

THE CORPORATION OF THE TOWNSHIP OF SOUTH STORMONT

BY-LAW No. 2023-094

BEING a by-Law to amend By-Law No. 2011-100 (Housekeeping By-law VIII).

WHEREAS the *Municipal Act, 2001*, c. 25 s. 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act, 2001*, c. 25 s. 5 (3) provides that the powers of every council are to be exercised by by-law;

AND WHEREAS By-law No. 2011-100 regulates the use of land and the erection, location and use of buildings and structures within the Township of South Stormont;

AND WHEREAS the matters herein set out are in conformity with the Official Plan of the United Counties of Stormont, Dundas and Glengarry approved and in force at this time;

AND WHEREAS Council has determined that no further notice need be given regarding the changes to By-law No. 2023-094, as per Section 34 (17) of the Planning Act, R.S.O. 1990.

AND WHEREAS the Council of the Township of South Stormont deems it advisable to amend By-Law No. 2011-100 as hereinafter set forth.

NOW THEREFORE Council of the Corporation of the Township of South Stormont enacts as follows:

1. That Section 3 - 3.23 Parking and Storage of Vehicles schedule and provisions be amended as follows:

Use 2011-100 as amend	Minimum Number of Required Parking Spaces (Existing)	Minimum Number of Required Parking Spaces (Proposed)
Automobile Body Shop, Automotive Repair Garage, Automobile Service Station, Automotive Store, Gasoline Bar	Three (3) spaces per service bay plus one (1) space per employee	Two (2) spaces per service bay
Bakery	One (1) parking space per 80 square meters of manufacturing floor area and associated office area or portion thereof plus one (1) parking space per 100 square metres of warehousing or storage floor area or portion thereof.	1 space per 100m ² for first 5,000m ² + 0.5 spaces per 100m ² above 5,000m ²
Building Supply Store	One (1) space for each 20 square metres of gross floor area	4 spaces + 1 space per 50m ²
Cannabis Production	One (1) space per every 100	1 space per 100m ²

and Processing	square metres of gross floor area	for first 5,000m ² + 0.5 spaces per 100m ² above 5,000m ²
Cardlock Establishment	The greater of (a) One (1) space per 25 square metres of floor area or portion thereof, or (b) One (1) space for four (4) persons design capacity, or (c) One (1) space per two (2) persons employed on the lot	0.5 spaces per gas pump, in addition to the spaces required for any accessory uses
Contractor's Shop or Yard	The greater of (a) One (1) space per 25 square metres of floor area or portion thereof, or (b) One (1) space for four (4) persons design capacity, or (c) One (1) space per two (2) persons employed on the lot	4 spaces + 1 space per 30m ²
Dry Cleaning or Laundry Plant	The greater of (a) One (1) space per 25 square metres of floor area or portion thereof, or (b) One (1) space for four (4) persons design capacity, or (c) One (1) space per two (2) persons employed on the lot	4 spaces + 1 space per 25m ² for uses greater than 100m ²
Equipment Sales Establishment - Industrial, Equipment Rental Establishment - Industrial, Equipment Service and Repair Establishment - Industrial	One (1) space for each 20 square metres of gross floor area	4 spaces + 1 space per 100m ²
Equipment Vehicle Storage Yard - Industrial	The greater of (a) One (1) space per 25 square metres of floor area or portion	4 spaces + 1 space per 100m ²

	<p>thereof, or</p> <p>(b) One (1) space for four (4) persons design capacity, or</p> <p>(c) One (1) space per two (2) persons employed on the lot</p>	
Fuel Depot, Bulk	<p>The greater of</p> <p>(a) One (1) space per 25 square metres of floor area or portion thereof, or</p> <p>(b) One (1) space for four (4) persons design capacity, or</p> <p>(c) One (1) space per two (2) persons employed on the lot</p>	2 spaces
Grain Drying Facility	<p>The greater of</p> <p>(a) One (1) space per 25 square metres of floor area or portion thereof, or</p> <p>(b) One (1) space for four (4) persons design capacity, or</p> <p>(c) One (1) space per two (2) persons employed on the lot</p>	No minimum
Greenhouse, Commercial	One (1) space for each 20 square metres of gross floor area	1 space per 25m ²
Industrial Uses – All Classes, unless otherwise specifically noted in this table	One (1) parking space per 80 square meters of manufacturing floor area and associated office area or portion thereof plus one (1) parking space per 100 square metres of warehousing or storage floor area or portion thereof.	1 space per 100m ² for first 5,000m ² + 0.2 space per 100m ² above 5,000m ²
Impound Yard	<p>The greater of</p> <p>(a) One (1) space per 25 square metres of floor area or portion thereof, or</p> <p>(b) One (1) space for four (4) persons design capacity, or</p> <p>(c) One (1) space per two</p>	1 space per 100m ²

	(2) persons employed on the lot	
Lumber Yard	One (1) space for each 20 square metres of gross floor area	1 space per 25m ²
Mini Warehouse and Storage	One (1) space per 50 square metres of office / administration space, plus one (1) space per 1,000 square metres of floor area of storage buildings/units	1 space per 50m ² of office/administration space + 1 space per 1,000m ² of storage building/unit space
Research and Development Centre	The greater of (a) One (1) space per 25 square metres of floor area or portion thereof, or (b) One (1) space for four (4) persons design capacity, or (c) One (1) space per two (2) persons employed on the lot	1 space per 100m ²
Sawmill	The greater of (a) One (1) space per 25 square metres of floor area or portion thereof, or (b) One (1) space for four (4) persons design capacity, or (c) One (1) space per two (2) persons employed on the lot	0.5 spaces per 100m ²
Transfer Station	The greater of (a) One (1) space per 25 square metres of floor area or portion thereof, or (b) One (1) space for four (4) persons design capacity, or (c) One (1) space per two (2) persons employed on the lot	2 spaces
Transportation Terminal	One (1) space per 95 square metres of gross floor area plus one (1) space for every three (3) employees per shift	1 space per 100m ² for first 5,000m ² + 0.2 spaces per 100m ² above 5,000m ²
Transportation Depot	The greater of	1 space per 100m ²

	(a) One (1) space per 25 square metres of floor area or portion thereof, or (b) One (1) space for four (4) persons design capacity, or (c) One (1) space per two (2) persons employed on the lot	for first 5,000m ² + 0.5 spaces per 100m ² above 5,000m ²
Warehouse	One (1) space per 95 square metres of gross floor area plus one (1) space for every three (3) employees per shift	1 space per 100m ² for first 5,000m ² + 0.2 spaces per 100m ² above 5,000m ²
Workshop	The greater of (a) One (1) space per 25 square metres of floor area or portion thereof, or (b) One (1) space for four (4) persons design capacity, or (c) One (1) space per two (2) persons employed on the lot	1 space per 25m ²
Office, Business or Professional	One (1) space for each 20 square metres of gross floor area	1 space per 25m ²

2. That Section 3 - 3.23 Parking and Storage of Vehicles provision (k) be amended as follows:

k) Requirements for Bicycle Parking

Requirements for Bicycle Parking (Proposed)

(i) in any zone within an urban settlement area, the owner of any lot, building or structure erected, altered, enlarged, or changed in use after the passing of this By-Law, shall provide and maintain off-street bicycle parking in accordance with the following table and provisions of this section.

Use 2011-100 as amended.	Minimum Bicycle Parking Required (Proposed)
Restaurants, Places of Assembly, Places of Entertainment, Recreational Facilities	1 space per 100m ² gross floor area
All other commercial and institutional uses	1 space per 200m ² gross floor area
Apartment building, rooming house (RS3)	0.5 spaces per dwelling unit

All other non-residential uses, except industrial uses	1 space per 1,000m ² gross floor area.
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- (ii) Unless otherwise permitted, where a building or lot contains more than one use, the bicycle parking space requirements shall be the sum of the minimum requirements for each distinct use.
- (iii) Bicycle racks or fixtures must be provided and maintained for all required bicycle parking and shall:
 - a. Be constructed of theft-resistant material;
 - b. Be securely anchored to the floor, building wall, or ground;
 - c. Be located in a convenient, well-lit, high-visibility location that is easily accessible to users and shall be placed so as not to obstruct parking or pedestrian circulation.

3. That Section 3 - 3.34 Shipping Containers and Storage Containers be amended as follows:

- (a) Shipping containers shall be prohibited in all zones unless otherwise permitted in this section.
- (b) One shipping container used for the temporary storage of equipment or materials incidental to active construction on the same lot for which a permit has been issued, is permitted in any zone for a maximum of 6 months within a 24-month period.
- (c) Shipping containers may be used for storage or holding purposes integral to a permitted industrial use in an industrial zone (i.e. intermodal or freight yard), provided they are visually buffered from all public streets to the satisfaction of the Township.
- (d) A maximum of two (2) shipping containers may be permitted as an accessory building on a lot in an Agricultural, Rural, Highway Commercial, Mineral Extraction, or Waste Management Zone, subject to the following:
 - i. prior to establishing the shipping container(s) on a property, a valid building permit shall be obtained from the Township;
 - ii. the shipping container(s) shall be subject to the requirements applicable to accessory buildings, except that no shipping container shall be located closer than 10 metres to any lot line;
 - iii. the shipping container(s) shall not be used for human habitation;
 - iv. the shipping container(s) shall be located within a rear yard and screened from all public streets to the satisfaction of the Township;
 - v. structurally modified shipping container(s) shall be located within a rear yard and shall be aesthetically pleasant to the satisfaction of the Township, screening requirements will not be required;
 - vi. the shipping container shall be maintained in a good state of repair.

4. That Section 3 - 3.35 Temporary Buildings or Structures First (1st) paragraph be amended as follows:

Nothing in this By-law shall prevent the use of land or the use or erection of a temporary building or structure or a scaffold or other equipment essential to the construction in progress for which a valid development approval has been granted, but only until such time as the work has been finished or abandoned or such equipment is no longer required. Any temporary building, structure, or equipment incidental to construction on the premises, including an office for the sale of residential lots or residential units, shall be permitted in any Zone.

5. That Section 7 - 7.2(b),(i),(ii) General Industrial (MM) be amended as follows:

(i) Development on private or partial services (municipal water or sanitary sewers)

Zone Requirements	Existing	Proposed
Lot Area (minimum)	2000 m ² (0.5 acres)	No Change
Lot Frontage (minimum)	30 m (98.43 ft.)	20 m (65.62 ft.)
Yard Requirements (minimum)		
Front	10 m (32.81 ft.)	No Change
Rear	10 m (32.81 ft.)	No Change
Exterior Side	10 m (32.81 ft.)	7.5m (24.61 ft.)
Interior Side	5 m (16.4 ft)	No Change
Building Height (maximum)		
Main Building	30 m (98.43 ft.)	No Change
Accessory Building	12 m (39.37 ft.)	No Change
Lot Coverage	30 %	50%

(ii) Development on full services (municipal water and sanitary sewers)

Zone Requirements	Existing	Proposed
Lot Area (minimum)	1000 m ² (5005.2 sq.ft)	No Change
Lot Frontage (minimum)	20 m (49.21 ft)	No Change
Yard Requirements (minimum)		
Front	7.5 m (24.61 ft)	No Change
Rear	7.5 m (24.61 ft)	No Change
Exterior Side	7.5 m (24.61 ft)	No Change
Interior Side	3 m (9.84 ft.)	No Change
Building Height (maximum)		
Main Building	30 m (98.43 ft.)	No Change
Accessory Building	12 m (39.37 ft.)	No Change
Lot Coverage	40 %	50%

6. That Section 7 - 7.3(b), (i),(ii) Heavy Industrial (MH) be amended as follows:

(i)Development on private or partial services (municipal water or sanitary sewers)

Zone Requirements	Existing	Proposed
Lot Area (minimum)	1 ha (2.5 acres)	No Change
Lot Frontage (minimum)	60 m (196.85 ft.)	No Change
Yard Requirements (minimum)		
Front	12 m (39.37 ft.)	10 m (32.81 ft.)
Rear	12 m (39.37 ft.)	10 m (32.81 ft.)
Exterior Side	12 m (39.37 ft.)	10 m (32.81 ft.)
Interior Side	7.5 m (24.61 ft.)	10 m (32.81 ft.)
Building Height (maximum)		
Main Building	30 m (98.43 ft.)	No Change
Accessory Building	12 m (39.37 ft.)	No Change
Lot Coverage	20 %	50%

(ii) Development on full services (municipal water and sanitary sewers)

Zone Requirements	Existing	Proposed
Lot Area (minimum)	1000 m ² (5005.2 sq.ft)	No Change
Lot Frontage (minimum)	20 m (49.21 ft)	No Change
Yard Requirements (minimum)		
Front	7.5 m (24.61 ft)	No Change
Rear	7.5 m (24.61 ft)	No Change
Exterior Side	7.5 m (24.61 ft)	No Change
Interior Side	3 m (9.84 ft.)	No Change
Building Height (maximum)		
Main Building	30 m (98.43 ft.)	No Change

Accessory Building	12 m (39.37 ft.)	No Change
Lot Coverage	40 %	50%

7. That this By-Law shall become effective on the date of passing hereof, subject to the appeal provisions of the Planning Act.

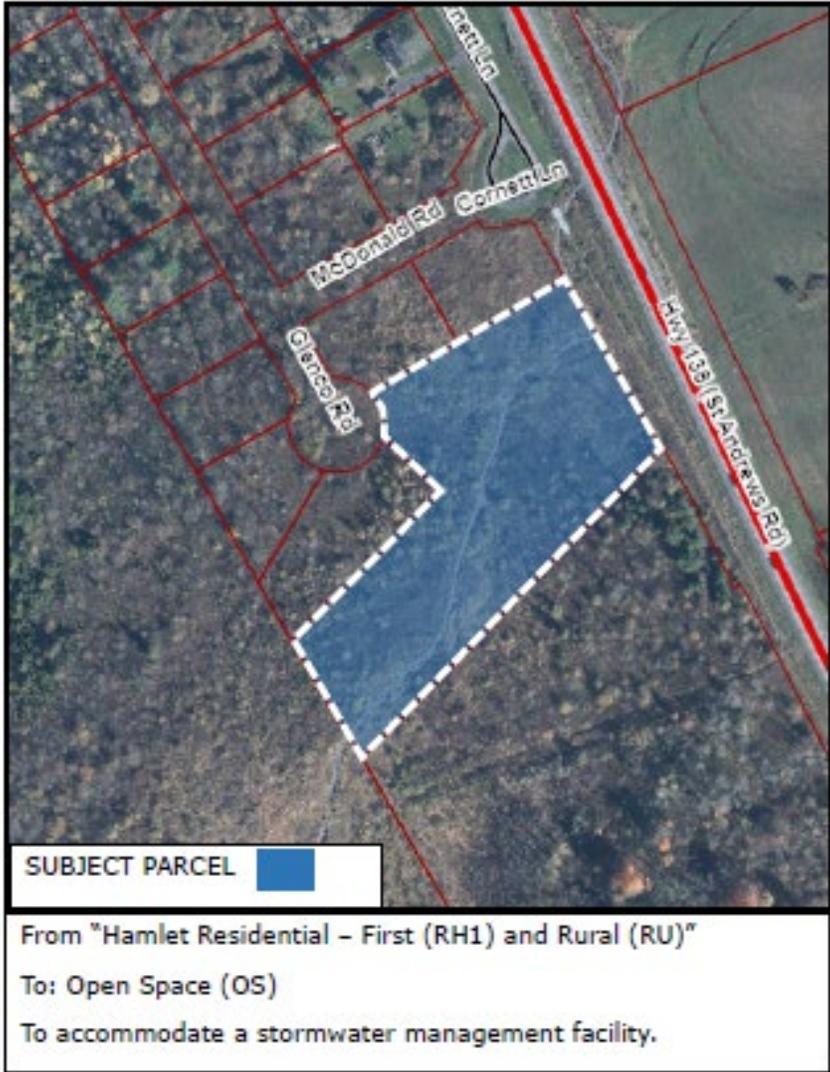
READ and passed in open Council, signed and sealed this 8th day of November 2023.

Mayor

Clerk

SCHEDULE "A"
TO BY-LAW NO 2023-094

TOWNSHIP OF SOUTH STORMONT
(former Township of Cornwall)



Subject Area - 040600101957028 - PLAN 347 BLK E - GLENCO RD, former Township of Cornwall, in the Township of South Stormont, Schedule 4 2011-100 Landuse Mapping.

Purpose - "Hamlet Residential - First (RH1)" to "Open Space (OS)" - The modification is required to support the plan of subdivision, stormwater management facility.

Certificate of Authentication

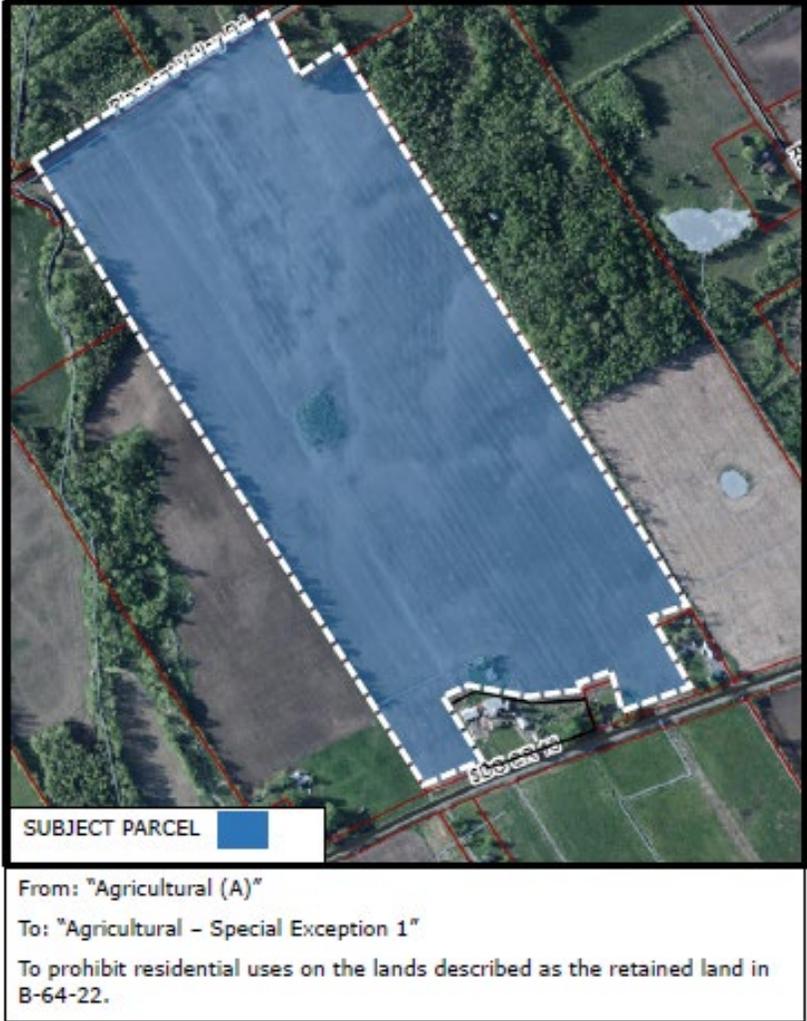
This is Schedule "A" to By-Law No. 2023-094, passed this 8th day of November, 2023.

Mayor

Clerk

SCHEDULE "B"
TO BY-LAW NO 2023-094

TOWNSHIP OF SOUTH STORMONT
(former Township of Cornwall)



Subject Area - 040600601911600 - CON 4 PT LOT 26 Pleasant Valley Rd/County Road 18, former Township of Osnabruk, in the Township of South Stormont, Schedule 2 2011-100 Landuse Mapping.

Purpose - "Agricultural (A)" to "Agricultural -special exception one (A-1)" - The special exception will recognize the prohibition for future residential uses on the retained portion of the subject lands, as described within consent application no. B-64-22.

Certificate of Authentication

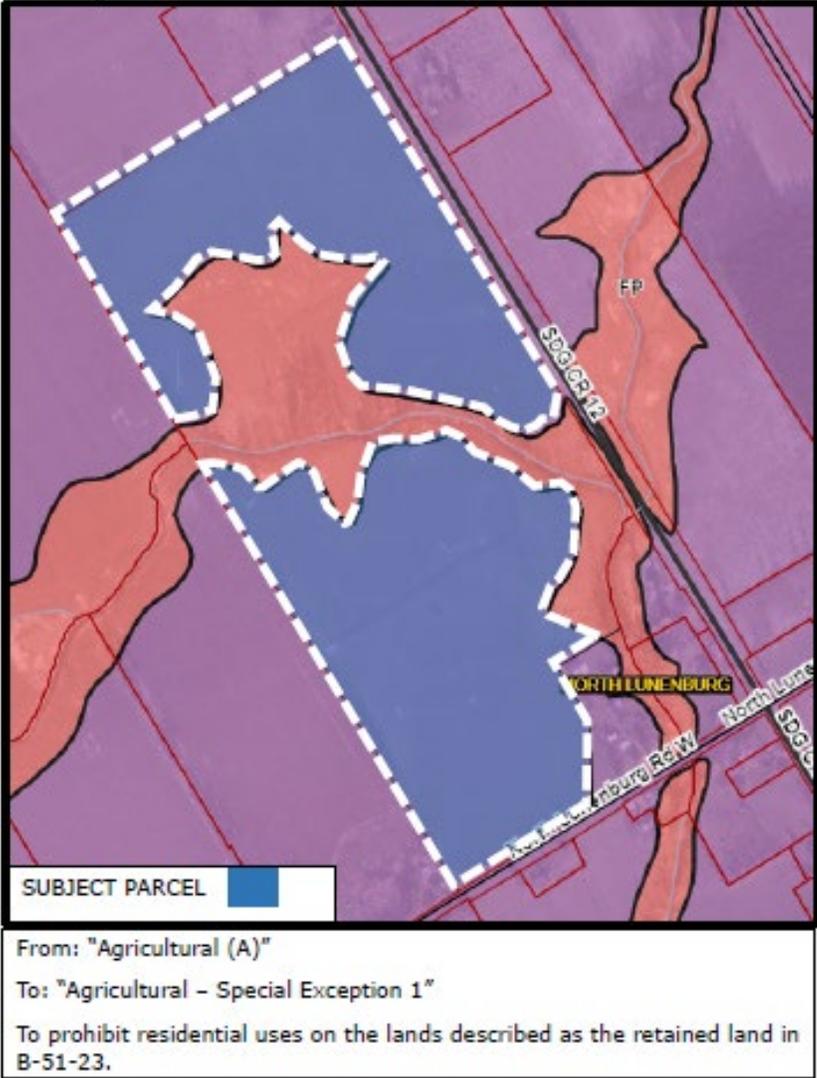
This is Schedule "B" to By-Law No. 2023-094, passed this 8th day of November, 2023.

Mayor

Clerk

**SCHEDULE "C"
TO BY-LAW NO 2021-047**

TOWNSHIP OF SOUTH STORMONT
(former Township of Osnabruck)



Subject Area - 040600601951400 CON 5 S PT LOT 7 N Lunenburg Road, former Township of Osnabruck, in the Township of South Stormont, Schedule 1 2011-100 Landuse Mapping.

Purpose - "Agricultural (A)" to "Agricultural - special exception one (A-1)" - the special exception will recognize the prohibition for future residential uses on the retained portion of the subject lands, as described within consent application no. B-51-23.

Certificate of Authentication

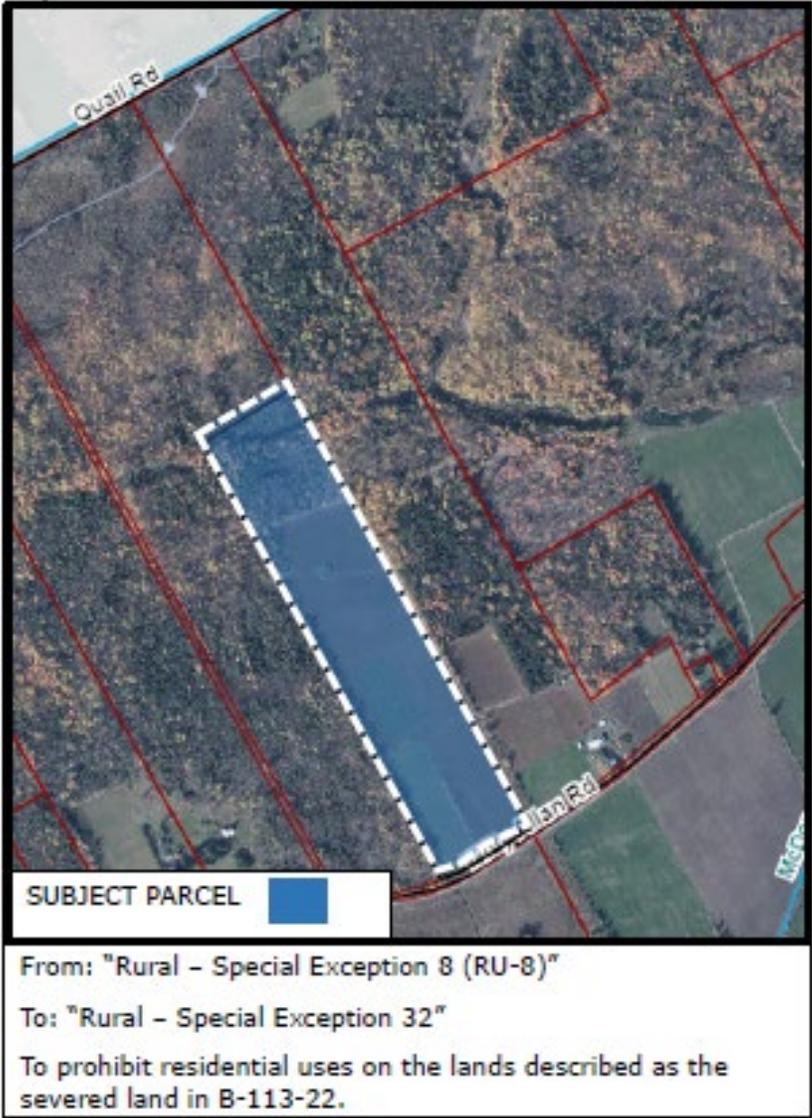
This is Schedule "A" to By-Law No. 2023-094, passed this 8th day of November, 2023.

Mayor

Clerk

SCHEDULE "D"
TO BY-LAW NO 2021-047

TOWNSHIP OF SOUTH STORMONT
(former Township of Osnabruck)



Subject Area - CON 9 PT LOT 18 ; 52R-6969 PART 1 Willy Allan Road Part of Lot 13, Concession 2, former Township of Cornwall, in the Township of South Stormont, Schedule 3 2011-100 Landuse Mapping.

Purpose - "Rural - Special Exception 8 (RU-8)" to "Rural - Special Exception 32 (RU-32)" - the special exception will recognize the prohibition for future residential uses on the severed portion of the subject lands, as described within consent application no. B-113-22.

Certificate of Authentication

This is Schedule "A" to By-Law No. 2023-094, passed this 8th day of November, 2023.

Mayor

Clerk

EXPLANATORY NOTE FOR
TO BY-LAW 2023-094 TEXT AMENDMENTS
AMENDING ZONING BY-LAW NO. 2011-100

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 eighth iteration since the adoption of Zoning By-Law 2011-100, deemed "Housekeeping Update VIII". Please see below for an explanatory note to the proposed text amendments, excluding technical revisions.

SECTION 3

<u>Proposed Text Amendment</u>	<u>Explanatory Note</u>
<ul style="list-style-type: none"> Section 3.23 Parking Schedule - modification to existing provision for clarification purposes consistent with industrial uses. 	<ul style="list-style-type: none"> Changes were made to provisions regulating parking calculations consistent with uses identified in both General and Heavy Industrial zones.
<ul style="list-style-type: none"> Section 3.23(k) - modification bicycle parking requirements to allow more flexibility and use in all zones. 	<ul style="list-style-type: none"> The modifications seek to strike a balance of regulation and flexibility for uses in all zones.
<ul style="list-style-type: none"> Section 3.35 – modifications to the provision to provide clarity. 	<ul style="list-style-type: none"> The modifications seek to strike a balance of regulation and flexibility for uses in all zones.

SECTION 7

<u>Proposed Text Amendment</u>	<u>Explanatory Note</u>
<ul style="list-style-type: none"> Section 7.2(b)(i)(ii) modifications to applicable zoning provisions, setbacks and lot coverage. 	<ul style="list-style-type: none"> Modifications to this section is primarily to support and accommodate industrial facilities.
<ul style="list-style-type: none"> Section 7.3(b)(i)(ii) modifications to applicable zoning provisions, setbacks and lot coverage. 	<ul style="list-style-type: none"> Modifications to this section is primarily to support and accommodate industrial facilities.

Mapping Changes - Changes are proposed to zoning schedules for multiple properties reflecting existing or previously permitted uses that have not been recognized in the comprehensive zoning by-law.