

**To: Mayor and Members of Township of East Zorra-Tavistock Council**

**From: Dustin Robson, Development Planner, Community Planning**

## **Application for Zone Change**

### **ZN2-24-02 – Township of East Zorra-Tavistock**

#### **REPORT HIGHLIGHTS**

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- The application for zone change has been submitted to facilitate several housekeeping changes to the Township's Comprehensive Zoning By-law (By-law 2003-18) that will provide administrative updates for clarification as well as updating provisions that are reflective of recently established Provincial policy to ensure continued effectiveness of the Township's Zoning By-law.
- Provisions affecting private day care facilities (home occupations) and day care centres, the use of shipping containers for accessory storage purposes and provisions affecting accessory buildings and structures are key elements of the proposed amendment update.
- Planning staff are recommending approval of the application as the proposal is consistent with the policies of the Provincial Policy Statement and the general intent and purpose of the County Official Plan.

#### **DISCUSSION**

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##### **Background**

APPLICANT/OWNER: Township of East Zorra-Tavistock  
90 Loveys Street East, Hickson, ON N0J 1L0

PROPOSAL:

The Township of East Zorra-Tavistock has initiated a housekeeping amendment to the Township's Comprehensive Zoning By-law that will provide administrative updates for clarification as well as updating provisions that are reflective of recently established Provincial policy, correct errors and provide clarification to text as well as update certain provisions based on recent development activity, inquiries and planning application volumes.

The Township of East Zorra-Tavistock's Comprehensive Zoning (By-law 1360-2002) was initially passed by Council in 2003. Subsequent housekeeping exercises were completed in 2007, 2008, and 2021 to address various matters. Regular housekeeping exercises are important to properly implement previous Council decisions, clarify existing definitions, regulations, add additional language to aid in clarifying zoning interpretation and to reflect changes to various standards

implemented since the By-law and subsequent amendments were passed to ensure its continued effectiveness.

As detailed above, the proposed housekeeping amendment will generally address necessary updates, as well as correct minor errors and provide clarification to text. As detailed above, the proposed amendment includes changes to the regulations and provisions affecting private day care facilities (home occupation), day care centres as well as introducing provisions affecting the use of shipping containers for accessory storage purposes.

The intent of changes proposed to a home occupation relate to the number of children that may be accommodated in a private home day care setting and are reflective of changes to the Child Care and Early Years Act, 2014. As such, amendments are required to Section 4, [DEFINITIONS], and Section 5, [GENERAL PROVISIONS] to reflect the changes.

To align the Township's Zoning By-law with the current Child Care and Early Years Act and to maintain differentiation between a Private Home Day Care and a licenced Day Care Centre, the following amendments are recommended:

- To create a definition of a 'Private Home Day Care' as well as amend Section 5.14.8, (Home Occupations, General Provisions) as follows:
  - Allow for the care of up to six (6) children. Accommodating six (6) children requires that the private home day care is licenced and affiliated with a licencing agency like Oxford County Child Care (OCCC).
  - Clarify that a Day Care Centre shall operate in accordance with Child Care and Early Years Act whereby the minimum number of children accommodated shall be seven (7) to ensure that day care centres remain differentiated from licenced home day care providers.

The impact of this change is that a licensed childcare facility that accommodates up to six (6) children will be a home occupation in accordance with the provisions of Section 5.14.8 of the Zoning By-law. Such a facility would continue to be broadly permitted in a permitted dwelling within a Residential zone, subject to the provisions of Section 5.14.1. A facility that accommodates seven (7) or more children would only be permitted in those zones contained in the By-law where such use is specifically permitted (e.g. Institutional zone (I)).

In addition to the above, it is noted that the proposed mapping changes to correct inaccurate references will not eliminate any 'as of right' uses or previous zoning approvals granted by Council.

The purpose of the application is to undertake a housekeeping amendment to the Township's Comprehensive Zoning By-law [By-law 2003-18] that will provide administrative updates for clarification purposes and to update provisions that are reflective of recently amended Provincial policy. The following is a quick summary of the proposed changes:

- Add and amend definitions and provisions affecting a Private Home Day Care and a Daycare Centre;
- Amend definitions for greater clarification as well as grammatical modifications (Multiple Unit Dwelling, Farm, Gross Floor Area);
- Add definition and provisions regarding shipping containers as an accessory use for storage purposes;
- Add definition and amend provisions for Public Uses in a residential area;

- Amend provisions for Accessory Uses, Buildings and Structures (Section 5.1) for greater clarity and consistency;
- Amendments to general parking provisions (Section 5.19), landscape strip provisions and front yard setbacks in the Residential Type 3 Zone (R3) to reflect current trends; and
- Delete various temporary zonings that have expired.

The proposed amendments are summarized in Table 1 below:

**Table 1 – Proposed Amendments**

<b>SECTION</b>	<b>PROPOSED AMENDMENT</b>
4 – Definitions	<p>Planning staff propose the following changes:</p> <ul style="list-style-type: none"> <li>• Revise definitions of a ‘multiple unit dwelling’, and ‘gross floor area’ to aid in clearer interpretation;</li> <li>• Introduce definition of a panelized or kit home as well as a modular home in addition to amending definition of a single detached dwelling to reflect current building trends;</li> <li>• Include a new definition for ‘shipping container’ to accompany provisions regarding use for storage purposes.</li> <li>• Introduce definition of a ‘private home day care’ and revise definition of a ‘day care centre’ to reflect The Child Care and Early Years Act, 2014 to align a private home day care operations within the General Provisions section.</li> </ul>
5.1.1.1 – Accessory Uses, Buildings and Structures	<ul style="list-style-type: none"> <li>• Increase the gross floor area an accessory building on a Residential lot that is exempted from the calculation of total lot coverage from 10 m<sup>2</sup> (107.6 ft<sup>2</sup>) to 15 m<sup>2</sup> (161.4 ft<sup>2</sup>) to reflect changes made in the Ontario Building Code.</li> <li>• Add provision that clearly states that accessory buildings are not permitted without a main use existing on the lot.</li> <li>• Also add provision that clearly states that residential accessory buildings are secondary and subordinate to the main use.</li> <li>• Amend table to include provisions for residential accessory buildings in CC and V zones.</li> </ul>
5.1.4 – Shipping Containers	<p>Introduce provisions to provide direction on where structures may be located as an accessory use for storage purposes.</p> <ul style="list-style-type: none"> <li>- may not be placed on CC and V zoned lots, if permanent.</li> <li>- permanent shipping containers within residential zones shall comply with the provisions for accessory buildings in Section 5.1.</li> </ul>
5.13.8 – Home Occupation	<p>Provide clarification regarding private home day care may be operated in a dwelling unit with accommodation for up to and including six (6) children. Additionally, within a settlement, a home day care is not permitted on a lot that already contains an additional residential unit, converted dwelling, or a garden suite.</p>

SECTION	PROPOSED AMENDMENT
Table 5.19.3 – Location of Parking Areas – Yards and Setbacks	Amend table to provide greater direction on setbacks for parking areas for all zones.
Table 14.2 (R3 Zone)	Amend front yard depth and exterior side yard width.
General Amendments & Key Maps	Delete special provisions that reference expired temporary zoning. Properties are to be rezoned to the underlying zone category.

## **Application Review**

### PROVINCIAL POLICY STATEMENT 2020 (PPS)

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. In particular, the PPS focuses growth within settlement areas and promotes efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities.

Section 1.1.1 of the PPS states that healthy, liveable, and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term and cost-effective development patterns and standards to minimize land consumption and servicing costs.

Further, Section 1.1.3.2 directs that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

Section 1.1.3.3 also directs that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated considering existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

### OFFICIAL PLAN

No specific sections of the Official Plan are impacted as the proposed amendment deals with a number of minor changes as required to the Zoning By-law to correct errors and incorrect references within various sections of the By-law.

According to Section 2.1.1 [GROWTH MANAGEMENT], in order to manage growth, it is a strategic initiative of the Official Plan to ensure designated growth settlements are developed with efficient land use patterns and densities to minimize land consumption, to control infrastructure costs, and to limit growth pressure in rural areas. Section 4.1 (Strategic Approach) further states that the County shall aim to ensure existing designated land supplies and infrastructure be efficiently utilized, including achievement of intensification targets, prior to designating new areas for growth.

Section 4.2.2.4 [SERVICED VILLAGES] directs that Serviced Villages are settlements characterized by a broad range of uses and activities which have been developed or are proposed for development on centralized wastewater and water supply facilities.

Section 6.2.1 [OBJECTIVES FOR RURAL SETTLEMENT RESIDENTIAL DESIGNATIONS] states that compact urban form and residential infilling, as well as a range of housing types, shall be promoted in all rural settlement areas where appropriate given the level of infrastructure available.

Section 10.3.5 [ZONING BY-LAWS AND NON-CONFORMING USES] identifies that the Zoning By-Law is the primary means of implementing the policies of the Official Plan by defining the uses permitted in specific locations within a municipality, and to provide specific development standards relating to those uses.

#### ZONING BY-LAW

The proposed amendment impacts all sections of the Zoning By-law, to correct errors, provide clarification to the definitions, general provisions and omissions that have occurred since the drafting of the existing By-law and subsequent amendments.

A complete summary of the proposed changes including proposed wording is attached to this report for Council's consideration.

#### AGENCY COMMENTS

The Oxford County Public Works Department, Southwestern Public Health, Enbridge, Bell Canada, Canada Post, the Grand River Conservation Authority (GRCA), and the Upper Thames River Conservation Authority (UTRCA) have indicated no concerns or objections regarding the proposed zoning amendment.

#### PUBLIC CONSULTATION:

Notice of the zone change application was posted in the Oxford Review on two (2) occasions, being June 20, 2024 and August 15, 2024, and in the Wilmot-Tavistock Gazette on two (2) occasions, being June 20, 2024 and August 15, 2024, in accordance with the requirements of the Planning Act. To date, no comments have been received with respect to the proposed zone change.

### **Planning Analysis**

The application proposes a number of general amendments to the Zoning By-Law to correct minor errors and provide clarification to text and update the mapping schedules.

The intent of changes proposed to a home occupation relate to the number of children that may be accommodated in a licensed private home daycare setting and are to reflect changes to the Child Care and Early Years Act, 2014 to provide opportunity for additional licenced daycare spaces in the Township. The intended changes maintain the differentiation of the scale between a private home daycare and a licenced daycare centre within the Township.

The intent of adding provisions affecting shipping containers being used for storage purposes is to address the increasing trend of such structures being used for this purpose and ensure that there is a consistent approach within the Township for staff to administer.

Other proposed changes are a result of examining historical planning application types and daily experience with the Zoning By-Law, as well as reflecting updated building trends in consultation with the Township’s Chief Building Official and Clerk.

It should be noted that the proposed text and mapping changes will not eliminate any ‘as of right’ uses or previous zoning approvals given by Council.

It is the opinion of this Office that the proposed rezoning application is consistent with the policies of the Provincial Policy Statement and is in keeping with the policies of the County Official Plan. As such, Planning staff are recommending approval-in-principle of the proposed housekeeping amendment so that the by-law and applicable Zoning By-Law schedules can be prepared and reviewed in detail following Council consideration.

**RECOMMENDATIONS**

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**THAT the Council of the Township of East Zorra-Tavistock approve-in-principle the proposed Zoning By-law amendment (File No.: ZN1-24-06) to introduce “housekeeping” amendments to Township of East Zorra-Tavistock Zoning By-Law Number 2003-18.**

**SIGNATURES**

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**Authored by:**

Dustin Robson, MCIP, RPP  
Development Planner

**Approved for submission:**

Eric Gilbert, MCIP, RPP  
Manager of Development Planning

Township of East Zorra-Tavistock Zoning By-law  
Summary of Changes

		<p><b>Red</b> – proposed wording to be added</p> <p><b>Blue</b> – proposed wording to be deleted</p>
<b>Section</b>	<b>Intent</b>	<b>Proposed Change</b>
<b>Section 1 Application, Administration and Enforcement</b>		
1.9 Minor Variances to the Zoning By-law	Amend reference from OMB to OLT	<p>1.9 <b><u>MINOR VARIANCES TO THE ZONING BY-LAW</u></b></p> <p>Notwithstanding subsection 1.8, all minor variances granted for relief from the provisions of By-Law 11-76 or 15-83 of the Township of East Zorra-Tavistock, the County of Oxford or the Ontario Municipal Board/<b>Ontario Land Tribunal</b> shall remain in full force and effect and shall be considered minor variances to this By-Law and a building permit may be issued by the <i>Chief Building Official</i> provided that the terms and conditions of any decision of the Committee of Adjustment, the County or the Ontario Municipal Board/<b>Ontario Land Planning Appeal</b> Tribunal have been complied with.</p>
<b>Section 4.0 - Definitions</b>		
Daycare Centre	Amend as per the Child Care and Early Years Act	<p><b>“DAYCARE CENTRE”</b>, means a facility licensed under Provincial statute which accommodates a minimum of <b>76</b> children for the purposes of providing temporary care for a period of time not exceeding 24 hours.</p>
Multiple Unit Dwelling	Fix definition to include fiveplex.	<p><b>“MULTIPLE UNIT DWELLING”</b>, means a dwelling consisting of three or more dwelling units, which are horizontally and/or vertically attached, which may be entered from an independent entrance directly from the outside or from an internal common space or an access balcony and in which 50% or more of dwelling units have direct access to grade or a roof terrace. A multiple attached dwelling <b>may</b> include a triplex, a fourplex, <b>a fiveplex</b>, a sixplex and a townhouse, but shall not include a street fronting townhouse or apartment dwelling.</p>

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Farm	Remove “animal kennel” from the definition of a Farm.	<p><b>"FARM"</b>, means any agricultural <i>use</i> and includes: apiaries; aviaries, berry or bush crops; breeding, raising or training horses or cattle; commercial greenhouses; <del>animal kennels;</del> farms devoted to the hatching, raising and marketing of chickens, turkeys, or other fowl or game birds, animals, fish or frogs; flower, vegetable or speciality crops; field crops; research and/or breeding stations; mushroom farms; nurseries, orchards; riding stables; tree crops; wood lots; seasonal farm shows and such <i>accessory uses</i> or enterprises as are customarily carried on in the field of primary agriculture. A farm may include an <i>on-farm composting facility</i> and may also include a bunk house for seasonal farm workers provided that the bunkhouse is located on the farm on which the seasonal farm workers are employed and is constructed or anchored in accordance with the Building Code. A bunk house shall not be used for more than 6 months in any calendar year.</p>
Gross Floor Area	Consistent definition for gross floor area that also includes covered porches and decks etc.	<p><b>"GROSS FLOOR AREA"</b>, means the aggregate of the horizontal areas of each floor whether any such floor is above or below grade, measured between the exterior faces of the exterior walls of the <i>building</i> or <i>structure</i> at the level of each floor, <b>that shall include covered porches, covered decks and covered entrances and be</b> exclusive <del>however,</del> of:</p> <ul style="list-style-type: none"> <li>• any part of the <i>building</i> or <i>structure</i> below grade which is used for heating equipment, the storage or parking of <i>motor vehicles</i>, storage and laundry facilities and;</li> <li>• parts of <i>buildings</i> used for mechanical equipment, stairwells, elevators, or any part of the <i>building</i> established below grade used for storage purposes.</li> </ul>
Private Home Day Care	Introduce definition that ties to Home Occupation provisions in Section 5.	<p><b>"PRIVATE HOME DAY CARE"</b>, means the temporary care and custody for reward or compensation of not more than 6 children under thirteen years of age in a private residence, other than the home of a parent or legal guardian of any such child, for a continuous period not exceeding 24 hours in accordance with Section 5.13.8 of this By-law.</p>
Public Use	Introduce definition of a public use	<p><b>"PUBLIC USE"</b>, means any <i>use</i> of land, <i>building</i> or <i>structure</i> designed, adapted or <i>used</i> for civic political, educational, social or recreational purposes including the <i>Corporation</i>, <i>County</i> and other various levels of government, their commissions, boards, agencies, ministries or departments.</p>
Shipping Container	Create definition	<p><b>"SHIPPING CONTAINER"</b> means a pre-fabricated metal container having a floor, ceiling or roof, walls, and door(s) that is designed for and <i>used</i> in the storage, packing or transport of freight, articles, goods or commodities by ship, rail or truck. For the purpose of this definition, a <i>shipping container</i> does not have</p>



		wheels and does not include a <i>motor vehicle</i> or a <i>trailer</i> . And further, a <i>shipping container</i> shall be deemed to be an <i>accessory building</i> when permanently located on a <i>lot</i> .															
<p><b>Section 5.0 – General Provisions</b></p>																	
<p>- provision that clearly states that accessory buildings are not permitted without a main use.</p> <p>- provision in that clearly states that Table 5.1.1 provisions are for residential accessory buildings.</p> <p>- increase GFA of accessory building that would be excluded from lot area calculation</p> <p>- Table 5.1.1.3 should update “Lot Coverage” to “Maximum Lot Coverage.”</p> <p>- Table 5.1.1.3 needs to be updated to have rear yard setbacks identified.</p> <p>- Table 5.1.1.3 needs to add a column for A1 &amp; A2 zoned lands like Table 5.1.1.3 in BB.</p> <p>- Clarify residential accessory building</p>		<p>5.1 <b><u>ACCESSORY USES, BUILDINGS AND STRUCTURES</u></b></p> <p>5.1.1 ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED</p> <p>Where this Zoning By-Law provides that a <i>lot</i> may be <i>used</i> or a <i>building</i> or <i>structure</i> that may be <i>erected</i> or used for <i>accessory</i> a <i>particular</i> purposes, that <i>purpose shall include any</i> <i>accessory building</i> or <i>structure</i> or <i>accessory use</i> shall be subject to the following <i>provided that</i>:</p> <p>5.1.1.1 <i>the accessory building or structure or accessory use cannot be established until the main building or use is established.</i></p> <p>5.1.1.2 <i>the accessory building or structure or accessory use shall be clearly secondary and subordinate to the main building or use.</i></p> <p>5.1.1.3 it is not to be used for any occupation for gain or profit, except as permitted in this Zoning By-Law.</p> <p>5.1.1.4 it is not to be used for human habitation, except as permitted in this Zoning By-Law; and</p> <p>5.1.1.5 it complies with the provisions set out in Table 5.1.1.53 below, except where it is specifically regulated in this Zoning By-Law.</p> <table border="1" data-bbox="1064 1045 2424 1398"> <thead> <tr> <th colspan="5">TABLE 5.1.1.53 - REGULATIONS FOR ACCESSORY USES</th> </tr> <tr> <th>Provision</th> <th>ER, RE and RR Zones</th> <th>R1, R2, and R3, CC and V Zones</th> <th>A1 and A2 Zone</th> <th>All Other Zones</th> </tr> </thead> <tbody> <tr> <td>Permitted Location</td> <td colspan="3">Any <i>yard</i> other than a required <i>front yard</i> and <i>exterior side yard</i></td> <td>To the rear of the required <i>Front yard</i>, in accordance with the <i>yard</i> and <i>setback</i> provisions of the zone in</td> </tr> </tbody> </table>	TABLE 5.1.1.53 - REGULATIONS FOR ACCESSORY USES					Provision	ER, RE and RR Zones	R1, R2, and R3, CC and V Zones	A1 and A2 Zone	All Other Zones	Permitted Location	Any <i>yard</i> other than a required <i>front yard</i> and <i>exterior side yard</i>			To the rear of the required <i>Front yard</i> , in accordance with the <i>yard</i> and <i>setback</i> provisions of the zone in
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Township of East Zorra-Tavistock Zoning By-law  
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provisions when in CC zone.				which such <i>building</i> or <i>structure</i> is located.	
	Minimum Distance from Main <i>Buildings</i>	<b>1.2 m</b> (3.9 ft)	<b>2.0 m</b> (6.6 ft)	<b>2.0 m</b> (6.6 ft)	
	Maximum <i>Height</i>	<b>5.5 m</b> (18 ft)	<b>4.0 m</b> (13.1 ft)	<b>5.5 m</b> (18 ft)	See appropriate Zone
	<i>Side Yard Setback</i>	<b>1.2 m</b> (3.9 ft)			See appropriate Zone
	<i>Rear Yard Setback</i>	<b>1.2 m</b> (3.9 ft)			See appropriate Zone
	<b>Maximum Lot Coverage</b>	10% of <i>lot area</i> , or <b>280 m<sup>2</sup></b> (3,014 ft <sup>2</sup> ) of gross floor area, whichever is the lesser	10% of the <i>lot area</i> , or <b>100 m<sup>2</sup></b> (1,076.4 ft <sup>2</sup> ) of gross floor area, whichever is the lesser	<b>where a building or structure is accessory to a residential use, 280 m<sup>2</sup></b> (3,014 ft <sup>2</sup> ) of gross floor area	See appropriate Zone
	5.1.2	Notwithstanding any provision of Table 5.1.1.53 to the contrary, the following provisions shall also apply.			
		<ul style="list-style-type: none"> <li>i) on a residentially zoned <i>lot</i>, one <i>accessory building</i>, not exceeding <b>1510 m<sup>2</sup></b> (<b>161.5</b> <del>107.6</del> ft<sup>2</sup>) in <i>gross floor area</i> may be excluded from the calculation of total <i>lot coverage</i>;</li> <li>ii) an <i>accessory building</i> not exceeding <b>1510.0 m<sup>2</sup></b> (<b>161.5</b> <del>107.6</del> ft<sup>2</sup>) in <i>gross floor area</i> shall be <i>setback</i> a minimum of <b>0.6 m</b> (2 ft) from an <i>interior side lot line</i> or <i>rear lot line</i>.</li> <li>iii) <i>buildings</i> or <i>structures</i> that are <i>accessory to uses</i> other than a <i>dwelling</i> will be subject to the maximum height provisions as specified in the zone in which they are located.</li> </ul>			
Cargo Containers	Add to General Provisions to provide limits to ancillary use.	<b>5.1.5</b>	<b>SHIPPING CONTAINERS</b>		

		<p>5.1.5.1 Where a <i>shipping container</i> is used for the purpose of storage <i>accessory</i> to a <i>principal use</i>, the following provisions shall apply:</p> <p>5.1.5.1.1 SHIPPING CONTAINERS (PERMANENT)</p> <p>The following provisions apply to the <i>use</i> of <i>shipping containers</i> as a permanent <i>accessory building</i>:</p> <ul style="list-style-type: none"><li>(a) The placement of permanent <i>shipping containers</i> shall not be located in a V or CC Zone;</li><li>(b) Permanent <i>shipping containers</i> on a Residential zoned <i>lot</i> shall be located in accordance with Section 5.1.1 of this By-law;</li><li>(c) Permanent <i>shipping containers</i> on a Residential zoned <i>lot</i> shall be limited to a maximum of one (1) <i>shipping container</i> per <i>lot</i>;</li><li>(d) Permanent <i>shipping containers</i> on a Residential zoned <i>lot</i> shall be limited to a maximum size of <b>2.74 m</b> (9 ft) x <b>6.1 m</b> (20 ft);</li><li>(e) The total <i>lot coverage</i> of all <i>accessory buildings</i> or <i>structures</i>, including a <i>shipping container</i> on a <i>lot</i> shall not exceed 10% of the <i>lot area</i> of the said <i>lot</i>;</li><li>(f) Notwithstanding Section 5.x.1.1(d), all <i>accessory buildings</i> or <i>structures</i>, including a <i>shipping container</i> in an R1, R2 and R3 Zone shall not exceed 10% of the <i>lot area</i>, or <b>100 m<sup>2</sup></b> (1076.4 ft<sup>2</sup>) of <i>gross floor area</i>, whichever is the lesser;</li><li>(g) No permanent <i>shipping container</i> in any zone other than an Agricultural, Agri-Business or Industrial Zone shall exceed <b>4 m</b> (13.1 ft) in height;</li><li>(h) Permanent shipping containers shall not be stacked;</li><li>(i) Unless elsewhere stated in this By-law, a permanent <i>shipping container</i> shall not be located in a required <i>parking area</i>; and</li><li>(j) A permanent <i>shipping container</i> shall not be placed or <i>used</i> for the purpose of display or advertising.</li></ul> <p>5.1.5.1.2 Shipping Containers (Temporary)</p> <p>The following provisions apply to <i>shipping containers</i> as a temporary <i>use</i>:</p>
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Township of East Zorra-Tavistock Zoning By-law  
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		<p>(a) Notwithstanding any other provision of this By-law, a maximum of one (1) <i>shipping container</i> shall temporarily be permitted to be located in a driveway of a Residential zoned <i>lot</i> for the purpose of loading and unloading household items during the process of moving, provided that it is removed from the lot within thirty (30) consecutive days and no more than 60 total days within a 365-day timeframe;</p> <p>(b) Notwithstanding any other provision of this By-law, a <i>shipping container</i> shall temporarily be permitted on a non-residential property for the purpose of temporary storage or the loading and unloading of items, provided that it is removed from the lot within ninety (90) consecutive days and no more than 120 total days within a 365-day timeframe. The day restriction does not apply to industrial zones;</p> <p>(c) A temporary <i>shipping container</i> shall:</p> <ul style="list-style-type: none"> <li>i. not encroach onto a public sidewalk or municipal right-of-way;</li> <li>ii. not be located in a daylight corner; and</li> <li>iii. not be located closer than 0.6 m from any <i>lot line</i>.</li> </ul> <p>(d) Notwithstanding any other provision of this By-law, a temporary <i>shipping container</i> is permitted on a construction site in any Zone in accordance with Section 5.2 of this By-law.</p>
5.2 Construction Uses Permitted	Amend to reflect that a shipping container is permitted as an accessory use	<p>5.2 <b><u>CONSTRUCTION USES PERMITTED</u></b></p> <p>5.2.1 Any part of a <i>lot</i> may be used for temporary <i>buildings</i> or <i>structures</i> such as, a tool shed, development sales office, construction <i>trailer</i>, <i>shipping container</i>, scaffold, or sign (but not a development marketing sales sign, unless otherwise permitted by a Sign Control By-Law) associated with construction work occurring on such <i>lot</i> provided that:</p>
5.10.5 needs to remove reference to Section 5.9.4 and update it to Section 5.10.4.	Correct typo	<p>5.10.5 HEIGHT AND GROUND FLOOR AREA REQUIREMENTS</p> <p>Notwithstanding the requirements of Section 5.10<del>9</del>.4, the <i>garden suite</i> shall not exceed one <i>storey</i> in <i>height</i> and shall have a minimum <i>gross floor area</i> of <b>50 m<sup>2</sup></b> (538.2 ft<sup>2</sup>) and a maximum <i>gross floor area</i> of <b>70 m<sup>2</sup></b> (753.5 ft<sup>2</sup>) and shall be portable.</p>

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5.13 Home Occupation	Update to reflect changes as per the Child Care and Early Years Act, 2014 to differentiate a private home day care from a day care facility.	<p>5.13.8 <b>PRIVATE HOME DAY CARE</b></p> <p>A <i>private</i> home daycare, located in a <i>dwelling unit</i> <del>single detached dwelling, a semi detached dwelling, a duplex dwelling or a converted dwelling</del> with accommodation for up to and including <del>65</del> children, shall be considered a <i>home occupation</i>. The <i>gross floor area</i> limit for a <i>home occupation</i> in subsection 5.13.2 shall not apply to a <i>private</i> home day care. <b>In a settlement, a home daycare is not permitted on a lot containing additional residential unit(s), a converted dwelling, or a garden suite.</b></p>																									
5.13 Home Occupation	Add provision that addresses exempts parking requirement for home occupants	<p>5.13.10 <b>PARKING</b></p> <p><b>Notwithstanding the parking requirement as detailed in Table 5.19.2, required off-street parking for a <i>private home day care</i> or <i>business</i> or <i>professional office</i> operated solely by the occupant shall be exempt.</b></p>																									
5.19.2: Table 5.19.2.1	Add ARU parking requirement to parking tables in Section 5	- <i>additional residential unit</i>	- 1 per <i>additional residential unit</i>																								
Table 5.19.3: Location of Parking Areas – Yards and Setbacks	Update to reflect building trends	<table border="1"> <thead> <tr> <th colspan="5" data-bbox="1061 803 2427 865">TABLE 5.19.3 - LOCATION AND SETBACK REQUIREMENTS FOR PARKING AREAS</th> </tr> <tr> <th data-bbox="1061 865 1486 1065" rowspan="2">Zones</th> <th data-bbox="1486 865 1892 1065" rowspan="2">Yards Where Parking is Permitted</th> <th colspan="3" data-bbox="1892 865 2427 927">Setback of Parking From:</th> </tr> <tr> <th data-bbox="1892 927 2069 1065">Street Line</th> <th data-bbox="2069 927 2247 1065">Interior Side Lot Line</th> <th data-bbox="2247 927 2427 1065">Rear Lot Line</th> </tr> </thead> <tbody> <tr> <td data-bbox="1061 1065 1486 1230"><i>All Residential Zones and the Village Zone, residential units with individual driveways</i></td> <td data-bbox="1486 1065 1892 1230"><i>All yards, provided that no more than 50% of the front yard or exterior side yard is used for a parking area</i></td> <td data-bbox="1892 1065 2069 1230"><b>1.0 m</b> (3.3 ft)</td> <td data-bbox="2069 1065 2247 1230">---</td> <td data-bbox="2247 1065 2427 1230">---</td> </tr> <tr> <td data-bbox="1061 1230 1486 1396"><i>All Residential Zones, semi-detached dwellings with individual driveways</i></td> <td data-bbox="1486 1230 1892 1396"><i>All yards, provided that no more than 60% of the front yard or exterior side yard is used for a parking area.</i></td> <td data-bbox="1892 1230 2069 1396"><b>1.0 m</b> (3.3 ft)</td> <td data-bbox="2069 1230 2247 1396">---</td> <td data-bbox="2247 1230 2427 1396">---</td> </tr> </tbody> </table>			TABLE 5.19.3 - LOCATION AND SETBACK REQUIREMENTS FOR PARKING AREAS					Zones	Yards Where Parking is Permitted	Setback of Parking From:			Street Line	Interior Side Lot Line	Rear Lot Line	<i>All Residential Zones and the Village Zone, residential units with individual driveways</i>	<i>All yards, provided that no more than 50% of the front yard or exterior side yard is used for a parking area</i>	<b>1.0 m</b> (3.3 ft)	---	---	<i>All Residential Zones, semi-detached dwellings with individual driveways</i>	<i>All yards, provided that no more than 60% of the front yard or exterior side yard is used for a parking area.</i>	<b>1.0 m</b> (3.3 ft)	---	---
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		<p><b>All Residential Zones</b>, units without individual driveways</p> <p><i>Interior side yard</i> <i>Rear yard</i></p> <p>---</p> <p><b>1.5 m</b> (4.9 ft)</p> <p><b>1.5 m</b> (4.9 ft)</p>
		<p>Commercial, Institutional, Industrial, Agricultural, Development, <b>and Recreational</b> <del>and all mixed-use</del> Zones</p> <p>All yards</p> <p><b>1.0 m</b> (3.3 ft)</p> <p>---</p> <p><del>1.5 m</del> (4.9 ft)</p> <p><del>1.5 m</del> (4.9 ft)</p>
5.19.3.2 Parking Space Location	Increase distance to add degree of flexibility	<p>5.19.3.2 PARKING SPACE LOCATION ON OTHER LOT</p> <p>Where the owner of a <i>building</i> or <i>structure</i> proposes to provide the required <i>parking spaces</i> and areas in a location other than on the same <i>lot</i> as the <i>use</i> that requires such spaces and areas, then such spaces and areas shall be located not more than <b>250.0 (820.2 ft)</b> <del>150.0 m (492.1 ft)</del> from the said <i>lot</i> and shall be located within the same zone as the said <i>lot</i>.</p> <p>A site plan agreement shall be registered on the title of the lands used for off-site parking, committing those spaces to the related <i>use</i>.</p>
5.19.4 Attached Garages	Amend to limit extent of width of attached garage/carports	<p>5.19.4 ATTACHED GARAGES <b>AND CARPORTS</b> FOR SINGLE DETACHED, SEMI-DETACHED, DUPLEX AND TOWNHOUSES</p> <p>5.19.4.1 <b>Attached Private Garage or Carport Width</b></p> <p><del>In no case shall the width of a garage attached to a dwelling exceed 50% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall. In no case shall the width of a garage attached to a dwelling exceed 75% of the building measured from the centreline of the interior wall to the outside of the exterior wall.</del></p> <p><b>Where a private garage or carport is attached to a dwelling unit it shall not be considered an accessory building and it shall comply with the yard and area requirements for the residential zone in which it is located and the following requirements and restrictions:</b></p> <p>(a) <b>In no case shall the width of a private garage or carport attached to a single detached dwelling., duplex or street fronting townhouse exceed 50% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall. In no case shall the width of the private garage or carport attached to a dwelling exceed 75% of</b></p>

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		<p><i>the building</i> measured from the centreline of the interior wall to the outside of the exterior wall.</p> <p>(b) In no case shall the width of a <i>private garage or carport</i> attached to a <i>semi-detached dwelling</i> exceed 60% of the <i>lot</i> width measured from the centreline of the interior wall to the outside of the exterior wall. In no case shall the width of the garage attached to a <i>dwelling</i> exceed 75% of the <i>building</i> measured from the centreline of the interior wall to the outside of the exterior wall.</p>
5.20.3	Amend for clarity on landscaping expectations.	<p>5.20.3 CONTENTS</p> <p>A planting strip shall be used for no other purpose than for a row of trees, a continuous unpierced hedgerow of evergreens or shrubs, a berm, a wall, or a privacy fence, not less than <b>1.583 m (4.96 ft)</b> high, <b>measured perpendicular</b> immediately adjacent to <b>the walking or driving portion of the lands</b> <del>the lot line or portion thereof along which such planting strip is required hereunder</del>, arranged in such a way as to form a dense or opaque screen; with the remainder of the strip used for shrubs, flower beds or grass, ground cover or a combination thereof.</p>
5.22 Public Uses	Amend to include further direction regarding the placement of public uses within Residential areas	<p>5.22 <b><u>PUBLIC USES</u></b></p> <p>5.22.1 PUBLIC SERVICES</p> <p>The provisions of this Zoning By-Law shall not apply to the <i>use</i> of any <i>lot</i> or to the <i>erection</i> or use of any <i>building</i> or <i>structure</i> for purposes of providing public services:</p> <ul style="list-style-type: none"> <li>i) by the <i>Corporation</i> or the <i>County</i> as defined by the <u>Municipal Act</u>;</li> <li>ii) by any utility system operated by the <i>Corporation</i> or another body on behalf of the <i>Corporation</i> which provides said utility to the residents of the <i>Corporation</i> and possessing all the necessary powers, rights, licenses and franchise;</li> <li>iii) by any gas, oil or water pipeline, telephone line, cable television line or any similar utility service line, including any substation, transformer, regulator, compressor or similar utility service <i>building</i> or <i>structure</i>;</li> </ul>



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		<p>iv) any Conservation Authority established by the Government of Ontario;</p> <p>v) any department of the Government of Ontario or Canada, including Hydro One;</p> <p>vi) for any <i>use</i> permitted under The Railway Act or any other statute of Ontario or Canada governing railway operations, including tracks, spurs and other railway facilities provided that where such <i>lot, building</i> or <i>structure</i> is located in any zone:</p> <p>5.22.1.1 no goods, material or equipment shall be stored in the open, except as permitted in such zone;</p> <p>5.22.1.2 any <i>height</i> of <i>building, yards, planting strips, parking, loading, setback</i> and <i>lot coverage</i> provisions of the zone within which the <i>use</i> is located shall be complied with. In residential zones, the <i>use</i> shall be enclosed in a <i>building</i> designed and maintained in a manner that is generally compatible with residential <i>buildings</i> of the same type permitted in such zone;</p> <p style="color: red;">When <i>public use</i> equipment is located on a <i>lot</i> and is not enclosed, and is greater than <b>1.4 m</b> (4.6 ft.) in <i>height</i>, such equipment shall:</p> <p style="color: red;">i) Be screened on all sides by an opaque fence and/or wall of a minimum <i>height</i> equal to the <i>height</i> of the utility service equipment to a maximum of <b>4.0 m</b> (13.1 ft), or a buffer approved pursuant to the Site Plan Control provisions of <u>The Planning Act</u>; and</p> <p style="color: red;">ii) Not be permitted within <b>6.0 m</b> (19.7 ft.) of either a <i>lot</i> in a residential Zone or a <i>lot line</i> abutting a <i>street</i>.</p> <p>5.22.1.2.1 Notwithstanding the <i>yard</i> and <i>setback</i> provisions of this Zoning By-Law to the contrary, for public water and sewage facilities in any zone, the following provisions shall apply:</p> <p style="text-align: center;">FRONT, REAR, AND SIDE YARDS</p> <p style="text-align: center;">Minimum Depth <span style="float: right;"><b>1.2 m</b> (3.9 ft)</span></p> <p>5.22.2 STREETS AND INSTALLATIONS</p> <p>Nothing in this Zoning By-Law shall prevent <i>land</i> to be used as a <i>street</i> or prevent the installation of a watermain, <i>sanitary sewer</i> main, storm sewer main, gas main, valve or meter, pipe line, lighting fixtures, group mail boxes, bus shelters or overhead or underground hydro, telephone or other supply line or communication line provided that the</p>
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		<p>location of such main, line or fixture has been approved by the <i>Corporation</i> and/or the <i>County</i>.</p> <p>5.22.3 EXECPTIONS</p> <p>5.22.3.1 Where in this Zoning By-Law under the heading of "USES PERMITTED", a use is specifically permitted in a zone, which use without such reference thereto would be permitted in any zone pursuant to the provisions of subsection 5.22.1, then such use shall be deemed to be permitted only within the zone or zones making such specific reference thereto and the said subsection 5.22.1 shall not apply to such <i>use</i>.</p> <p>5.22.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, new <i>infrastructure</i> or utilities will only be permitted within any zone located outside of designated settlements, as defined in subsection 2.7.2.1 of the By-Law, or on lands within an EP1 and EP2 Overlay as shown on Schedule "A" of this Zoning By-Law <del>or Fish Habitat Protection Area as defined on Schedule "C" of this Zoning By-Law</del>, where such <i>infrastructure</i> or utility has first been approved through an environmental assessment process.</p>															
<p>5.32 Permitted Encroachments</p>	<p>Include attached and detached garages to permitted encroachments</p>	<p>5.32 <b><u>YARD, SETBACK AND HEIGHT - PERMITTED ENCROACHMENTS</u></b></p> <p>5.32.1 PERMITTED PROJECTIONS INTO REQUIRED YARDS</p> <p>Notwithstanding the <i>yard</i> requirements established in this Zoning By-Law, the following projections are permitted from a main <i>building</i> in accordance with the provisions set out in Table 5.32.1.</p> <table border="1" data-bbox="1249 1060 2421 1409"> <thead> <tr> <th colspan="4">TABLE 5.32.1 - PERMITTED PROJECTIONS INTO REQUIRED YARDS</th> </tr> <tr> <th>Structure</th> <th>Yard in Which Projection Permitted</th> <th>Maximum Projection Permitted into Required Yards</th> <th>Minimum Setback Between Projection and Lot Line</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Steps providing access to ground floor, <b>attached and detached garages,</b></td> <td>Front</td> <td>No limit</td> <td><b>5.0 m</b> (16.4 ft)</td> </tr> <tr> <td>Rear</td> <td>No limit</td> <td><b>1.2 m</b> (3.9 ft)</td> </tr> </tbody> </table>	TABLE 5.32.1 - PERMITTED PROJECTIONS INTO REQUIRED YARDS				Structure	Yard in Which Projection Permitted	Maximum Projection Permitted into Required Yards	Minimum Setback Between Projection and Lot Line	Steps providing access to ground floor, <b>attached and detached garages,</b>	Front	No limit	<b>5.0 m</b> (16.4 ft)	Rear	No limit	<b>1.2 m</b> (3.9 ft)
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			uncovered and unenclosed decks, balconies, stoops or landings not exceeding one storey in height	<i>Interior side yard</i>	No limit	<b>0.6 m (2 ft)</b>
			Ramp used for accessibility access	All	None	None
			Covered decks, stoops or landings not exceeding one storey in height	Front	<b>1.5 m (4.9 ft)</b>	<b>4.0 m (13.1 ft)</b>
				Rear	No limit	<b>4.0 m (13.1311 ft)</b>
			Sills, cornices, pilasters, chimneys, eaves, gutters, and similar architectural features	All	<b>0.6 m (2 ft)</b>	None
			Fire escapes, steps providing access above ground floor and balconies above ground floor	<i>Rear Yard</i>	<b>1.2 m (3.9 ft)</b>	None
				<i>Side Yard</i>	<b>1.2 m (3.9 ft)</b>	None
			Bay windows	Front & Rear	<b>1.0 m (3.3 ft)</b>	None
			Fire escapes, steps providing access above ground floor and balconies above ground floor	<i>Rear</i>	<b>1.0 m (3.3 ft)</b>	None
				<i>Side Yards</i>	<b>1.0 m (3.3 ft)</b>	None

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<p><b>Section 10 Residential Existing Lot Zone (RE)</b></p>																													
<p>10.5.1.2.2.2</p>	<p>Correct imperial measurement</p>	<p>10.5.1.2.2.2 ACCESSORY BUILDING HEIGHT Maximum</p>	<p><b>6.7 m</b> (<del>22</del>19.7 ft)</p>																										
<p><b>Section 14 Residential Type 3 Zone (R3)</b></p>																													
<p>Table 14.2 (R3 Zone)</p>	<p>Amend Front Yard Depth and Exterior Side Yard Width and add provisions for minimum private amenity space for a street fronting townhouse and converted dwelling/boarding or lodging house</p>	<table border="1"> <thead> <tr> <th colspan="5" data-bbox="1069 529 2421 594">TABLE 14.2: ZONE PROVISIONS</th> </tr> <tr> <th data-bbox="1069 594 1427 800">Zone Provision</th> <th data-bbox="1427 594 1709 800">Street Fronting Townhouse</th> <th data-bbox="1709 594 1956 800">Converted Dwelling, Boarding or Lodging House or Public Use</th> <th data-bbox="1956 594 2177 800">Apartment Dwelling</th> <th colspan="2" data-bbox="2177 594 2421 800">Multiple Unit Dwelling</th> </tr> </thead> <tbody> <tr> <td data-bbox="1069 800 1427 1003"> <p><b>Number of Dwellings or Dwelling Units, Maximum</b></p> </td> <td data-bbox="1427 800 1709 1003"> <p>8 <i>dwelling units</i> per dwelling</p> </td> <td data-bbox="1709 800 1956 1003"> <p>1 <i>dwelling</i> per lot</p> </td> <td colspan="3" data-bbox="1956 800 2421 1003"> <p>no provision</p> </td> </tr> <tr> <td data-bbox="1069 1003 1427 1408"> <p><b>Lot Area, Minimum</b></p> </td> <td data-bbox="1427 1003 1709 1408"> <p><b>150.0 m<sup>2</sup></b> (1,614.6 ft<sup>2</sup>) per <i>dwelling unit</i> or <b>240.0 m<sup>2</sup></b> (2,583.4 ft<sup>2</sup>) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than <b>420 m<sup>2</sup></b> (4,521 ft<sup>2</sup>)</p> </td> <td data-bbox="1709 1003 1956 1408"> <p><b>600 m<sup>2</sup></b> (6,458.6 ft<sup>2</sup>)</p> </td> <td data-bbox="1956 1003 2177 1408"> <p><b>150 m<sup>2</sup></b> (1,614.6 ft<sup>2</sup>) per <i>dwelling unit</i></p> </td> <td colspan="2" data-bbox="2177 1003 2421 1408"> <p>for units with an individual garage or driveway <b>280 m<sup>2</sup></b> (3,014 ft<sup>2</sup>) per <i>dwelling unit</i>, with communal parking <b>185 m<sup>2</sup></b> (1,991.4 ft<sup>2</sup>) per <i>dwelling unit</i></p> </td> </tr> </tbody> </table>					TABLE 14.2: ZONE PROVISIONS					Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House or Public Use	Apartment Dwelling	Multiple Unit Dwelling		<p><b>Number of Dwellings or Dwelling Units, Maximum</b></p>	<p>8 <i>dwelling units</i> per dwelling</p>	<p>1 <i>dwelling</i> per lot</p>	<p>no provision</p>			<p><b>Lot Area, Minimum</b></p>	<p><b>150.0 m<sup>2</sup></b> (1,614.6 ft<sup>2</sup>) per <i>dwelling unit</i> or <b>240.0 m<sup>2</sup></b> (2,583.4 ft<sup>2</sup>) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than <b>420 m<sup>2</sup></b> (4,521 ft<sup>2</sup>)</p>	<p><b>600 m<sup>2</sup></b> (6,458.6 ft<sup>2</sup>)</p>	<p><b>150 m<sup>2</sup></b> (1,614.6 ft<sup>2</sup>) per <i>dwelling unit</i></p>	<p>for units with an individual garage or driveway <b>280 m<sup>2</sup></b> (3,014 ft<sup>2</sup>) per <i>dwelling unit</i>, with communal parking <b>185 m<sup>2</sup></b> (1,991.4 ft<sup>2</sup>) per <i>dwelling unit</i></p>	
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		<b>Lot Frontage, Minimum</b>	<b>8.0 m</b> (26.2 ft) per <i>dwelling unit</i> or <b>11.0 m</b> (36.1 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a <i>corner lot</i> be less than <b>18.0 m</b> (59.1 ft)	<b>20 m</b> (65.5 ft)	<b>30 m</b> (98.4 ft)	<b>20 m</b> (65.6 ft)
		<b>Front Yard, Minimum Depth</b>	<del>9 m (29.5 ft)</del> <b>7.0 m (23 ft)</b>			
		<b>Exterior Side Yard, Minimum Width</b>	<b>6.0 m (19.7 ft)</b>			
		<b>Lot Depth, Minimum</b>	<b>30 m</b> (98.4 ft)			
		<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)		<b>10 m</b> (32.8 ft)	
		<b>Interior Side Yard, Minimum Width</b>	<b>1.5 m</b> (4.9 ft) for end <i>dwelling units</i>	<b>1.5 m</b> (4.9 ft)	<b>6 m</b> (19.7 ft), provided that an <i>interior side yard</i> adjoining an end wall containing no habitable room windows may be reduced to <b>3 m</b> (9.8 ft)	
		<b>Setback, Minimum Distance from the Centreline of a County Road</b>	<b>22 m</b> (72.1 ft)			
		<b>Lot Coverage, Maximum</b>	50% of <i>lot area</i>			
		<b>Landscaped Open Space, Minimum</b>	30% of <i>lot area</i>			

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		<p><b>Height of Building, Maximum</b></p> <p><b>11 m (36.1 ft)</b></p>	<p>4 storeys</p>
		<p><b>Amenity Area, Minimum</b></p> <p>no provision</p>	<p><b>10.0 m<sup>2</sup> (107.6 ft<sup>2</sup>)</b> per <i>dwelling unit</i> for the first twelve (12) <i>dwelling units</i>, and <b>5.0 m<sup>2</sup> (53.8 ft<sup>2</sup>)</b> for each unit in excess of twelve (12) <i>dwelling units</i></p>
		<p><b>Parking, Accessory Uses, Etc.</b></p> <p>In accordance with the provisions of Section 5 of this Zoning By-Law.</p>	
<b>Section 16 Central Commercial Zone (CC)</b>			
Table 16.1	Delete specific use, as typically considered a <i>public use</i>	<del>a fire hall or police station;</del>	
<b>Section 18 Restricted Industrial Zone (MR)</b>			
18.3.3	Reinstate zoning inadvertently deleted from By-law	<p><b>18.3.3</b> <u><b>Location: Part Lots 34 &amp; 35, Concession 13 (East Zorra), being Part Lot 7 of Registered Plan 1609, MR-3(H) (Key Map 7)</b></u></p> <p><b>18.3.3.1</b> Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any ‘MR-3’ Zone <i>use any lot, or erect, alter or use any building or structure</i> for any purpose except the following: all <i>uses</i> permitted in Section 18.1 of this Zoning By-Law.</p> <p><b>18.3.3.2</b> Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any ‘MR-3’ Zone <i>use any lot, or erect, alter or use any building or structure</i> for any purpose except in accordance with the following provisions:</p> <p><b>18.3.3.2.1</b> Holding Provisions</p>	

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		<p>Where the symbol “H” appears on a zoning map following the zone symbol MR-3, those lands shall not be developed or <i>used</i> unless this By-law has been amended to remove the “H” symbol.</p> <p>18.3.3.2.1.1 <b>Criteria for the Removal of the Holding Provision</b></p> <p>i) Prior to the removal of the “H” symbol, the owner shall prepare a noise/odour study and traffic impact study to the satisfaction of the Township of East Zorra-Tavistock and the County of Oxford for the purpose of identifying appropriate land <i>use(s)</i> within the <b>150 m</b> (492.1 ft) sewage lagoon buffer and further, that appropriate buffering and/or mitigation of odour, noise and traffic impacts are adequately addressed relative to the adjacent residential and institutional uses.</p> <p>18.3.3.2.2 That all provisions of the MR Zone in Section 18.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply <i>mutatis mutandis</i>.”</p>
<b>Section 22 Institutional Zone (I)</b>		
Table 22.1	Delete specific uses, as typically considered to be a public use	<p><del>a fire hall or police station;</del></p> <p><del>a municipal yard;</del></p>
<b>Other Changes</b>		
7.5.15	Remove as temporary zoning permitting 2 accessory SDDs lapsed	<p>7.5.15 <b><u>Location: Part of Lots 16 and 17, Concession 10 (East Zorra), A2-15(T), (Key Map 25)</u></b></p> <p>7.5.15.2.2 TIME PERIOD</p> <p>Two (2) accessory single detached dwellings shall be permitted from June 6, 2018 to June 6, 2021, after which only one (1) accessory single detached dwelling shall be permitted.</p>
8.4.12	Remove as temporary zoning permitting temporary office trailer has lapsed	<p>8.4.12 <b><u>LOCATION: PART LOT 8, CONCESSION 16, (EAST ZORRA), AB-12T (KEY MAP 45)</u></b></p> <p>8.4.12.2.1 TIME PERIOD FOR TEMPORARY OFFICE TRAILER</p> <p>October 2, 2019 – October 2, 2022</p>

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10.5.12	Remove as temporary zoning permitting 2 accessory SDDs lapsed	<p><b>10.5.3      <u>Location: Part of Lot 7, Concession 14 (East Zorra), RE-3(T), (Key Map 44)</u></b></p> <p>10.5.3.2.1.2 TIME PERIOD</p> <p>Notwithstanding any other provision of this Zoning By-law to the contrary, 2 single detached dwellings shall be <i>permitted</i> from <b>August 2, 2017 to August 2, 2020</b>, after which only 1 accessory single-detached dwelling shall be <i>permitted</i>.</p>
Key Maps	Change symbols to remove special (temp) zoning	25, 44, 45

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