

A G E N D A

Public Meeting Wednesday, August 15, 2018 6:00 PM

1) Welcome and Call to Order

2) Declaration of Pecuniary Interest

3) Public Meeting

Housekeeping Update IV to Zoning By-law No. 2011-100

a) Introduction and Overview

- Cannabis Related
- Secondary Units
- General Amendments / Updates

b) Questions and comments from public

c) Questions and comments from members of South Stormont Council

4) Adjournment

Planning and Development

Housekeeping Update (IV) Public Meeting
August 15, 2018



Background

Every year, Planning staff review the zoning by-law to ensure it remains an effective and relevant tool for facilitating land use and development. This includes identifying and correcting technical errors, clarifying certain sections, mapping changes, as well as introducing all-new provisions to regulate certain types of development which are not currently addressed. This update will be the fourth iteration since the adoption of Zoning By-Law 2011-100, deemed "Housekeeping Update (IV)". The main items covered under this housekeeping update include:

- Introduction of use definitions and provisions for cannabis-related development, mainly production and processing;
- New provisions and standards to regulate the establishment of secondary dwelling units within single detached, semi-detached, duplex and townhouse dwellings or accessory buildings;
- Technical corrections/updates to zoning schedules concerning various properties throughout the township;
- Updates to certain sections of the Zoning By-Law to address errors and/or improve wording.

The Township is hosting a public meeting on August 15, 2018 to gather feedback and identify any required changes to any of the updates prior to bringing the Housekeeping Update (IV) By-Law forward for Council consideration in Fall 2018. This report intends to provide further information and explanation for the items covered under this housekeeping, and therefore should be read as a supplement to the proposed updates.

CANNABIS-RELATED DEVELOPMENT

Background/Policy Context

With the passing of Bill C-45 (*The Cannabis Act*) earlier this summer, and the Federal Government's recent announcement of plans to officially legalize recreational cannabis by October 17, 2018, it is important that local municipalities are prepared to regulate cannabis-related development. The Township's Zoning By-Law does not currently address cannabis retail, production and/or processing specifically. Therefore, in order to prepare for legalization and ensure new types of associated development are appropriately regulated, staff propose a number of updates to the Zoning By-Law.

Official Plan/Zoning By-Law

The United Counties of SDG Official Plan (OP) does not specifically address cannabis/cannabis-related development. However, staff are of the opinion that the existing policies, specifically with regard to commercial/industrial land uses, are sufficient to regulate cannabis-related development. Therefore, the proposed amendments to the Township's Zoning By-Law will not necessitate an amendment to the OP.

As mentioned, the Township's Zoning By-Law (ZBL) does not specifically address cannabis/cannabis-related development. In order to regulate these types of development as effectively as possible, staff believe it is necessary to introduce new definitions, development provisions and establish the zone(s) in which cannabis-related development will be permitted.

Research and Analysis

In order to gain a better understanding of the types of regulations and provisions employed across Ontario, staff conducted research into a number of municipalities who have already pursued amendments to their Zoning By-Laws, including but not limited to: Norfolk County, Niagara on the Lake, Township of King, Municipality of Tweed, Township of McNab/Braeside, and the City of Ottawa.

All of the municipalities that staff looked at have established definitions for cannabis and production facilities. This was done in order to allow for specific zone and use restrictions to be applied specifically to production facilities, rather than including these developments under an existing definition. Further to this, many municipalities have also established separation distances/minimum setbacks for cannabis production/processing facilities. Please see below for examples of Zoning By-Law changes introduced by other Ontario municipalities to address cannabis-related development:

Norfolk County

- Define "Cannabis" and "Cannabis Production and Processing", and amend other definitions within the Zoning By-Law such as "Farm" and "Garden Centre" to exclude "Cannabis Production and Processing". This was done to ensure that there was a clearly defined use that could not be argued/interpreted as similar to an existing use.
- Production facilities allowed within industrial and agricultural zones
- Established minimum setbacks for production/processing facilities *with* air treatment control:
 - (within Industrial Zones) 70 metres from any residential, institutional or open space zone, and 150 metres from any dwelling, school, place of worship or day care/nursery
 - (within Agricultural Zone) 150 metres from any residential, institutional or open space zone, and 150 metres from any dwelling, school, place of worship or day care/nursery

- Established minimum setback for production/processing facilities *without* air treatment control:
 - (all zones) 300 metres from any dwelling, school, place of worship or day care/nursery
- Prohibit open storage, allow security buildings within required setbacks, and require site plan control.

Township of King

- Define “industrial”, “agricultural” and “medical” cannabis production facilities. Introduced a new definition for “sensitive land use”, which includes examples such as dwellings, schools and community parks.
- Allow within industrial zones and some agricultural/rural
- Establish minimum lot area of 10 ha for “agricultural” and “medical” cannabis production facilities
- Establish the following setbacks for production facilities:
 - (*with air treatment*) 150 metres from any “sensitive land use” or any residential, institutional or open space zone
 - (*without air treatment*) 300 metres from any “sensitive land use” or any residential, institutional or open space zone
- Prohibit outdoor storage, require site plan control, and have specific parking standards starting at 1 space per 37 m² of gross floor area

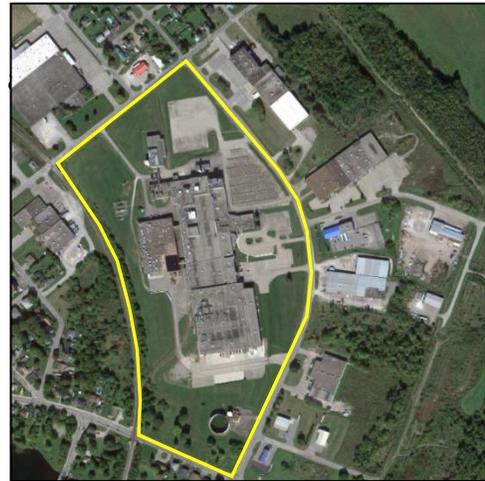
Municipality of Tweed

- Introduced separate definition for “cannabis production facility”.
- Only permitted within the rural industrial zone
- A lot with a production facility must be setback a minimum of 70 metres (measured from the lot line) from all lots within the residential, commercial and community facility zones, as well as all lots containing a school, place of worship or day nursery
- No outdoor activity/storage permitted, loading spaces must be fully enclosed within a building, security fencing is required, site plan control required

Staff also consulted with the Environmental Land Use Planning Guides published by the Ministry of the Environment, Conservation and Parks (MECP). These guides are typically used to help municipalities ensure that industrial or other potentially contentious land uses are appropriately regulated to ensure minimal impacts on the surrounding environment/land uses. As cannabis production and processing is very

similar in nature and scale to a range of industrial manufacturing/processing uses, these guides were helpful in developing the proposed amendments.

It should be noted that many municipalities did not



separate definition/use in the zoning by-law. This is likely due to the fact that retail is currently scheduled to be provincially facilitated by the LCBO via the Ontario Cannabis Store (OCS) with limited locations.

The Township’s Zoning By-Law would address cannabis retail under the existing definition of “Retail Store”, which is defined as “a building wherein goods, wares, merchandise, substances or articles are offered for sale or lease to the general public, and may include the limited storage of goods, wares, merchandise, substances or articles, and shall not include any other use defined herein”. Media reports indicate that the new provincial government will introduce a private sector component to cannabis retail in the near future. The potential for lounges for consumption (equivalent to a bar or pub) has also been discussed for future implementation. Therefore, there may be a need to reopen the discussion on cannabis retail following any future changes to this framework by the Province.

Discussion/Proposed Amendments

Based on the research conducted by Township staff, a number of amendments are being proposed to the Township’s Zoning By-Law (ZBL) to address cannabis and cannabis production/processing facilities. Please see below for a brief summary and rationale behind the proposed changes. For the complete list of proposed amendments please refer to Schedule “A”.

Proposed Amendment/Update	Explanatory Note
<ul style="list-style-type: none"> New definition for “Air Treatment Control” 	<ul style="list-style-type: none"> Ensures firm definition of what constitutes a proper air treatment system to prevent misinterpretation

<ul style="list-style-type: none"> • New definition for “Cannabis” & “Cannabis Production and Processing” 	<ul style="list-style-type: none"> • Ensures cannabis production/processing is not interpreted under another use definition, and excluded from certain other definitions
<ul style="list-style-type: none"> • New Definition for “Sensitive Land Use” 	<ul style="list-style-type: none"> • Provides clear reference to those uses considered “sensitive”, such as dwellings
<ul style="list-style-type: none"> • Allow an accessory building to be located within a required front yard of the main building if it is used for security purposes for a cannabis production facility 	<ul style="list-style-type: none"> • There are substantial security requirements established by the federal / provincial government for production facilities. It is appropriate to allow for a guard house or security shelter at the entrance to a site
<ul style="list-style-type: none"> • Establishing parking requirements for a cannabis production and processing facility at 1 space for every 100 m² 	<ul style="list-style-type: none"> • The standard for an “industrial establishment” in the ZBL is 1 space per 80 m² of manufacturing floor area plus 1 space per 100 m² of warehousing. Staff believe that the proposed standard is appropriate due to the low amount/absence of client visits, and amount of facility space dedicated to solely growing the plant material.
<ul style="list-style-type: none"> • Establishing minimum separation distances for cannabis production and processing (with air treatment) as follows: <ul style="list-style-type: none"> ○ 70 m from any residential or institutional zones ○ 150 m from any sensitive land use, except an accessory dwelling 	<ul style="list-style-type: none"> • Cannabis production and processing with air treatment control would be similar to a “Class II Industrial Use” defined under the Environmental Land Use Planning Guide (D-6-3) published by the MECP. Guide D-6-3 recommends a minimum separation distance of 70 metres from incompatible land uses. Many other municipalities in Ontario have adopted the proposed 70m/150m separation distance for these facilities with air filtration. • While air filtration should address odor / pollen concerns, the size requirements for these facilities could also pose undesirable visual/noise impacts on adjacent properties if not adequately set back • “accessory dwellings” have been excluded as these developments have, in some cases, precluded the establishment of an industrial park or area, or may be located within an industrial zone as a legal non-conforming use
<ul style="list-style-type: none"> • Establishing minimum separation distances for cannabis production and processing (without air treatment) as follows: <ul style="list-style-type: none"> ○ 300 m from any residential or institutional zones, or sensitive land use, except an accessory dwelling 	<ul style="list-style-type: none"> • Due to concerns that have been raised in many different municipalities throughout the last few years with regard to odors associated with cannabis production and processing, staff believe that 300 metres is an appropriate minimum distance for production facilities with no air filtration.

<ul style="list-style-type: none"> • Cannabis production and processing will be listed as a Permitted use in the following zones: <ul style="list-style-type: none"> ○ Light Industrial (ML) ○ General Industrial (MM) ○ Heavy Industrial (MH) ○ Rural Industrial (MR) 	<ul style="list-style-type: none"> • Many municipalities throughout Ontario have considered cannabis production and processing a use which borders on agriculture and industrial. Staff are of the opinion that, based on the nature and potential scale of these production facilities, cannabis production and processing should be considered an industrial use and regulated as such. This will help to ensure that any potential impacts are addressed as they would be for any other industrial uses in the Township, in addition to the cannabis-specific provisions proposed herein. Council could also consider permitting this use within the Rural and Agricultural zones generally, but subject to specific development standards similar to a commercial greenhouse.
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SECONDARY UNITS

Background/Policy Context

Municipalities across Canada have introduced provisions to allow for secondary units, also known as granny flats, accessory apartment, garden suites, and coach houses. Under the *Planning Act* a "Secondary Unit" is described as a self-contained residential unit with a private kitchen, bathroom facilities and sleeping areas within dwellings or within structures ancillary to a dwelling.

Some of the benefits of secondary units include:

- increasing accessible and affordable housing stock for a wider demographic;
- allowing homeowners to supplement income with rental units;
- making more efficient use of existing infrastructure and land, and discouraging further housing sprawl.

The *Strong Communities through Affordable Housing Act, 2011*, was approved by the province to promote affordable and accessible housing in the long term. One of the major actions under this document was to amend the *Planning Act* to require municipalities to authorize second units in their official plans and zoning by-laws; these changes took effect on January 1, 2012.

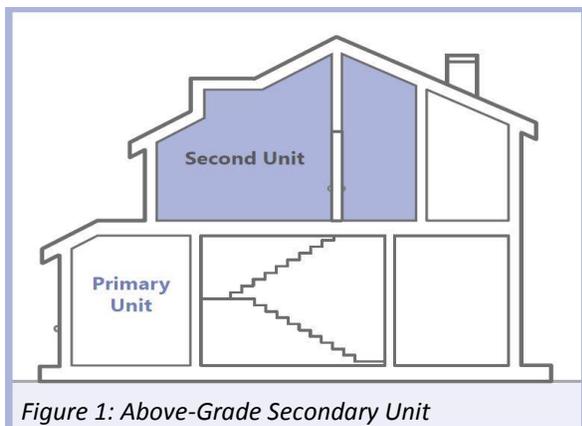


Figure 1: Above-Grade Secondary Unit

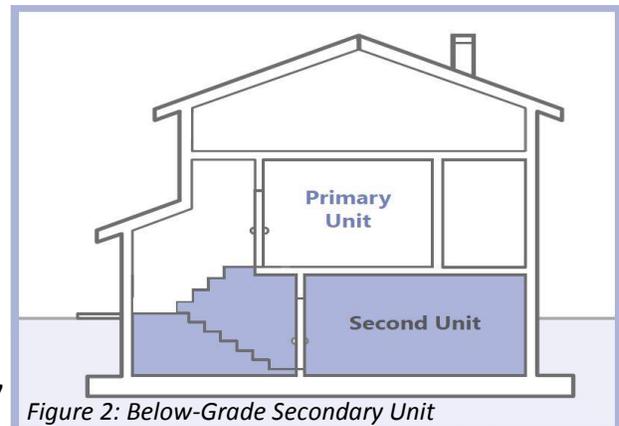
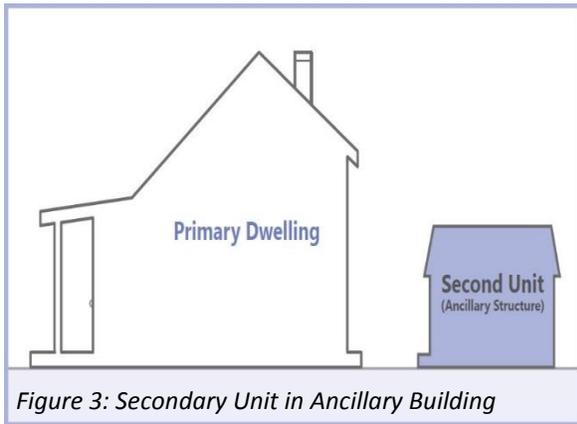


Figure 2: Below-Grade Secondary Unit



Figures 1 to 3 provide different examples of what a secondary unit may look like. While these examples are some of the most common forms observed throughout Ontario, a secondary unit may take many different forms depending on site conditions, local zoning provisions/by-laws, as well as the desired layout by the homeowner/developer.

(Source: Ministry of Municipal Affairs and Housing, 2017)

Figure 3: Secondary Unit in Ancillary Building

The Township’s Zoning By-Law currently contains some provisions for second units (defined as *Dwelling, Accessory Apartment and Garden Suites*); however, a number of amendments are still required in order to bring the Zoning By-Law into full compliance with the *Planning Act* and *Official Plan (OP)*. Therefore, staff have developed new provisions to regulate “secondary units” in the Zoning By-Law that are consistent with the *Planning Act* and *OP*.

It is important to note that under Section 17(24.1) of the *Planning Act*, there is no opportunity for appeal in respect of any secondary unit policies, standards and/or provisions passed by Council, save and except for the Minister of Municipal Affairs and Housing.

Official Plan/Zoning By-Law

Under Section 16(3) of the *Planning Act* and Section 3.5.4.3 of the *Official Plan (OP)*, local municipalities are required to make provision for secondary units by authorizing:

- the use of two dwelling units *within* a detached, semi-detached or rowhouse dwelling, provided no building or structure ancillary to the dwelling contains a dwelling unit; and,
- the use of a dwelling unit in a building or structure ancillary to a detached, semi-detached or rowhouse dwelling, if the detached, semi-detached or rowhouse dwelling only contains one (1) dwelling unit.

Further to this, Section 3.5.4.3 of the *OP* also states that no severances for new lots will be permitted to separate a secondary unit from the primary dwelling.

As mentioned, the Township’s Zoning By-Law currently contains some provisions for secondary units, referred to as “Dwelling, Accessory Apartment” and “Garden Suite”. However, the definitions and associated provisions for these uses are not consistent with the policies of the *Planning Act* and *OP*. Please see below for a brief overview of the current provisions in the Zoning By-Law:

“Dwelling, Accessory Apartment”

- Defined as “a dwelling unit located within a single detached dwelling.”

- Minimum floor area established at:
 - 45 m² for a bachelor;
 - 55 m² for a one-bedroom;
 - 60 m² for a two-bedroom; and,
 - 65 m² for three-plus bedrooms.
- Only permitted in a single detached dwelling, and only in zones which permit a single detached dwelling.

“Garden Suite”

- Defined as *“a temporary, detached portable housing unit intended for the use of an elderly member of the immediate family which is located on the same lot with an existing single detached dwelling where the family is residing and which shares the water supply and sewage disposal facilities with the single detached dwelling.”*
- Only permitted on a temporary basis; therefore, not listed as a permitted use in any zone
- Must be sited in accordance with the provisions for accessory buildings
- Maximum floor area is 93 m²/ Minimum floor area is 46.4 m²
- Cannot be located closer than 3 metres to the dwelling
- Only one (1) may be established per lot

Research and Analysis

In order to gain a better understanding of the types of regulations and provisions employed across Ontario, staff conducted research into a number of municipalities, including but not limited to: The City of Ottawa, Township of Russell, South Glengarry, North Dundas, Township of Laurentian Valley and City of Vaughan. Please see below for some examples of the types of provisions and policies employed by other municipalities. It should be noted that many municipalities across Ontario employ very similar standards and provisions for secondary units.

City of Ottawa

- Have two separate definitions and provisions for secondary units
- *“Secondary Unit” means a separate dwelling unit located within the same building as the principle dwelling unit...”*
 - Must not change the streetscape character along the road;
 - If above grade, the secondary unit must not be greater in size than 40% of the gross floor area of the principal dwelling
 - The creation of a secondary unit must not result in any new doorway entrance added to the front wall.

- No parking required for secondary unit
- "Coach House" means a separate dwelling unit located on the same lot as the principle dwelling unit but contained in its own building.
 - The structure must have direct pedestrian access (minimum 1.2 metres in width) to a public street;
 - Must be connected to water/wastewater services
 - Must be smaller than the principal dwelling
 - Cannot be greater than 80 m² in size in the urban area, or 95 m² in the rural area
 - Increased setbacks required for walls with windows/doorways adjacent to property lines

Township of Russell

- Does not allow secondary units on lots that are non-complying with respect to lot frontage or area
- The secondary dwelling unit must share the same parking area as the principal dwelling, except in the case of a corner lot

Township of Laurentian Valley

- Require a minimum lot area of 0.8 ha for secondary dwelling units on private services
- Minimum side and rear yards applicable to a "coach house" are the same as those for the principal dwelling
- require minimum of one (1) parking space, which may be tandem
- a secondary dwelling unit may not be established on a lot where the principal dwelling is a legal non-conforming use

Discussion/Proposed Amendments

Based on the research conducted by Township staff, a number of amendments are being proposed to the Township's Zoning By-Law (ZBL) to address secondary units and ensure consistency with the *Planning Act* and Official Plan (OP). Please see below for a summary and rationale behind the proposed changes.

For the complete list of proposed amendments please refer to Schedule "B".

Proposed Amendment/Update	Explanatory Note
<ul style="list-style-type: none"> • "Dwelling, Secondary Unit" was added to the list of permitted uses in the following zones: <i>Residential Serviced – First</i> (RS1) <i>Residential Serviced – Second</i> (RS2) <i>Residential Serviced – Multiples</i> (RS3) <i>Residential Single Service – First</i> (RSS1) <i>Residential Single Service – Second</i> (RSS2) <i>Hamlet Private Services – First</i> (RH1) <i>Hamlet Private Services – Second</i> (RH2) <i>Agricultural</i> (A) <i>Rural</i> (RU) 	<ul style="list-style-type: none"> • In accordance with the <i>Planning Act</i> and Official Plan, secondary units must be permitted in all zones that permit a single-detached, semi-detached, or rowhouse dwelling. All of these zones permit these types of dwellings.
<ul style="list-style-type: none"> • The minimum floor area for a garden suite or secondary unit is 45 m² (484 square feet) • For detached secondary units, the maximum floor area is limited in accordance with the accessory lot coverage calculation in Section 3.1.1(f) (10%) <u>OR</u> 95 m² (1022 square feet) whichever the more restrictive standard • Attached secondary units would not have a maximum size for the unit. The size of the main dwelling is already regulated through lot coverage requirements. 	<ul style="list-style-type: none"> • The proposed minimum size is similar to existing Township standards and should be sufficient to accommodate the required necessities for a bachelor unit • The maximum size has been limited for detached units to ensure they are smaller in scale and are truly "secondary" • Smaller lots may require a minor variance to accommodate a detached secondary unit based on lot coverage.
<ul style="list-style-type: none"> • A "Dwelling, Secondary Unit (detached)" is to be included with the calculation for accessory building lot coverage. 	<ul style="list-style-type: none"> • Detached secondary units will be included to limit the scale and to ensure that if the use is discontinued, the building is compliant with the zoning provisions for accessory buildings (i.e. converted back to a detached garage).
<ul style="list-style-type: none"> • Garden suites and detached secondary units must follow the same siting rules as accessory buildings. However, the minimum setback from a lot line adjacent to a window or door on the building is proposed to be 4 metres. 	<ul style="list-style-type: none"> • Generally, detached units could be located at the same front yard setback as the main dwelling (6-10 metres), and 1.2 metres from the side and rear lot lots. • The reason for the increased setback from windows and doorways is twofold: to maintain privacy for adjacent landowners and occupants; and also to ensure adequate access to the unit for emergency services/occupants.
<ul style="list-style-type: none"> • Replacement of the definition "Dwelling, Accessory Apartment" with two new definitions: "Dwelling, Secondary Unit (attached)" & "Dwelling, Secondary Unit (detached)" • Clarify that a "Dwelling, Secondary Unit (detached)" is not a "Garden Suite" or "Dwelling, Accessory" 	<ul style="list-style-type: none"> • The new definitions are more consistent with wording contained in the <i>Planning Act</i> and OP, and allow for greater clarity throughout other sections of the ZBL. It is also important to differentiate between the two types of secondary units.
<ul style="list-style-type: none"> • The general provisions for "Garden Suites" (Section 3.8) has been retitled "Garden Suites and Dwelling, Secondary Units" and completely reworked so as to include general provisions for all three uses 	<ul style="list-style-type: none"> • Detached secondary units and garden suites share many similarities, and should be regulated in a consistent fashion. Staff also propose to include attached secondary

	units within this section for ease of reference
<ul style="list-style-type: none"> Garden suites or secondary units cannot be established before the principal dwelling (defined in the section) 	<ul style="list-style-type: none"> These uses are expected to be accessory or ancillary to a principal dwelling, therefore they cannot be established first
<ul style="list-style-type: none"> Only one (1) garden suite or secondary unit can be established/located on a lot at a time 	<ul style="list-style-type: none"> This limit is standard throughout Ontario, and is in place to ensure existing levels of service and infrastructure are adequate, and neighbourhood character is maintained
<ul style="list-style-type: none"> A garden suite or secondary unit cannot be severed from a lot 	<ul style="list-style-type: none"> These uses are expected to be accessory or ancillary to the principal dwelling, therefore they cannot be severed
<ul style="list-style-type: none"> All garden suites and secondary units must contain kitchen, sleeping, and washroom facilities independent from the principal dwelling 	<ul style="list-style-type: none"> This ensures that these uses are separate from to the principal dwelling, and consistent with the definition and intent of the use
<ul style="list-style-type: none"> A garden suite or secondary unit cannot be established unless appropriate services (water and sewage disposal) are available, to the satisfaction of the Township. At least one of these services must be shared. 	<ul style="list-style-type: none"> The intention of requiring the services to be shared is to ensure that the unit is accessory to the primary dwelling.
<ul style="list-style-type: none"> A detached secondary unit cannot be established on an undersized lot 	<ul style="list-style-type: none"> If a lot is already undersized, there could potentially be significantly less yard space to appropriately accommodate a detached dwelling unit
<ul style="list-style-type: none"> One (1) parking space is required (can be tandem) and must be in the same driveway as the principal dwelling, <i>unless</i> on a corner lot 	<ul style="list-style-type: none"> This is a typical standard for secondary units across Ontario. The tandem parking provisions may also allow the establishment of a secondary unit without the need for enlarging the existing driveway
<ul style="list-style-type: none"> A new exterior door cannot be added to the front wall of the principal dwelling to accommodate a secondary unit 	<ul style="list-style-type: none"> This provision is proposed to ensure that neighbourhood character is maintained. The second unit would be required to have an entrance on the side or use a shared vestibule.
<ul style="list-style-type: none"> A garden suite or detached secondary unit cannot be established on a lot where the principal dwelling is the middle or interior unit of a townhouse 	<ul style="list-style-type: none"> This proposed is to ensure that the occupant(s) of a detached secondary unit or garden suite have legal, unobstructed access to the unit. Furthermore, this ensures that emergency services can access the unit without having to trespass or traverse the principal dwelling.
<ul style="list-style-type: none"> The height of a detached secondary unit is restricted to 4.5 metres. 	<ul style="list-style-type: none"> This provision is consistent with the height restriction for accessory buildings
<ul style="list-style-type: none"> Garden suites or detached secondary units cannot be located closer than 3 metres to the principal dwelling. 	<ul style="list-style-type: none"> This is a standard provision employed by many municipalities throughout Ontario, and was an existing provision for garden suites in the existing Zoning By-Law

<ul style="list-style-type: none"> All garden suites must be established as a temporary use, as per Section 39 of the <i>Planning Act</i> 	<ul style="list-style-type: none"> This provision is retained for consistency with the <i>Planning Act</i>
<ul style="list-style-type: none"> All mention of "Dwelling, Accessory Apartment" and all standards applicable to this use deleted from the Zoning By-Law 	<ul style="list-style-type: none"> "Dwelling, Accessory Apartment" will no longer be employed to refer to these types of uses
<ul style="list-style-type: none"> References to Section 3.8 were included within all of the abovementioned zones for secondary units 	<ul style="list-style-type: none"> As all of the applicable provisions for these uses are covered under Section 3.8, reference is no longer needed within the individual zone provisions

GENERAL AMENDMENTS/UPDATES

Throughout the year, Township planning and building staff maintain a record of instances where the language or provisions in the Zoning By-Law cause confusion for the reader, present incorrect or inaccurate information, contain technical/formatting errors, and/or do not align with provincial legislation. In addition to this, there may also be instances where staff and/or members of the public have identified new trends in development and land use that should be addressed under the Zoning By-Law. All of this information is then reviewed on an annual basis and, if warranted, may be addressed in a housekeeping update to the Zoning By-Law.

Discussion/Proposed Amendments

Notwithstanding the proposed cannabis and secondary unit amendments, there are a number of other general changes proposed to the text of the Zoning By-Law under Housekeeping Update (IV). Please see below for a brief summary and rationale for the proposed changes. For the complete list of proposed amendments please refer to Schedule "C".

Proposed Amendment/Update	Explanatory Note
<ul style="list-style-type: none"> Rewording the definition of "Clinic" to include "regulated health-care professionals" 	<ul style="list-style-type: none"> The proposed change would reflect the interpretation that other similar health care professions (i.e. nurse practitioner, orthodontist, etc.) are included under the definition of "clinic".
<ul style="list-style-type: none"> Changes to parking provisions to allow tandem parking within a driveway for a single detached, semi-detached, or townhouse dwelling, or private detached garage 	<ul style="list-style-type: none"> This change will allow for reduced driveway sizes, if desired. In other cases, this may also allow for a secondary unit to be established on a lot without having to increase the size/width of the driveway.
<ul style="list-style-type: none"> Adding "home back-up generator" to the list of permitted projections 	<ul style="list-style-type: none"> Home back-up generators are becoming more common, and occupy a very similar

	amount of space as exterior air conditioning units or other similar equipment.
<ul style="list-style-type: none"> Adding reference to the Trans-Northern Pipeline in addition to the Trans-Canada Pipeline within Section 3.29(g). Also allowing for a reduced setback to be obtained from the pipeline company for development. 	<ul style="list-style-type: none"> Both the Trans-Northern and Trans-Canada Pipelines run through the Township and should be referred to separately within the ZBL. Furthermore, by allowing a reduced setback to be obtained from the companies, the Township can reduce the number of instances where a minor variance is required.
<ul style="list-style-type: none"> "Clinic" was added to the list of permitted uses within the Highway Commercial (CH) zone 	<ul style="list-style-type: none"> Following a number of past zoning amendments and inquiries as to the establishment of a "Clinic" within the CH zone, as well as a review of other commercial zones by staff, it was determined that "clinic" is an appropriate permitted use within this zone.

In addition to the above, Township staff also maintain a list of technical inaccuracies, outdated zoning, or required changes discovered on the various Township zoning schedules and maps and seek to address these items under the annual housekeeping update to the Zoning By-Law. Updates to the zoning schedules are typically carried out to ensure consistency between the zoning and current or existing use(s) on a lot, to reflect changes due to zoning amendments, or to simply align/realign zones or fix technical errors in representation. Please refer to Schedule "D" for a summary and rationale for each of the proposed zoning/mapping changes.

CIRCULATION

Notice of the August 15, 2018 public meeting was given in accordance with *Ontario Regulation 545/06 of the Planning Act*:

- to the general public by publishing a notice in the Cornwall Seaway News, in accordance with Section 5(7) of the *Regulation*, on July 25, 2018;
- to those persons that have given the Township Clerk a written request for a notice, in accordance with Section 5(8) of the *Regulation*, via regular mail on July 26, 2018;
- to the prescribed list of persons and agencies, in accordance with Section 5(9) of the *Regulation*, via email on July 26, 2018.

At the time of writing, comments have been received from one (1) member of the public regarding the proposed secondary unit provisions. A resident of South Stormont has submitted a written letter expressing their support for the secondary unit provisions, but also a desire for Council to explore the idea of allowing rural landowners the opportunity to establish dwelling units in excess of what is currently permitted (and proposed). Please refer to Schedule "E" for the full written correspondence.

No other responses or comments have been received at the time of writing.

Others Consulted:

Senior Management

Prepared by:

Jesse McPhail, Community Planner

SCHEDULE A

**DRAFT ZONING BY-LAW AMENDMENTS FOR
CANNABIS-RELATED DEVELOPMENT**

SCHEDULE B

**DRAFT ZONING BY-LAW AMENDMENTS FOR
DWELLING, SECONDARY UNITS**

SCHEDULE C

**DRAFT ZONING BY-LAW AMENDMENTS
GENERAL UPDATES/CHANGES**

SCHEDULE D

**DRAFT ZONING BY-LAW AMENDMENTS
UPDATES TO MAPPING/ZONING SCHEDULES**

SCHEDULE E
WRITTEN SUBMISSION(S)