



## **PROPOSED HOUSEKEEPING AMENDMENT - PLANNING REPORT #1**

**To:** Reeve Tallman and Members of Council  
**From:** Chris Jones  
**Date:** July 4, 2006  
**Re:** Proposed Housekeeping Changes to Zoning By-law 2005-29  
**Our File No:** 3028

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### **1.0 BACKGROUND**

In October 2005 Council directed Meridian Planning Consultants to prepare a report summarizing recommended housekeeping changes to the Municipality's new Comprehensive Zoning By-law.

### **2.0 SUMMARY OF PROPOSED HOUSEKEEPING CHANGES**

#### **2.1 Zoning the Lakes and Lake Beds**

This issue is reviewed in detail in Planning Report #2.

#### **2.2 Restrictions on the Maximum Size of Pumphouses in the Shoreline.**

The current By-law does not permit any building or structures within the minimum 20 metre shoreline setback with the exception of pumphouses required to house or protect pumps and related equipment from the elements. Section 5.149 of the By-law currently defines a pumphouse as a structure with a floor area no greater than 10 square metres in area. This is the minimum area of a building or structure which requires a building permit under the Ontario Building Code.

In discussing this issue with Council it has been suggested that a 10 square metre pumphouse is excessive given the purpose of the building. As a result it is proposed that the maximum area for such buildings and structures be reduced to 3 square metres. The proposed change is intended to assist in implementing the Township's Official Plan policy of maintaining the natural character of the shoreline.

#### **2.3 Institutional Lands in former Bicroft**

In the summer of 2005, a strip of municipal land located adjacent to Lots 1 to 5, Plan 368-A was conveyed to the abutting landowners as lot additions. As a result of the lot additions, the landowners now have residential lots partially zoned Residential (R2) and partially zoned Institutional (I). Given that the I Zone generally relates to lands

utilized for public use, it would be prudent to use the housekeeping process to change this Institutional zoning to Residential now that these lands are under private ownership.

#### **2.4 Shoreline lot on Lake Lorraine.**

In October 2005 the Municipality conducted a tender process to sell land surplus to municipal needs. During this process a shoreline lot described as Lot 6 of Plan 364 located on Lake Lorraine was conveyed to a private individual. However, the lands are currently zoned Open Space (OS). Given that this lot has been sold and will not be used for public use, it would be prudent to rezone it to an SR1 Zone to allow residential development similar to abutting adjacent lots.

#### **2.5 Other Mapping Changes**

A number of mapping revisions are proposed for the current Zoning By-law. These include:

- a) Part 1 of Block D, Plan 555 on Inlet Bay Road to be rezoned from Institutional (I) to Shoreline (S);
- b) 5 backlots on the south-east side of Lake Lorraine to be rezoned from Rural Residential (RR) to Limited Service Residential (LSR);
- c) Lands in Tory Hill on the south side of Highway 118 to be rezoned from Residential (R1) to General Commercial (GC1);
- d) Removal of the RR-2 Zone and related zone exception on lands located in Part of Lots 8 and 9, Concession 7 (Glamorgan) as the minimum lot area requirement of 1.6 hectares is not applicable to these lots;
- e) Rezoning a lot located in Part of Lot 9, Concession 7 from the Rural Residential (RR-2) to the Highway Commercial (CH) Zone to recognize an existing commercial garage;
- f) The removal of 3 lots zoned Rural Residential (RR) in Part of Lot 23, Concession 3 (Glamorgan) which do not exist as conveyable lots;
- g) The removal of a Rural (RU) Zone boundary in Part of Lot 19, Concession 11 (Monmouth), east of the firehall in Tory Hill. The boundary is not necessary; and,
- h) The identification of two municipal-owned public works garages as Institutional (I) in Part of Lot 32, Concession 10 (Cardiff)

## 2.6 Hazard Lands

The Municipality does not currently have hazard land mapping or floodline mapping. The only current setback applicable to rivers and streams is a minimum 20 metre setback from the top of bank of any watercourse. While this setback may be appropriate for many of the smaller tributaries in the Municipality there are other rivers where a higher setback may be appropriate. As part of this housekeeping process it is recommended this issued be assessed is greater detail.

## 2.7 Definitions

- a) The definition of “Dwelling Unit” is proposed to be revised as follows:

*A wholly enclosed building comprised of a kitchen, living quarters and sanitary facilities which are attached, intended for residential occupancy and have a private entrance from outside the building or from a common internal hallway or stairway.*

- b) The definition of “Attached” is proposed to be revised as follows:

*When used in reference to a dwelling unit or enclosed buildings, means a building otherwise complete in itself, which depends, for structural support or complete enclosure, upon a division wall or walls shared in common with adjacent building or buildings. When used in reference to accessory structures such as a patio, means a structure which depends for structural support upon the exterior wall or walls of an enclosed building.*

- c) The following definition is proposed to be added as 5.55a:

*Dwelling Unit, Horizontally Attached*

*A dwelling unit where one or more of the kitchen, living quarters, sanitary facilities and other rooms are attached by a horizontal hallway greater than 2 metres in length and which may be entered from the exterior or from an access hallway or from an internal common space.*

- d) The following definition is proposed to be added at Section 5.21a

*Breezeway*

*A roofed, open or semi-open passage connecting two or more buildings*

## 2.8 Section References

There are a number of Section references that need to be revised in the Zoning By-law. One of the most notable changes is the reference to the setback from high water mark, which is a section reference found throughout the by-law.

## 2.9 Consolidated Amendments

The following approved zoning amendments will be consolidated as part of the housekeeping process:

- a) Gurstein - Part of Lot 8, Concession 6, (Glamorgan), rezoned to the Rural Residential (RR), Limited Service Residential Exception (LSR-15) and Environmental Protection (EP) Zones.
- b) Bamford - Part of Lots 24 and 25, Concession 22, (Cardiff), rezoned to the General Commercial Exception (CG1-2) Zone.
- c) Sullivan - Part of Lot 8, Concession 6 (Glamorgan), rezoned lands to the Rural Residential (RR), Limited Service Residential (LSR-15) and Environmental Protection (EP) Zones.

## 3.0 RECOMMENDATIONS

It is recommended that Council:

- Receive this report;
- Direct staff to schedule an Open House on an appropriate Saturday morning during the summer months to allow consultation on the draft housekeeping by-law; and,
- Direct Meridian to report back to Council on feedback received from the Open House, and;
- Direct staff to schedule a formal public meeting during a regular Council meeting subsequent to the above-mentioned report on the Open House being received by Council.

Respectfully Submitted

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CJ/jrw