



## Development Services Staff Information Report

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**REPORT:** DS43-2023

**MEETING DATE:** November 7, 2023

**LOCATION:** Council Chambers  
24 Church Street West, Elmira

**MEETING TIME:** 7:00 p.m.

### SUBJECT

#### **TOWNSHIP INITIATED ZONING BY-LAW REVIEW :**

All lands within the municipal boundary  
of the Township of Woolwich

#### **TOWNSHIP INITIATED OFFICIAL PLAN AMENDMENT LOCATIONS**

- 1) 124 Church Street West, Elmira; and
- 2) 2239 Floradale Road, Floradale

### EXPLANATION OF PROPOSALS

#### Township Initiated Zoning By-law Review

To consider a new Zoning By-law that:

- brings the By-law into conformity with Provincial, Regional and Township planning policies;
- is restructured with consolidated land use zones in a more 'user friendly' / quick reference / comparison approach; and
- addresses housekeeping matters and up-to-date mapping.

#### Township Initiated Official Plan Amendment - 124 Church Street West, Elmira

To redesignate the lands from Residential and Ancillary Use to Service Commercial to allow the lands to be rezoned to Service Commercial (C-6) in the draft new Zoning by-law as part of this Township initiated comprehensive review.

#### Township Initiated Official Plan Amendment – 2239 Floradale Road, Floradale

To include the rear lands within the Floradale Settlement Core Area designation with a Hazard Land Overlay to allow the entire lands to have a C-2 zoning in the draft new Zoning by-law as part of this Township initiated comprehensive review. A portion of the lands that are within the floodplain associated with the adjacent watercourse would have a Hazard Land -Floodplain overlay.

## LEGAL NOTICES

**DATE OF NOTIFICATION TO THOSE REQUESTING TO BE KEPT INFORMED AFTER ATTENDING THE SEPTEMBER PUBLIC OPEN HOUSES OR SUBMITTED COMMENTS :**

October 10, 2023

**DATE OF NOTIFICATION TO ALL PROPERTY OWNERS WITHIN 150 METRES OF THE PROPERTY AT 124 CHURCH STREET WEST, ELMIRA REGARDING THE TOWNSHIP INITIATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**

October 12, 2023

**DATE OF NOTIFICATION TO ALL PROPERTY OWNERS WITHIN 150 METRES OF THE PROPERTY AT 2239 FLORADALE ROAD, FLORADALE REGARDING THE TOWNSHIP INITIATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**

October 12, 2023

**DATE OF NEWSPAPER NOTICE:**

October 12, 2023

**DATE OF EngageWR WEBPAGE NOTICE:**

October 10, 2023

**DATES OF PUBLIC OPEN HOUSES**

September 21, 2023 (Elmira)  
September 25, 2023 (Breslau)  
September 27, 2023 (St. Jacobs)

**DATE OF PUBLIC MEETING:**

November 7, 2023

## COMMENTS

### Township Initiated Zoning By-law Review

#### Background

The Township initiated a comprehensive review of the Zoning By-law and is holding a statutory public meeting, pursuant to the Planning Act, to consider a new Zoning By-law that:

- brings the By-law into conformity with Provincial, Regional and Township planning policies;
- is restructured with consolidated land use zones in a 'user friendly' / quick reference / comparison approach; and
- addresses housekeeping matters and up-to-date mapping.

The Zoning By-law implements and is in conformity with the Township of Woolwich Official Plan to control the use/size of land, and the use, size and location of buildings/structures in Woolwich Township. For example, it states exactly:

- how land may be used;
- where buildings and other structures can be located;
- the type of buildings that are permitted and how they may be used;
- the minimum and maximum lot sizes, parking requirements, building height and setbacks from a property line; and
- other building and land use controls as deemed appropriate.

The Township's Comprehensive Zoning By-law currently in effect is By-law 55-86, which was first approved by Council in August of 1986 and resulted in the repealing of previous Zoning By-laws from old townships and town that now comprise the Township of Woolwich. Since 1986, Zoning By-law 55-86 has been amended from time to time through approval of private driven zoning applications and through general amendments/reviews initiated by the Township. In June of 2022 a new Township of Woolwich Official Plan was approved to generally bring the Township's Plan into conformity with Provincial and Regional planning policies in effect at that time. The Planning Act requires municipalities to update their Zoning By-law no later than 3 years after an update to their Official Plan. In Woolwich's case, 3 years after the June 2022 approval of the new Woolwich Official Plan would be June of 2025. Pursuant to the Planning Act, this review will bring the Township Zoning By-law into conformity with the Woolwich Official Plan, and by extension, into conformity with the other Provincial and Regional planning policies in effect.

Township Staff have reviewed the relevant planning policy documents and consulted internally with the various departments and certain outside agencies (i.e., Staff at the Region, Regional Airport and GRCA) to prepare an initial draft of a proposed new Zoning By-law for public review and consultation. The proposed draft will significantly alter the structure and format of the Zoning By-law and includes/deletes/revises several zones, provisions and mapping to conform to Township, Regional and Provincial planning policies.

The nature and scope of these proposed changes has resulted in Staff preparing a new Township Zoning By-law. **Attachment No. 1** is a summary of the proposed changes to the various sections, schedules and appendices of the Zoning By-law. **Attachment No. 2** provides a comparison between the current and proposed zoning classifications and overlays, while **Attachment No. 3** has the proposed zoning maps for each of the settlements and employment areas. A Map Booklet of all lands zoned within the Township, which form Schedules 'B-1' to 'B-31' to the new Zoning By-law, is available for review on the Township EngageWR webpage at <https://www.engagewr.ca/zoning-by-law-review> or at the Township office.

The Township held three public open houses on September 21, 2023 in Elmira, September 25, 2023 in Breslau and September 27, 2023 in St. Jacobs to solicit feedback and to have 'one-on-one' discussions with individuals that have an interest in this review or may be affected by the proposed changes.

The next steps in the process after this public meeting includes Township Staff:

- collecting and reviewing all comments received;
- meeting with the public and the Region, departments & agencies, as necessary;
- responding to comments received and revising the draft Zoning By-law, where appropriate; and
- presenting a final recommended draft of the new Zoning By-law for Council's consideration and potential adoption (tentative first quarter of 2024) and repeal Zoning By-law 55-86.

When the recommendation is brought forward in early 2024, a Council decision will be sought. If Council approves the proposed Zoning By-law with or without modifications, the Township will issue a decision to the required agencies and those from the public who wish to be kept informed of its approval, which is subject to a 20-day appeal period. The Woolwich Zoning By-law is in full force and effect if no appeals are received (tentative first quarter of 2024 – subject to adequately addressing appeals).

#### Comments Received to Date on the Draft New Zoning By-law

No comments have been received at this time.

### **Township Initiated Official Plan Amendment - 124 Church Street West, Elmira**

#### Background

The Township initiated an Official Plan Amendment in conjunction with its current comprehensive review of the Zoning By-law which affects an approximate 1890 square metre property at 124 Church Street West in Elmira and is illustrated on a location map in **Attachment No. 4**. The subject lands are designated Residential and Ancillary Use in the Township's Official Plan and are zoned Agricultural (A) in Zoning By-law 55-86, as amended (i.e., current Zoning By-law). The property contains a single detached dwelling.

The Township is proposing an Official Plan Amendment to re-designate the subject lands from Residential and Ancillary Use to Service Commercial. The designation change will allow for appropriate development of the site consistent with the abutting lands and permit the proposed change to its zoning as part of the comprehensive review of the current Zoning By-law.

The Township is proposing to rezone the subject lands in the draft new Zoning By-law to C-6 with a site-specific provision (i.e., proposed Section 16.82) permitting a residential building – one unit and accessory uses to the forgoing (e.g., accessory dwelling units, home occupation, etc.). The C-6 Zone in the proposed new Zoning By-law is generally the Service Commercial (C-7) Zone in the current Zoning By-law. The proposed zoning is consistent with the abutting properties (i.e., Living Waters property and Lunor's vacant commercial property) and will allow for the appropriate redevelopment of the site in the future.

The effect of the proposed Official Plan and Zoning By-law amendments is that the entire property can develop with uses permitted in the C-6 Zone of the proposed new Zoning By-law subject to the applicable regulations, but still permit the existing single detached dwelling and accessory uses to continue.

### Comments Received

Comments were received from Enova Power and the Grand River Conservation Authority (GRCA) raising no issues.

## **Township Initiated Official Plan Amendment – 2239 Floradale Road, Floradale**

### Background

The Township has initiated an Official Plan Amendment in conjunction with its current comprehensive review of the Zoning By-law which affects an approximate 3650 square metre rear portion of a property at 2239 Floradale Road in Floradale and is illustrated on a location map in **Attachment No. 5**.

The subject rear lands are designated Prime Agricultural Area within the Countryside with a Natural Hazards overlay in the Township's Official Plan and are zoned Agricultural (A) in the current Zoning By-law. The front portion of the lands are designated Core Area with a Natural Hazards overlay and are zoned Settlement Commercial C-3/C-3(f). The Natural Hazards overlay affecting both portions of the property recognizes floodplain lands associated with the adjacent watercourse. The property contains an industrial/commercial building and a smaller accessory building on the front portion, which has historically been used as either a feed mill or other light industrial/commercial uses.

The Township is proposing an Official Plan Amendment to include the rear lands within the Floradale Settlement Area, re-designating them to Core Area with a Natural Hazards overlay consistent with the front portion of the site. The amendment will allow for the rear lands to be rezoned as part of the comprehensive review of the current Zoning By-law. The Township is proposing to rezone the subject lands in the draft new Zoning By-law to C-2 with a Hazard Land – Floodplain overlay consistent with the zoning on the front portion of the property. The C-2 Zone in the proposed new Zoning By-law is generally the Settlement Commercial - C-3 Zone in the current Zoning By-law.

The effect of the proposed Official Plan and Zoning By-law amendments is that the entire property can develop comprehensively with uses permitted in the C-2 Zone of the proposed new Zoning By-law, subject to the applicable regulations including Hazard Land Floodplain overlay.

## Comments Received

Comments were received from Enova Power raising no issues. The GRCA had no objection given that the proposed land use designation and zoning will include a Hazard Land overlay to recognize the floodplain area on the subject lands.

Staff will prepare a recommendation on these two proposed Official Plan Amendments in conjunction with the recommendation for the new Zoning By-law for Council's consideration once all representations are known and have been considered.

## **LIST OF ATTACHMENTS**

Attachment 1 – Summary of the Proposed Changes

Attachment 2 – Zoning Classifications

Attachment 3 – Zoning Maps

Attachment 4 – Location Map of 124 Church Street West Elmira

Attachment 5 – Location Map of 2239 Floradale Road, Floradale

**PREPARED BY:** John Scarfone

**REVIEWED BY:** Jeremy Vink / Deane Friess

# ATTACHMENT 1

## SUMMARY OF THE PROPOSED CHANGES

The following is a summary of the proposed changes (**bold highlight**) and what remains the same (not bolded) in the proposed new Zoning By-law.

### General Changes

- **This draft Zoning By-law reduces the number of sections in the Zoning By-law from 27 to 15 but expands the number of schedules (mapping) and appendices resulting in changes to certain zones/uses, regulations, definitions and mapping.**
- **The format of the existing Zoning By-law was re-structured. Each of the zones in their respective land use category (e.g., agriculture, residential, commercial, employment, etc.) were consolidated into their own individual section. The zones, uses and regulations of each land use category were displayed in a ‘user-friendly’ table format for quick reference and comparison.**
- **The details of other specific changes are outlined below including a comparison of the current and new zoning classifications in Attachment No. 2.**

### Preamble

- **A preamble, which is a new feature to the Zoning By-law and prepared in non-technical language, provides an introduction and overview of the Zoning By-law on:**
  - **It’s purpose,**
  - **The components, and**
  - **How to use the Zoning By-law.**

### Section 1 – Title and Purpose

- **Continues to provide the legal title of the Township’s Zoning By-law but outlines the purpose of the Zoning By-law.**

### Section 2 – General Zoning Matters

- **This section compiles, with some revisions, all matters related to general administration, interpretation, implementation and enforcement of the Zoning By-law, rather than containing these provisions in multiple sections as in the current By-law.**
- **As result of proposing to repeal By-law 55-86 and pass this new Zoning By-law, transitional provisions were included to continue to recognize previous committee of adjustment decisions and to apply the applicable zoning regulations that were in effect at the time they submitted their building and/or planning applications.**
- **The terminology of “Certificate of Occupancy”, which determines a use/property’s compliance to the Zoning By-law, was changed to “Zoning Compliance Certificate” to avoid confusion with an Occupancy Permit required under the Building Code.**

### Section 3 – Definitions

- **The number of definitions and illustrations have been expanded and/or modified to provide greater clarity when interpreting the Zoning By-law.**

#### Section 4 – General Provisions

- Section 4 compiles all of the general regulations that may apply to all properties within the Township, which are contained in Section 6 of the current By-law.
- **Highlights of some of the general regulations that are new or have been significantly modified include:**
  - **Allowing an Agricultural and R-1 Zoned property to have an additional detached accessory building to contain an accessory dwelling unit (Sections 4.2 and 4.4).**
  - **Providing flexibility for an accessory dwelling unit contained within the primary dwelling to exceed the maximum gross floor area if contained entirely within the basement (Section 4.4).**
  - **Updating the size of the sight triangle (6 m) that prohibits buildings and structures and certain height of vegetation on corner lots (Section 4.15).**
  - **Adding a provision to regulate garbage and refuse storage on a property (Section 4.21).**
  - **Providing setback standards for buildings and structures abutting a municipal drain (Section 4.29).**
  - **Developing criteria to allow certain occasional uses (e.g., garage sale) that may not necessarily comply to the zone in which the parcel lies (Section 4.30).**
  - **Providing standards for outdoor swimming pools that are accessory to a residence and are not covered in the Township’s current Pool Fence By-law (Section 4.31).**
  - **Outlining in a better ‘readable’ table format as well as refining the minimum/maximum setback requirements, projections and encroachments (e.g., below grade steps/landings) for various accessory structures (Section 4.34).**
  - **Providing regulations to promote green roofs as part of the Township’s action towards addressing climate change (Section 4.36).**
  - **Providing regulations for temporary construction buildings (Section 4.39).**
  - **Prohibiting new private wells and certain geothermal systems to be installed in Elmira, Breslau and St. Jacobs (unless allowed in certain site-specific policy areas in the Official Plan) where municipal services are provided (Section 4.42).**

#### Section 5 – Transportation Provisions

- Section 5 compiles all of the transportation regulations (i.e., parking, loading and driveways) that may apply to all properties in the Township, which are contained in Section 6 of the current By-law.
- **Highlights of some of the transportation regulations that are new or have been significantly modified include:**
  - **Standards and illustrations for the various forms of parking such as parallel, perpendicular and angle parking (Section 5.0).**
  - **Separating out the parking standards for non-residential and high density residential uses (Section 5.2) vs the low density residential uses (Section 5.7).**
  - **Added a provision concerning an Affordable Housing Development or portion thereof as defined in the Zoning By-law (i.e., the same definition in the Provincial Policy Statement) to require only 75% of the parking that would otherwise be required for a residential development.**
  - **Aligning the parking regulations in the Zoning By-law with the Township’s Engineering and Design Infrastructure Manual (EDIM) approved by Council.**
  - **Added standards for the provision of Electric Vehicle Charging Stations for certain commercial, industrial, multi-residential and institutional developments as part of the Township’s action towards addressing climate change (Section 5.5).**
  - **Added standards for the provision of bicycle parking for certain commercial, industrial, multi-residential and institutional developments as part of the Township’s action towards addressing climate change and active transportation (Section 5.6).**



- **Allow required parking for low density residential uses to be located within the minimum 6 metre building line setback (Section 5.7).**
- **Providing site visibility standards for buildings, structures and fencing for private driveways in low density housing (Section 5.7).**

#### Section 6 – Agricultural Zone

- Section 6 includes permitted uses and regulations for lands zoned Agricultural and continues to allow a range of farming, residential and agricultural-related uses based on the size of the property.
- **The provisions for On-Farm Diversified Uses, Home Business and Tradesperson, Value-Added Farm Uses, Farm Produce Stand, Agri-Tourism and Non-Commercial Greenhouses are relocated from the General Regulations to Agricultural Zone Section (i.e., Sections 6.4 to 6.7).**
- **Highlights of some of the agricultural uses and regulations that are new or have been significantly modified include:**
  - **Existing lots with at least 30 metres of frontage created on the day before the passing of this new Zoning By-law are legalized.**
  - **Bunkhouses to accommodate farm help are permitted on farms 20 hectares or greater.**
  - **Standardizing the maximum lot coverage of the ‘area of operation’ for all On-Farm Diversified Uses.**
  - **Increasing the flexibility for Agri-tourism uses on a farm (Section 6.5).**

#### Section 7 – Residential Zones

- Section 7 compiles and carries forward most of the permitted uses and regulations for all of the Residential Zoning Categories (except for the mixed-use Residential/Commercial R-6).
- Certain low density zones (R-1 and R-2) will continue to only allow single detached and duplex housing types but there still is the ability to provide up to two (2) additional accessory dwelling units (ADUs) as per the regulations in the current Zoning By-law.
- Most of the residential zones provide the same range of housing types and lot/setback provisions except has noted below.
- **Highlights of some of the residential uses and regulations that are new or have been significantly modified include:**
  - **A description/purpose of various residential zones within the respective low, medium and high density zoned areas.**
  - **The range of housing types that are permitted in certain zones have been broadened to include triplexes, link homes, fourplexes, townhouse stacked, townhouse-back-to-back and townhouse stacked which are also back-to-back. One of the multiple residential zones (R-7) will also allow live/work and mixed-use buildings.**
  - **The lot and setback provisions have been harmonized for the various residential zones within the respective low, medium and high density zoned areas.**
  - **Maximum lot coverage for medium/high residential density zones has been increased from 50% to 60% to meet prescribed density targets but a maximum impervious coverage (80%) has now been imposed to address stormwater management issues.**
  - **Inserted the design guideline regulations in this section (Section 7.5) to apply to properties containing a residential zone abbreviation with the ‘A’ suffix.**
  - **Specific regulations have been provided for each of the high density residential housing types (i.e., apartments, townhouse back-to-back, townhouse stacked, townhouse stacked that are also back-to-back, mixed use buildings – apartments and townhouse row, live-work buildings) which are contained in Sections 7.6 to 7.12.**

- **New setback regulations for infill development within existing neighbourhoods (Section 7.4).**
- **The new classifications for the residential zones are outlined in Attachment 2.**

#### Section 8 – Mixed-Use Zones

- **The current Zoning By-law classified certain zones that allowed mixed uses as either residential (R-6) or commercial (C-2, C-2A and C-4A/B). Section 8 compiles these zones and renamed them as Mixed-Use (MU) Zones.**
- **An additional Mixed-Use Zone was developed to implement the Village Main Street designation in the Official Plan along Woolwich Street in Breslau.**
- **Highlights of some of the mixed-uses and corresponding regulations that are new, modified or existing include:**
  - **Maximum lot coverage for medium/high residential density zones has been increased from 50% to 60% to meet prescribed density targets but a maximum impervious coverage (80%) has now been imposed to address stormwater management issues.**
  - **Stacked townhouses and apartments will now be permitted in all MU Zones.**
  - **The MU-2 Zone (formerly C-4B Zone) will now allow stand-alone multiple residential buildings to the rear of a street frontage commercial building/use subject to complying to certain regulations.**
  - **Mixed-use and live-work buildings can take the form of townhouse stacked or back-to-back.**
  - **Specific regulations for stand-alone commercial, institutional and residential uses as well as mixed-use and live-work buildings are contained in Sections 8.3 to 8.9.**
  - **The new classifications for the mixed-use zones are outlined in Attachment 2.**

#### Section 9 – Commercial Zones

- **Section 9 compiles and carries forward most of the permitted uses and regulations for many of the Commercial Zoning Categories.**
- **As noted some of the commercial zones are renamed as Mixed-Use Zones.**
- **The commercial zones which are located in the Stockyards Urban Area will be referenced as ST and the permitted uses/provisions will be contained in Section 11.**
- **The new classifications for the commercial zones are outlined in Attachment 2.**
- **Highlights of some of the commercial uses and corresponding regulations that are new or existing regulations that have been significantly modified include:**
  - **New regulations have been provided for outdoor patios to limit the scale and to address compatibility issues with neighbouring residential uses.**
  - **Maximum building height have been increased in mixed-use buildings for certain commercial zones (i.e., C-1 and C-3) to provide for increased density.**
  - **A defined range of retail flexibility coupled with restrictions on unit sizes for the C-3 (neighbourhood commercial) and C-4 (convenience commercial) zones were provided to control their form and function and to differ from development within the C-1 (Core) and C-6 (Service Commercial) Zones.**
  - **A new provision to regulate the angular plane of taller buildings in the C-1 Zone was added as per the recommendations in the Core Area Study for Elmira to address land use compatibility issues and to provide for an appropriate built form.**

### Section 10 – Employment Zones

- Section 10 compiles and carries forward most of the permitted uses and regulations for all of the Industrial Zoning Categories.
- **The new Zoning By-law no longer refers to these zones as Industrial (M Zone) but as employment (EM Zone) to better reflect the range and diversity of uses allowed and to align with the terminology in the planning policy documents.**
- **A new employment zone is proposed (EM-8) to recognize the uses permitted and could develop on the Waterloo International Airport lands.**
- **New regulations have been provided for outdoor patios of restaurants permitted in certain employment zones to limit the scale and to address compatibility.**
- **The setbacks to a railway for the EM-1/EM-2 zones was increased from 0 to 1 metre. This setback provision will also be applied to the EM-4, EM-5 and EM-7 zones.**
- **The new classifications for the commercial zones are outlined in Attachment 2.**

### Section 11 – Stockyard Zones

- **The current Zoning By-law provided commercial zones applicable only to the Stockyards Urban Area, being the C-6 (Power Centre Commercial) Zone and the C-8 (Stockyards Industrial/Commercial) Zone.**
- **In addition, two new zoning categories were created as part of the Stockyard Secondary Plan being the C-9 Zone (Stockyard Mixed-Use Commercial Area) and C-10 Zone (Stockyards Commercial/Office Area).**
- **The proposed new Zoning By-law now references these zones applicable only to the Stockyards Urban Area as a ST Zone.**
- **The new classifications for the Stockyard zones are outlined in Attachment 2.**
- The proposed Zoning By-law carries forward the permitted uses and regulations in approved Stockyards Secondary Plan Official Plan Amendment #38, except outdoor patios to limit the scale.

### Section 12 – Institutional Zone

- Section 12 carries forward the permitted uses and regulations for the Institutional Zone in the current Zoning By-law.

### Section 13 – Extractive Zone

- Section 13 carries forward the permitted uses and regulations for the Extractive Zone in the current Zoning By-law.

### Section 14 – Open Space Zones

- Section 14 carries forward the permitted uses and regulations for the Open Space Zones (O-1 and O-2) in the current Zoning By-law.

### Section 15 – Overlay Zones

- **The proposed Zoning By-law contains several overlay zones that are illustrated on the Zoning Maps and includes corresponding zoning regulations in this Section. The type and classifications of these overlay zones are outlined in Attachment 2.**
- The overlay zone will be indicated on a Zoning Schedule by a certain letter symbol suffix after the underlying zoning category to identify the overlay zone and corresponding regulations in Section 15 that would apply.
- The provisions and regulations of the underlying zone shall continue to apply, but there may be additional provisions that must be satisfied prior to the granting of any planning approvals or the issuance of any building permit.

### Section 16 – Site-Specific Zoning

- Where the zone symbol applying to certain lands shown on the Zoning Maps is followed by a number (for example 16.123), special provisions, exemptions or alternative standards (i.e., site-specific zoning) will apply to such lands which are outlined in this section.
- Lands denoted in this manner shall be subject to all other restrictions of the underlying zone except as otherwise provided for by the site-specific zoning.
- **The number of site-specific subsections in the proposed new Zoning By-law has been reduced due to the following:**
  - Including a provision in the Agricultural Zone to recognize existing undersized parcels.
  - Mobile homes and trailers are now permitted on all parcel sizes in the Agricultural Zone as an accessory dwelling unit thus precluding the need for a temporary use by-law to permit a garden suite or housing for farm help.
  - Regulations for On-Farm Diversified Uses were updated in 2020 to conform to Provincial policy thus making certain site-specific provisions redundant that permitted such uses.
  - Certain subdivisions contained site-specific provisions to implement the Township residential design guideline. The proposed Zoning By-law now includes the design guidelines as a general provision in Section 7 which is applicable to those developments that contain an ‘A’ suffix with the underlying zoning symbol (e.g., R-5A). As result, these site specific provisions are now redundant.
- All amendments to the current Zoning By-law that may be approved by Council (or Ontario Land Tribunal approval) will be carried forward in the final version of the proposed new Zoning By-law.
- **An inventory has been compiled of the current site-specific provisions and corresponding affected properties that have been deleted, added or significantly modified, which will be presented to Council in the final recommendation report.**

### Schedule A – Site-Specific Mapping

- **New maps, identified as Schedule ‘A’, have been prepared and standardized to illustrate the lands affected by the site-specific zoning in Section 16.**

### Schedule B – Underline Zoning Maps

- **New zoning maps, identified as Schedules ‘B-1’ to ‘B-31’, have been prepared in a ‘map book’ layout to provide better coverage of the Township and to better illustrate the underlying zoning for all lands within the Township.**
- **The zoning maps align with new zoning classifications developed in this proposed Zoning By-law.**
- **The zoning maps may also illustrate certain overlay zones.**
- **The proposed Zoning By-law will rezone certain properties to address Official Plan conformity issues, land use compatibility issues or the appropriateness of the land use given its location or surrounding land uses.**
- **An inventory has been compiled of those properties that are proposed to be rezoned, which will be presented to Council in the final recommendation report.**
- **Two properties proposed to be rezoned (124 Church Street West, Elmira and 2239 Floradale Road, Floradale) will also require a corresponding Official Plan Amendment.**

#### Schedule C- Extractive Zoning Maps

- **New maps, identified as Schedule 'C', have been prepared to illustrate the lands containing existing active aggregate licenses from the Ministry of Natural Resources, zoned Extractive (E) and subject to the provisions in Section 13.**
- **The number of properties zoned Extractive has been reduced because the properties are no longer subject to an active aggregate license.**
- **Such properties that are rehabilitated and/or have surrendered their aggregate license are proposed to be rezoned back to Agricultural in conformity with the Official Plan.**
- **An inventory has been compiled of those properties proposed to be rezoned from Extractive to Agriculture, which will be presented to Council in the final recommendation report.**

#### Schedule D – Airport Overlay Zone Map

- **New map, identified as Schedule 'D', has been prepared to illustrate the lands affected by the Airport (AIR) Overlay Zone in Section 15.0 as it relates to noise and height restrictions.**

#### Schedule E – Cultural Heritage Landscape Map

- **New map, identified as Schedule 'E', has been prepared to illustrate the lands affected by the Cultural Heritage Landscape (CHL) Overlay Zone in Section 15.1.**

#### Schedule F – Source Water Protection Map

- **New map, identified as Schedule 'F', has been prepared to illustrate the lands affected by the Source Water Protection (SWP) Overlay Zone in Section 15.7.**

#### Appendices to the New Zoning By-law

- **New Appendices 'A' and 'B' provide Source Water Protection - Prohibited / Restricted Uses and Classifications.**

## ATTACHMENT 2 ZONING CLASSIFICATIONS

### ORIGINAL ZONING CLASSIFICATIONS

### NEW ZONING CLASSIFICATIONS

#### Agricultural Zone

A

A

#### Residential Zones

R-1 – Settlement Residential

R-1

R-2/R-2B – Residential Low Density

R-2

R-2A/R-3/R-3A – Residential Medium Density

R-3

R-4/R-4A Residential Mixed Medium Density

R-4

R-5/R-5A Residential Mixed High Density

R-5

R-7/R-7A – Residential Multiple

R-6

R-7B – Residential Multiple / Mixed Use

R-7

Note - add 'A' Suffix for lands subject to design guidelines.

#### Mixed-Use Zones

R-6/C-2A – Residential Commercial/Buffer Commercial Urban

MU-1

C-4B – Commercial Mixed Use

MU-2

C-3 – Settlement Commercial

MU-3

C-2 – Buffer Commercial - Urban

MU-4

Note: the MU-3 Zone would apply only to the Breslau Core Area/Village Main Street designations.

#### Commercial Zones

C-1 – Core Commercial – Urban

C-1

C-3 – Settlement Commercial

C-2

C-4 – Neighbourhood Commercial

C-3

C-4A – Convenience Commercial

C-4

C-5 – Automobile Service Station

C-5

C-7 – Service Commercial

C-6

#### Employment Zones

M-1 – General Industrial – Dry

EM-1

M-2 – General Industrial – Urban

EM-2

M-3 – Industrial Commercial – Rural

EM-3

M-5 – Service Industrial

EM-4

M-6 – Industrial Business Park

EM-5

M-7 – Prestige Business Park

EM-6

M-8 – Go Station

EM-7

New/A - Applying only to the Airport-owned Lands

EM-8

#### Stockyards Zones

C-6 – Power Centre Commercial

ST-1

C-8 – Stockyards Industrial Commercial

ST-2

C-8/C-9 - Stockyards Industrial Commercial/Mixed Commercial

ST-3

C-10 – Stockyards Commercial/Office

ST-4

Note: the C-9 and C-10 zones are new classifications that were developed as part of the Stockyards Secondary Plan process.

Institutional Zone

P – Institutional

**P**

Extractive Zone

E – Extractive

**E**

Open Space Zones

O-1 – Open Space (active parks/recreation)

**O-1**

O-2 – Open Space (passive parks and environmental features)

**O-2**

Section 15 Overlays (New)

Airport Overlay Zone

**AIR**

Cultural Heritage Landscape Overlay Zone

**CHL**

GRCA's Regulatory Buffer Area Zone

**RBA**

Hazard Lands – Flood Fringe Overlay Zone

**FF**

Hazard Lands – Floodway Overlay Zone

**FW**

Hazard Lands – Slope Erosion Overlay Zone

**SE**

Source Water Protection Overlay Zone

**SWP**

Other Overlay Information on Schedule 'A' or 'B' Maps

Site-Specific Zoning Provisions (e.g., 16.123)

- Holding Provisions will be identified on Schedule 'A'
- Temporary Use Provisions will be identified on Schedule 'A'

Design Guideline Provisions ("A" Suffix)

Site-Specific Areas – Stockyards Area (e.g., ST-1 \*1)

Holding Provisions – Stockyards Area (e.g., ST-1 (H))