandates an update within 3 years of the approval/update of an Official Plan
- Opportunity to fine-tune by-law based on day-to-day administration
- Response to changing circumstances
- Provide for consolidation of past amendments
- Illustrations added to clarify zone standards



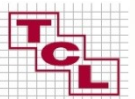
Structure of Zoning By-law

- Section 1 – Administration: identifies the administrative controls and requirements of the By-law, its relationship with other by-laws, defines the area to which it applies, how it is to be enforced
- Section 2 – Conformity Requirements: stipulates that *all* development must comply with the By-law



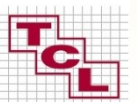
Structure of Zoning By-law

- Section 3 - Definitions: defines words and terms not typically defined in a dictionary
- Section 4 - General Provisions: sets out requirements and standards that generally apply to all types of development i.e. Parking, setbacks from water and incompatible land uses
- Section 5 – Zones: sets out specific standards for particular land uses or categories i.e. Residential, rural, industrial



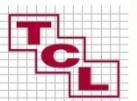
Structure of Zoning By-law

- Schedules: graphic illustration of zones and their relationship to property lines and physical features



Highlights of Proposed Changes

- Following slides are highlights of the proposed changes
- We figured you didn't want to be here all night...



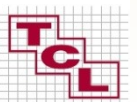
Section 1 -Administration

- 1.3: states that the by-law applies to all properties within the Township...excludes Crown Land



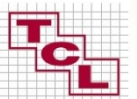
Section 3 - Definitions

- New definitions added while a number of existing definitions have been updated



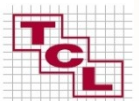
Section 3: New Definitions

- Agriculturally Related Commercial/Industrial Use
- Ambulance Facility
- Areas of Archaeological Interest
- Area of Natural and Scientific Interest (ANSI)
- Bakery
- Bank or Financial Institution
- Built Heritage Resources
- Continuum-of-Care Facility
- Crisis Care Facility
- Development
- Flooding Hazard
- Hazardous Sites
- Helipad
- Heliport
- Home Display and Sales Outlet
- Outdoor Recreational Use
- Restaurant – Drive-Through



Section 3: Revised Definitions

- Abattoir: *is a commercial use, regulated by Food Safety Act*
- Adverse Effects: As defined in *EPA*
- Agricultural Use: Compliance with MDS, includes “normal farm practice”
- Alter (includes building systems)
- Cemetery – *Cemeteries Act changes*
- Communications Facility
- Day Nursery, Licensed – *Day Nurseries Act*
- Dwelling, Accessory – *detached from non-residential use*
- Dwelling, Apartment – *4 or more dwelling units, common entrance*
- Flood Proofing
- Floodway
- Kennel – 5 or more dogs
- Natural Heritage Features **and Areas** - *PPS*
- Negative Impacts – addresses water quality
- Nursing Home, Home for the Aged, Long-Term Care Facility – *deleted, see Continuum of Care Facility*



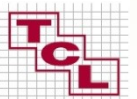
Section 4: General Provisions

- **4.1.1 Accessory Buildings, Structures and Uses**
 - Boat house, boat port, float plane hangars are permitted subject to re-zoning, can not be located closer than 5 m [16.4 ft] to lot line.
 - New provisions for docks, based on research undertaken for another municipality. Max dock area 27m² [290 ft²], length 15 m [49.2 ft], provisions for narrow and shallow water
- **4.6 – Corry Lake**
 - 30 m [98.4 ft] setback includes sewage disposal systems;
 - Water body setbacks (Section 4.23-f) do not apply – standards for Corry Lake are more stringent since its the municipal water supply for Chalk River)



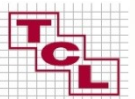
Section 4: General Provisions

- **4.13.3 Prohibited Uses in Flood Plains**
 - Institutional and essential (emergency) service uses are prohibited in a flood plain
- **4.23– Minimum Distance Separation and Special Setbacks**
 - (c) Pits and Quarries: Distances to pits/quarries to be measured from lot line of sensitive land use to licensed area
 - (d) Industrial Uses: Measured from property line of industrial use to property line of sensitive land use (shortest horizontal distance)
 - (f) Water Bodies (New Table 1, outlines water body setbacks as set out in Official Plan)
 - (g) Kennels and Veterinary Establishments – 100 m [328 ft] to avoid land use compatibility issues with residential properties



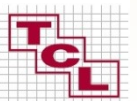
Water body setback table

<u>Table 1: Water Body Setbacks</u>	
<u>Structure</u>	<u>Setback</u>
<u>Main Building</u>	<u>30 m [98.4 ft]</u>
<u>Main Building where there is an established building line of adjacent buildings</u>	<u>20 m [65.6 ft]</u>
<u>Pressurized water system for sauna or steam bath</u>	<u>No pressurized water system within 30 m [98.4 ft]</u>
<u>Sewage disposal system</u>	<u>30 m [98.4 ft]</u>
<u>Secondary or Accessory Building</u>	<u>15 m [49.2 ft]</u>



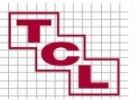
Section 4: General Provisions

- **4.25 Non Conforming and Non-Complying Uses**
 - Reconstruction of Existing Use: Buildings replacing destroyed/damaged buildings to be erected on same footprint
 - Reconstruction of non-conforming/non-complying building/structure to comply with all zone provisions



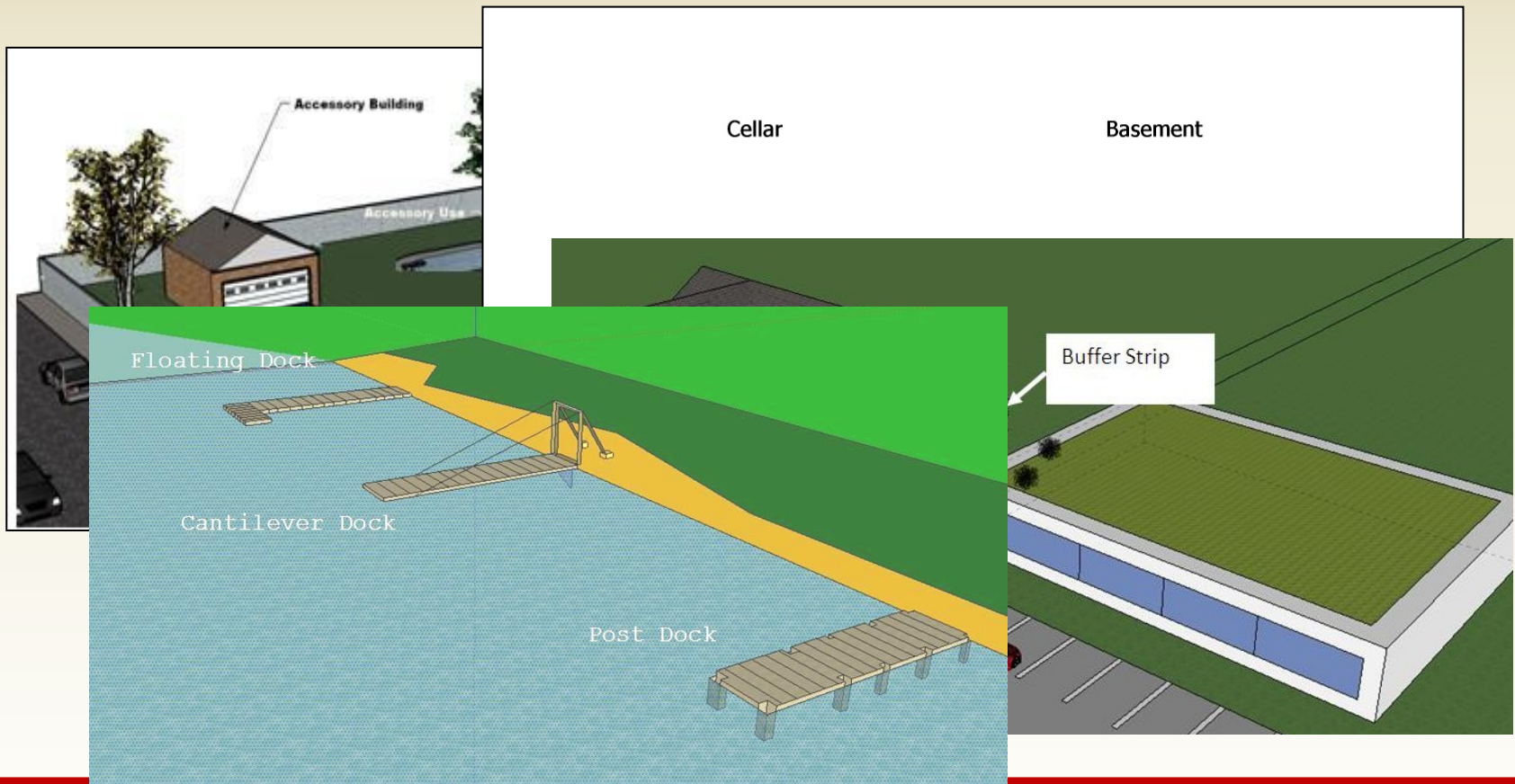
Section 4: General Provisions

- Changes to remove references to conditional zoning
 - 4.20 – Land Suitability for Use and Organic Soils
 - 4.22 – Mine Hazards
 - 4.23 – Minimum Distance Separation, ~~Influence Areas~~ and Special Setbacks
 - Remove reference to studies for setbacks from Highway 17, waste management facilities



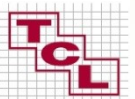
New Zoning Images

- New images to enhance user friendliness in Definitions and General Provisions sections:



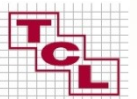
Section 5 - Zones

- **General:**
 - Zones clearly distinguish between list of main (principle) and accessory uses (listed separately)
 - Zones include consolidation of all amending by-laws and exception zones
 - Increased minimum lot areas for lots on private services increased to 0.4 ha [1 acre], minimum lot frontage frontage to 45 m [147.6 ft] (R1 Zone, RU Zone, LSR Zone, CF Zone, HC Zone) and reduced max lot coverage accordingly
 - Increased minimum lot area for tourist establishments in rural settlement area to 0.4 ha [1 acre]



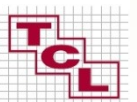
Section 5: Zones

- New Zones
 - **Mineral Aggregate Resource (MX) Zone** broken down into:
 - Mineral Aggregate Resources Pit (EMP) Zone
 - Mineral Aggregate Resources Quarry (EMQ) Zone
 - Mineral Aggregate Resources Reserve (EMR) Zone
 - **Heritage (H) Zone** – to recognize areas of archaeological heritage value (i.e., historical cemeteries or burial sites, other historic sites)



Section 5: Zones

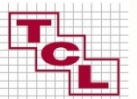
- **5.5 – Residential Two (R2) Zone**
 - Deleted “Nursing Home, Home for the Aged, or a Long-term Care Facility”, replaced with “Continuum of Care Facility”



Section 5: Zones

- **5.9 Highway Commercial (HC) Zone**

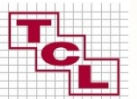
- Fast Food industry has requested Drive-Through Restaurants be permitted in all commercial zones.
- We recommend that consideration of this be restricted to the Highway Commercial (HC) Zone if the community supports this (other zones have more land use conflicts, Highway Commercial Zones make most sense, i.e., traffic)
- Should Highway Commercial (HC) Zone include Drive-Through Restaurant?



Section 5: Zones

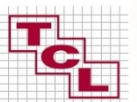
- **5.13 – General Industrial (GM) Zone**

- Added Agriculturally Related Commercial/industrial Uses to permitted uses
- Removed Concrete or Asphalt Manufacturing Plant (can be incompatible with Class I and II Industries) and Accessory Dwelling Unit from permitted uses;
- Only Class I and II Industries permitted (Class III, if proposed, can be placed in a new zone);
- Increased minimum lot area to 1 ha [2.47 ac], minimum lot frontage to 45 m [147.6 ft] if on private services



Section 5: Zones

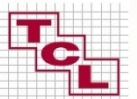
- 5.19 Rural (RU) Zone
 - Private campgrounds permitted use – should this be restricted to Recreational Commercial Zone?



Where to from here?

- Revisions to by-law
- Public meeting
- Adoption

Please consult schedules at the back of each Draft By-law or on Town's website to verify the zoning of your property



Your Appeal Rights

- In order to appeal a Zoning By-law, you must participate in the planning process
 - Example: Submit comments and suggestions in writing, or make an oral presentation at the public meeting

