



## PLANNING & DEVELOPMENT

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To: Mayor and Members of South Huron Council  
From: Craig Metzger, Senior Planner  
Date: September 12, 2023  
Re: **Housing Update to South Huron Official Plan & Zoning Bylaw**

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### RECOMMENDATION

It is recommended that Council initiate a Housing Update to the South Huron Official Plan and Zoning By-Law and direct staff to circulate the amendment for public review under the Planning Act.

### PURPOSE and DESCRIPTION

The purpose of the Housing Update amendment is to amend policies and provisions in the Official Plan and Zoning By-law to create increased flexibility for new housing units as well as include some housekeeping changes for clarity. The South Huron Official Plan is due for a Five-Year Review (scheduled for 2024) but requires this amendment in advance to implement recent changes to Provincial legislation (Bill 23, etc).

The amendment has been written in response to recent legislation changes and South Huron Council direction in 2022 to improve the Zoning By-law to facilitate residential development at an increased density. In addition, there are a few housekeeping items included as well.

A draft of the proposed Zoning Bylaw Amendment is attached to this report and will be amended in response to public feedback received during the consultation process and fully reviewed with Council at the time of the Public Meeting.

### Summary of Proposed Amendments

The proposed amendment includes the following changes by designation/zone:

#### *Housekeeping:*

1. Clarify that the latest Provincial and Federal legislation is always referred to in the By-law.
2. Change various definitions to reflect updated wording and clarify wording used in the Zoning By-law; examples include: rowhouse (in place of multiple attached), additional residential unit (in place of second unit), multiple unit dwelling (in lieu of apartment, stacked townhouse, etc.), dwelling with supports (in lieu of hospice, group home, etc.), and adding "tandem parking".
3. Add roads and trails to the list of public utilities and services that are permitted without a rezoning.
4. Delete redundant provisions that are already addressed elsewhere in the By-law.

#### *General Provisions:*

1. For accessory structures, standardize setbacks in a residential zone and add provisions for additional residential units in an accessory building.

2. For calculating MDS, all cemeteries in the Community Facility (CF) Zone considered a Type A land use (a single MDS distance) and MDS is not applied to or from the Agricultural Commercial Industrial (AG3) zone or an On Farm Diversified Use.
3. Update cannabis production facility provisions.
4. Update parking requirements for various residential uses to reflect revised dwelling types (such as additional residential units) and permit off-site parking for residential uses.
5. Replace second unit provisions with additional residential unit provisions and delete temporary accommodation for workers provision as it is replaced with on farm labour housing provisions in the General Agriculture (AG1) and Agricultural Commercial-Industrial (AG3) zones.

*Agriculture:*

1. Incorporate provisions to permit Additional Residential Units (ARU) in the agricultural area as follows:
  - a. In the General Agriculture (AG1) zone, up to 2 ARUs are permitted of which one may be a detached unit provided the detached ARU is located within 60 metres of the existing dwelling, uses the same laneway, setback the required front yard distance, and meets MDS.
  - b. On small agricultural holdings (AG4) an ARU is permitted in either the main dwelling or detached building provided the detached ARU is located to the rear or side of the existing dwelling, within 60 metres of the existing dwelling, uses the same laneway, and meets MDS and the AG4 main building setbacks.
2. Expand permissions for on-farm accommodation for farm labour to building types other than a mobile home and increase the number of dwelling units to a maximum of 6.
3. Changes to the agricultural zone used for the retained farmland from a surplus residence severance (AG2) as follows:
  - a. Add a cannabis production facility as a permitted use.
  - b. Remove seasonal worker housing as a permitted use.
4. Update location requirements for buildings containing livestock and other accessory buildings on properties zoned Agricultural Small Holding (AG4).

*Urban Settlement Areas:*

1. Require new semi-detached, duplex, and converted dwellings to be on full services.
2. Permit dwelling with supports in R1, R2 and R3 zones.
3. Incorporate provisions for Additional Residential Units (ARU) in R1, R2 and R3 zones.
4. Reduce front yard setback for single detached, semi-detached, and rowhouses dwellings with the main building allowed to be 1.5 metres closer to street than the attached garage.
5. Reduce the interior side yard for single detached, semi-detached, duplex, and rowhouse dwellings to 1.5 metres.
6. Increase the zone coverage for all structures for a single detached dwelling to 45% with the main building capped at 40% coverage.
7. Triplex dwellings are permitted in the R1 zone with a reduced side yard.
8. Remove maximums for number of rowhouse buildings and rowhouse units per building.
9. Permit multiple unit dwellings with a maximum height of 3 storeys in the R2 zone.
10. Reducing the minimum outdoor communal amenity area for multiple unit buildings to 100 square metres.
11. Recognize semi-detached, duplex, triplex, quadruplex, rowhouse, and multiple unit dwellings that are further subdivided as complying with their respective zone provisions.
12. Require all residential uses to be subject to the Sewage Treatment Facility Buffer Overlay.
13. Create a RG1 (Residential Greenfield) zone for undeveloped residential areas and require a minimum density of 15 main dwelling units per hectare.

14. Create a RG1-1 (Residential Greenfield – Special Zone) zone within the RG1 zone for undeveloped residential areas abutting R1 and R2 zoned properties.
15. Clarify that the applicable zone provisions for standalone residential buildings in the C5 (Mixed Commercial Zone) are those found in the R2 and R3 zones.
16. Increase the minimum main building height in the C5 zone to 2 storeys to match the C4 (Core Commercial) zone requirement.
17. Add microbrewery to the M1 (Light Industrial) zone, brewery to the M2 (General Industrial) zone, and cannabis production facility to both industrial zones.

*Natural Environment:*

1. Reduce the maximum ground floor area of accessory buildings in the Natural Environment (NE1) zone to 50 square metres.

**Site Specific Amendments**

During the public consultation process, minor site specific amendments may be identified. Staff will include for Council's consideration those proposed site specific amendments which are minor, address errors, or facilitate improved development options.

**Public Consultation & Communication**

Week of October 4	Advertisement in Local Newspapers
Mid-October, 2023	Open House at Exeter Library or other suitable venue
October 2023	Planners available by appointment for additional consultation
November 6, 2023	Public Meeting at Regular Council Meeting

The draft amendment will be posted on the municipal website, advertised as per Planning Act requirements in the local newspapers, and promoted via the municipality's social media channels.

**CONCLUSION**

It is recommended that Council initiate a Housing Update to the South Huron Official Plan and Zoning By-law and direct staff to circulate the amendment for public review under the Planning Act.

Sincerely,

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Craig Metzger  
Senior Planner

# The Corporation of the Municipality of South Huron

## BY-LAW XX-2023

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### Being a By-Law to Amend Zoning By-Law 69-2018.

**WHEREAS** the Municipal Council of the Corporation of the Municipality of South Huron considers it advisable to amend Zoning By-law 69-2018, as amended, of the Corporation of the Municipality of South Huron and;

**NOW THEREFORE**, the Council of the Corporation of the Municipality of South Huron **ENACTS** as follows:

1. The text amendments of this by-law shall apply to all lands within the Municipality of South Huron.
2. Section 1.24 of By-law 69-2028 is hereby amended by replacing “Provincial” with “Provincial or Federal”.
3. Section 2 of Bylaw 69-2018 is hereby amended by the following:

‘Agricultural Use, General’ is amended by the addition of the following in underline:  
general farming and without limiting the generality of the foregoing shall include such uses as: the general cultivation of land and the associated production, conditioning, processing and storage of field crops, vegetables, fruit, horticultural crops and nursery stock and the selling of such produced on the premises, the breeding and care of livestock, fowl, fur-bearing animals and bees, and the selling of such stock or the product of such stock raised on the premises, and the management of forest, and the sale of forest products provided that they are cultivated and produced on-site, including fuel wood, pulp wood, timber, Christmas trees, and maple products, and includes a farm dwelling and accessory buildings and uses.

‘Cannabis’ is defined as follows:

the plants marijuana, and hemp in the family Cannabaceae.

‘Dwelling’ is hereby amended by replacing “motels, or institutions” with “or motels” and the numbering of the definitions within Dwelling (i.e. a, b, c, etc.) are removed and put in alphabetical order with the other definitions in Section 2.

‘Multiple Attached Dwelling’ is renamed ‘Rowhouse Dwelling’ and replaced as such throughout the Bylaw.

‘Multiple Unit Dwelling’ replaces the definition of ‘Apartment’ and is defined as follows:

a residential building, other than a rowhouse dwelling, divided horizontally and/or vertically into five (5) or more dwelling units. This use includes but is not limited to apartments, stacked townhouses, back to back townhouses, etc.

Both ‘apartment’ and ‘apartment building’ are replaced with ‘multiple unit dwelling’ throughout the By-law.

‘Second Unit’ is hereby deleted.

'Accessory Dwelling' is hereby renamed 'Additional Residential Unit' and defined as follows:  
a dwelling unit contained within a dwelling or within a detached accessory structure.

'Dwelling with Supports' is defined as follows:

a residence for the short or long term accommodation of persons who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being. This shall include, for example, a group home, transitional housing, hospice, respite care, crisis care facility but shall not include a hotel or motel.

'Group Home' is hereby deleted.

'Link Semi-Detached Dwelling' is hereby deleted.

'Medical Marijuana Production Facility' is renamed 'Cannabis Production Facility', replaced as such throughout the By-law and defined as follows:

lands, buildings or structures used for producing, processing, testing, destroying, packaging and/or shipping of cannabis authorized by an issued license or registration pursuant to the Access to Cannabis for Medical Purposes Regulations to the Controlled Drugs and Substances Act and the Cannabis Act.

'On-Farm Diversified Use' is amended by the addition of the following to the final sentence:  
"or, to a limited scale, produced on farms located within a 50km radius"

'Seasonal Worker Housing' is hereby deleted.

'Storage Containers' is hereby amended by the addition of the following:

This definition does not apply to shipping containers or similar structures which are disassembled and utilized as building materials in compliance with the Ontario Building Code.

'Tandem Parking' is defined as follows:

two parking spaces, one in front of the other, that occupy an area that is the same width but double the length of a standard parking space.

'Residential Density' is defined as follows:

the total number of main dwelling units within the same zone on all contiguous developed properties, including those with dwellings under construction, divided by the total zone area of those properties, expressed as units per hectare.

4. Section 3.2.4. (Location of Accessory Building) is hereby amended by the deletion of the fourth and sixth paragraphs and replacement of the following:

In a Residential zone, a *private garage, carport, satellite dish, swimming pool* or other *accessory building or structure* shall be *erected and used* in the *rear yard* and/or in the *interior side yard* only, provided that such *accessory building or uses*:

- shall be no closer than 1.5 metres to the *property line*;
- shall not be located closer to a *street or private road* than the *setback* required for the *main building*; and
- shall not include an *Additional Residential Unit*.
- Semi-detached *private garages* or *carports* may be centered on a mutual side *property line*.

5. Section 3.2. (Accessory Buildings, Structures and Uses) is hereby amended with the addition of Section 3.2.7. Accessory Building Containing Additional Residential Unit (ARU) as follows

3.2.7. Accessory Building containing an Additional Residential Unit (ARU)

This provision applies in all zones where an ARU is a permitted use except for the AG1 and AG4 zones.

An accessory building containing an Additional Residential Unit (ARU) is permitted subject to the following:

- a) An accessory building containing an ARU shall be located in either the rear or interior side yard and shall be no closer than 1.5 metres to a property line and shall not be located closer to a street than the setback required for the main building;
- b) Compliance with the size restrictions for accessory buildings and structures;
- c) One additional on-site parking space is provided for the ARU in addition to the parking requirements for the main dwelling;
- d) The ARU must use the same entrance/driveway as the main dwelling;
- e) A pathway to the principal entrance of the ARU from its parking area is required and shall be a minimum of 1.5 metres in width with a clear height of 2.1 metres;
- f) A minimum 3 metres between the existing dwelling and the ARU;
- g) Beginning from a height of 4 metres, an ARU may not penetrate a 45-degree angular plane located as follows:
  - From the minimum 1.5 metres rear yard setback, projected towards the front lot line,
  - From the minimum 1.5 metres side yard setback, projected towards opposite side lot line;
- h) The maximum building area does not exceed 75% of the ground floor area of the dwelling including an attached garage;
- i) In fully serviced areas, the minimum lot size as stated in the zone applies; and
- j) In partially or privately serviced areas, the minimum lot size is 4,000 square metres for a single detached with an Additional Residential Unit.

6. Section 3.16 (Medical Marijuana Production Facility) is hereby deleted and replaced with the following:

3.16 Cannabis Production Facility

A Cannabis Production Facility shall also be subject to the following provisions:

- a) No lands, building or structure or portion thereof used for a Cannabis Production Facility that is equipped with air treatment control situated in the AG1, AG2, AG3, M1, or M2 zones may be located any closer than 150 metres to a Residential Zone, Community Facility Zone, commercial recreational facility, park or similar recreational use, dwelling, public school, private school, place of worship, community centre, or a day care.
- b) No lands, building or structure or portion thereof used for a Cannabis Production Facility that is not equipped with air treatment control situated in the AG1, AG2, or AG3 zone may be located any closer than 300 metres to a Residential Zone, Community Facility Zone, commercial recreational facility, park or similar recreational use, dwelling, public school, private school, place of worship, community centre, or a day care.
- c) All lands, buildings or structures or portion thereof used for a Cannabis Production Facility in the M1 or M2 zones shall be equipped with air treatment control.
- d) Cannabis Production Facilities must be entirely contained within wholly enclosed buildings or structures or portions thereof in the M1 and M2 zones.

- e) Accessory buildings or structures used for security purposes for Cannabis Production Facilities may be located in any yard provided they are not located in a sight triangle and have a minimum setback from a front, side, or rear lot line of at least 1.5 metres.
  - f) Outdoor storage that is part of or accessory to a Cannabis Production Facility is prohibited.
7. Section 3.17 (Minimum Distance Separation (MDS)) is hereby amended by the replacement of the last sentence with the following:
- 3.17.1 MDS and Low Visitation Cemeteries  
For calculating MDS I or II, all cemeteries in the CF zone are deemed to be low visitation and shall be treated as a Type A land use. This provision does not apply in or to a *settlement area* designation.
8. Section 3.17 (Minimum Distance Separation (MDS)) is hereby amended by the addition of the following:
- 3.17.2 MDS and Agricultural Commercial Industrial Uses and On Farm Diversified Uses  
For calculating MDS I or II, MDS is not applied to or from Agricultural Commercial Industrial (AG3) zones or On Farm Diversified Uses.
9. Section 3.19 is amended by the deletion of the following:
- No adjacent land is applied around woodlots smaller than 4 hectares that are otherwise not deemed to be a significant natural feature. An EIS may be required to determine if development shall be permitted.
10. Section 3.26.1 (Number of Parking Spaces required) is amended by renaming the 'Apartment Building and other multiple unit dwellings' row title to 'Multiple Unit Dwelling'.
11. Section 3.26.1 (Number of Parking Spaces) is amended by adding 'Rowhouse Dwelling' with a minimum parking requirement of '1 unenclosed parking space'.
12. Section 3.26.1 (Number of Parking Spaces required) is amended by adding 'Additional Residential Unit (ARU)' with a minimum parking requirement of '1 per ARU'.
13. Section 3.26.1 (Number of Parking Spaces required) is hereby amended by the deletion of 'Group Home' and the required number of parking spaces.
14. Section 3.26.1 (Number of Parking Spaces required) is hereby amended by the addition of 'Dwelling with Supports' and a required number of parking spaces of 2 per dwelling with supports.
15. Section 3.26.1 (Number of Parking Spaces required) 'Mixed commercial development (C5)' is hereby amended by setting the number of required parking spaces as follows:
- 1 parking space per 15 sq. m. of gross floor area for the commercial use and 1 spaces per dwelling unit.
16. Section 3.26.1. is amended by the addition of 'Huron County Housing Corporation owned and operated dwelling units' and a required number of parking spaces of 0.25 spaces per dwelling unit.

17. Section 3.26.1 'Accessory Dwelling' is amended by changing the parking requirements to the following:
- 1 per dwelling unit
18. Section 3.26.13. (Off-Site Parking) is amended by the deletion of "for a non-residential use" in the second sentence:
19. Section 3.26.15. (Parking Area Design Standards) is amended by the addition of the following:
- 3.26.15.6 Tandem Parking  
Tandem parking spaces are permitted for all residential dwellings with less than five dwelling units.
20. Section 3.26.15.5. is amended by deleting the last paragraph.
21. Section 3.29.5. is amended by adding the following sentence:
- The prohibition on mobile homes does not apply to a mobile home utilized as an Additional Residential Unit (ARU) in any zone where an ARU is permitted.
22. Section 3.35 (Second Units) is hereby deleted.
23. Section 3.45. (Temporary Accommodation for Workers) is hereby deleted.
24. Section 3.47.1 is hereby amended by the following in underline:
- 3.47.1. The provisions of this By-law shall not apply to prevent the use of any land as a street or to prevent the installation of public services and utilities such as water mains, storm and sanitary sewers, gas distribution mains, railway lines, electrical substations and transmission lines of 230 kv or less, pumping stations, flood and erosion control works, telephone and cable lines, radio and communication towers, roads, trails, and accessory utility service buildings and structures provided that:
25. Section 3.23 (On Farm Diversified Uses) is amended by the deletion and replacement of the second last bullet with the following:
- MDS shall not apply to on-farm diversified uses..
26. Section 4.1. is amended by the deletion of 'group home' and replacement with:
- 'dwelling with supports'
27. Section 4.2 is amended by the deletion of 'seasonal worker housing' and replacement with:
- "dwelling units for on-farm labour, accessory to agriculture, in a single building containing a maximum of 6 dwelling units"
28. Section 4.2 is amended by the addition of ', mobile home' after single detached dwelling.
29. Section 4.2. is amended by the addition of:
- "Additional Residential Units (total of 2) with a maximum of one (1) within a detached structure".



30. Section 4.2. is amended by the deletion of “one mobile home accessory to an agricultural use (a mobile home may be used as a primary or supplementary residential unit)”.
31. Section 4.3. is amended by replacing all five bullets with:
- buildings and structures for the permitted and accessory uses
  - more than 1 main building per property is permitted
32. Section 4.5. is hereby amended by the numbering of ‘Other permitted buildings and structures and accessory structures’ as 4.4.2. and adding the following below the table in this section:
- ‘In addition, an Additional Residential Unit (ARU) in an accessory structure must also:
- be located at a maximum separation of 60 metres from the main dwelling;
  - use the same laneway as the main dwelling;
  - comply with the front yard setback for the main dwelling; and
  - comply with the Minimum Distance Separation Formulae to barns on separately titled lots’.
- In addition, dwelling units for on-farm labour must also:
- be located at a maximum separation of 60 metres from the main dwelling or if no main dwelling exists, a maximum separation of 60 metres from the largest building (eg. livestock barn, greenhouse, etc);
  - use the same laneway as the dwelling and/or largest building; and
  - comply with Minimum Distance Separation Formulae to barns on separately titled lots.
33. Section 4.5 is renumbered to 4.4.1 and the title changed to “Buildings and structures used for livestock and waste storage”
34. Amend Section 4.2. to replace ‘home industry and home occupation’ with ‘On-Farm Diversified Uses’.
35. Section 4.6 is hereby deleted and the remaining provisions of Section 4 renumbered to reflect this change.
36. Section 5.1 is amended by the addition of “cannabis production facility”
37. Section 5.2 is hereby amended by the deletion of ‘seasonal worker housing’.
38. Section 6.2 is amended by the deletion of ‘seasonal worker housing’ and replacement with the following:
- dwelling units for on-farm labour, accessory to agriculture, in a single building containing a maximum of 6 dwelling units as per the AG1 zone’s on-farm labour provisions
39. Section 6.7 is hereby deleted.
40. Section 7.1 is amended by the deletion of ‘group home in a single detached dwelling’ and replacement with ‘dwelling with supports in a single detached dwelling’.
41. Section 7.1 is amended by the deletion of ‘converted dwelling’.

42. Section 7.2 is amended by the addition of:

An Additional Residential Unit (maximum of 1).

43. Section 7.2 is amended by the replacement of 'agricultural use, limited' with 'agricultural use, general'.

44. Section 7.2 is amended by the deletion of 'livestock use (maximum of 4 nutrient units)' and 'agricultural use, limited' and replacing them with 'agricultural use'.

45. Section 7.3 is amended by the addition of:

- 1 Additional Residential Unit within or attached to main dwelling, within a detached accessory building not containing livestock, or as a modular or mobile home.

46. Section 7.3 is amended by the deletion of the following:

- 1 single detached dwelling, converted dwelling, or mobile home;
- barns

47. Section 7.5 is hereby deleted and replaced with the following:

#### 7.5 Accessory Structures

##### 7.5.1 Accessory Structure Containing Livestock

Notwithstanding any provision of this by-law to the contrary, an accessory building containing livestock may be established subject to the following:

- Front Yard (minimum): 17 metres
- Exterior Side Yard (minimum): 17 metres
- Interior Side Yard (minimum): 10 metres
- Rear Yard (minimum): 10 metres
- Building height (maximum): 9 metres
- Must be located in rear or interior side yard.
- Minimum Distance Separation Formula. Where the yard setbacks as required by MDS are not the same as above, the larger of the two setbacks applies.

##### 7.5.2. Accessory Structure containing Additional Residential Unit

A single Additional Residential Unit is permitted within an accessory building provided the accessory building:

- is located a maximum distance of 60 metres measured from the main dwelling;
- is located to the rear or in the interior side yard of the main dwelling;
- uses the same laneway as the main dwelling; and
- Complies with the AG4 main building setbacks.

##### 7.5.3. General Accessory Structures

Accessory buildings not containing livestock or an ARU are required to meet the AG4 main building minimum side yard and rear yard setbacks:

48. Section 8.2 (Permitted Structures) is amended by the deletion of '100 square metre maximum' and replaced with '50 square metre maximum'.

49. Section 19.1 is hereby deleted and replaced with the following:

**19.1 Permitted Uses**

- converted dwelling with full services
- duplex dwelling with full services
- dwelling with supports in a single detached dwelling
- semi-detached dwelling with full services
- single detached dwelling
- triplex dwelling with full services

50. Section 19.2. is hereby amended by the deletion of 'second unit in a single detached dwelling , semi-detached dwelling or accessory structure' and replaced with:

Additional Residential Unit(s) in a single detached dwelling, semi-detached dwelling, or a structure accessory to those dwellings

51. Section 19.5 is renamed "Single Detached Dwelling, Converted Dwelling, & Dwelling with Supports".

52. Section 19.5 is amended by changing the minimum front yard for full services properties from 7.5 metres to the following:

main dwelling: 4.5 metres  
attached garage: 6 metres

53. Section 19.5 is amended by changing the minimum interior side yard from "1.8 metres" to "1.5 metres".

54. Section 19.5. is amended by setting the maximum 'Zone Coverage' for fully serviced properties as:

'all structures: 45%  
main building: 40%'.

55. Section 19.6 is hereby amended by the deletion of the 'Link Semi-detached' column and the renaming of the section title to 'Semi-Detached Dwelling and Duplex Dwelling'.

56. Section 19.6 is hereby amended by deleting the front yard minimum of 7.5 metres for a semi-detached dwelling and replacing it with the following:

main dwelling: 4.5 metres  
attached garage: 6 metres

57. Section 19.6 is amended by the deletion and replacement of interior side yard unattached side with '1.5 metres' for all unit types.

58. Section 19.6 is hereby deleted and replaced with a new Section 19.7 called 'Triplex Dwelling' and containing the triplex zone provisions from Section 20.6 along with a modification that the minimum interior side yard for an unattached side is reduced from 3 metres to 1.5 metres.

59. Section 19.7 "Second Units" is hereby deleted.

60. Section 19 is hereby amended by inserting the following and renumbering subsequent sections as a result of this insertion:

19.5 Zone Provisions

A semi-detached, duplex, or triplex dwelling which is further subdivided is deemed to comply with the provisions of the R1 zone.

61. Section 20.1 is hereby deleted and replaced with the following:

20.1. Permitted Uses

- multiple unit dwelling
- quadruplex dwelling
- rowhouse dwelling
- uses in the R1 zone subject to the R1 zone provisions

62. Section 20.2 is amended by deleting the bullet point that starts with 'second unit in single detached unit' and replacing it with 'Additional Residential Unit(s) in a rowhouse dwelling, in the rear yard of a rowhouse dwelling, or as permitted in the R1 zone'.

63. Section 20.4 and 20.5 are hereby deleted.

64. Section 20.6 is hereby amended by deleting the triplex zone provisions and renaming the section 'Quadruplex Dwelling'.

65. Section 20.7 is hereby renamed 'Rowhouse Dwellings'

66. Section 20.7 is hereby amended by reducing the minimum interior side yard for an unattached side from 3 metres to 1.5 metres.

67. Section 20.7 is hereby amended by the deletion of 'number of dwellings units per building maximum'.

68. Section 20.7 is hereby amended by deleting the front yard minimum of 7 metres and replacing it with 'main dwelling: 4.5 metres  
attached garage: 6 metres'.

69. Section 20.7 is hereby amended with the addition of the following:

Number of Rowhouse Dwellings on a Property	no maximum.
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70. Section 20.8 is deleted and replaced with the following:

"20.8 Multiple Unit Dwelling

The R3 zone provisions for Multiple Unit Dwelling apply except for Maximum Building Height which shall be 3 storeys in the R2 zone".

71. Section 21.1 (R3 Permitted Uses) is by replacing the list of permitted uses with the following:

- dwelling with supports
- long term care home
- multiple unit dwelling
- retirement home
- rowhouse dwelling subject to the provisions of the R2 zone

72. Section 21.2 (Accessory Uses) is amended by replacing “second unit in multiple attached dwelling, or accessory structure” with “Additional Residential Unit(s) accessory to a rowhouse dwelling”.
73. Section 21.3 (Permitted Structures) is amended by the addition of the following:
- more than one main building may be established on a property.
74. Section 21 is amended by the deletion of Section 21.4.
75. Section 21.5 (Apartment Building – Zone Provisions) is renamed ‘Multiple Unit Dwelling’.
76. Section 21.6 is hereby amended by merging it with Section 21.5 by deleting the title ‘Section 21.6 Apartment Building – Building Provisions’
77. Section 21.6 is hereby amended by replacing ‘Every apartment building having more than 4 dwelling units shall have an outdoor amenity area with a minimum size of 25 square metres per dwelling unit. For any apartment building above 20 dwelling units, the minimum amenity area will be 500 square metres’ with the following:
- ‘An outdoor communal amenity area of no less than 100 square metres with a square or rectangular orientation shall be provided.’
78. Section 20.3 is hereby amended with the addition of the following:
- A quadruplex, rowhouse and/or multiple unit dwelling which is further subdivided is deemed to comply with the provisions of the R2 zone.
79. Section 21.3 is hereby amended with the addition of the following:
- A rowhouse or multiple unit dwelling which is further subdivided is deemed to comply with the provisions of the R3 zone.
80. Section 21.8 (Second Units) is hereby deleted.
81. Section 26.1 is hereby amended by replacing ‘multi-unit residential building including triplexes, quadruplex and multiple attached’ with the following:
- quadruplex
  - rowhouse
  - triplex
82. Section 26.5 is hereby deleted and replaced with the following:
- 26.5. Residential Units in the C5 Zone  
Residential units may be located in combination with any permitted commercial use provided such dwelling units are:
- located entirely above the ground floor; or
  - at the rear of the main commercial use and the commercial use is a minimum 50% of the area of the ground floor and runs across the front of the building excluding stairway accesses.

Rowhouses, quadruplexes, and triplexes are permitted as standalone buildings subject to the R2 zone provisions.

Long-term care homes, multiple unit dwellings, and retirement homes are permitted as standalone buildings subject to the R3 zone provisions.

83. Section 26.3. is hereby amended by changing the Main Building height (minimum) from '1 storey (3.5 metres)' to '2 storeys (7 metres)'.

84. Section 29.1 is amended to add the following:

- microbrewery

85. Section 30.1 is amended by the addition of the following:

- brewery

86. Section 32.5 is amended by replacing 'single detached, multi-unit dwellings, and mobile home parks' with 'uses listed in the R1, R2, R3, R4, and R5 zones'.

87. This bylaw is hereby amended by the addition of Section 40 as follows:

40. Residential Greenfield (RG1)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

40.1 Permitted Uses

- Uses existing on the date of the passing of this By-law
- Uses permitted by the R2 Zone
- Uses permitted by the R3 Zone
- Uses accessory to the permitted uses

40.2 Permitted Structures

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses

40.3. Zone Provisions

The minimum residential density within the RG1 zone shall be 15 units per hectare

40.4 Special Zones

40.4.1 RG1-1

Notwithstanding the provisions to the contrary, on the lands zoned RG1-1, all R3 uses not already permitted by the R2 zone shall be located a minimum of 50 metres from all R1 and R2 zoned properties.

88. All other provisions of By-law 69-2018, as amended, shall apply.

89. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

90. This by-law shall come into effect upon final passing, pursuant to Section 34 and 39(1) of the Planning Act, RSO, 1990.

**THAT THIS BY-LAW BE ENACTED, SIGNED AND SEALED THIS XX DAY OF XXXXXXXXX, 2023.**

George Finch, Mayor

Alex Wolfe, Acting Clerk

September 12, 2023 draft