

## APPENDIX A – LIST OF HOUSEKEEPING AMENDMENTS

### AMENDMENT 1

Add the following new provision (3.3.8) to revise minor errors to Zoning By-law 2005-150.

#### **3.3.8 MINOR REVISIONS**

Public notice and Council approval procedures, pursuant to the *Planning Act*, may be waived when the amendment does not affect the provisions or intent of this By-law, including:

- A. Formatting changes, including the alteration, numbering or arrangement of provisions.
- B. Correcting punctuation or altering language to obtain a uniform mode of communication.
- C. Correcting clerical, grammatical, dimensional or typographical errors.
- D. Amending references to other legislation or authority, where such legislation or authority is altered or amended in any way.

### AMENDMENT 2

Add a new paragraph under Section 4.3 (Frontage Requirement). This new provision will read as follows:

#### **4.3.2 DETERMINING LOT FRONTAGE FOR PLAN OF CONDOMINIUM**

Within a Plan of Condominium, the *lot frontage* is determined to be measured across the *lot line* that abuts the common element road right-of-way. All *lots* within the Plan of Condominium shall adhere individually to the Building Regulations of the zone in which the *lot* is situated.

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### AMENDMENT 3

Add the text “Parks and Recreation Zone” and “excluding sight triangles” to section 4.9 (Buffer Requirements). Section will therefore read as:

#### 4.9 BUFFER REQUIREMENTS

Where a Residential, Rural, and/or Parks and Recreation zoned lot abuts a Commercial, Industrial, and/or an Institutional zoned lot; the development shall provide and maintain a buffering along the full extent, excluding sight triangles, of the common boundary of such lots.

Buffering may be setback from the common *lot lines* so long as no part of the Commercial, Industrial, and/or an Institutional use occurs on those lands between the buffer and the abutting Residential, Rural, and/or Parks and Recreation zoned lot.

Such buffers are in addition to the minimum landscaping requirements outlined in each zone, and shall have a minimum width of:

- A. 0m, wherever there is a 100% visually solid fence of at least 1.8m above *established grade*.
- B. 3m, wherever there is a continuous hedgerow of evergreens, bushes, shrubs, or a berm, which shall reach at least 1.8m above *established grade* upon maturity.
- C. {2010-74}15m wherever such a strip contains existing vegetation of at least 1.8m above *established grade* that provides an effective visual barrier

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### AMENDMENT 4

1. Amend the Maximum Fence Heights table (Section 7.2) by increasing maximum fence heights from 1.8m (6') to 2.43m (8ft) in all *yards*, excluding the *front yard*. The amended table will read as follows:

<b>7.2 MAXIMUM FENCE HEIGHTS</b>				
<b>Zones</b>	<b>Location of Fence</b>			
	<b>Front Yard</b>	<b>Exterior Side Yard</b>	<b>Any other Yard Adjacent to a Public Street</b>	<b>All other Yards</b>
<b>Residential Zones</b>	0.9m	<u>2.43m</u>	<u>2.43m</u>	<u>2.43m</u> (No Limit for Hedges)
<b>Commercial, Institutional, Light &amp; Medium Industrial Zones</b>	0.9m	No Limit	No Limit	No Limit
<b>Heavy Industrial, Parks and Recreation, Rural Area, Airport Development, Rural Precambrian Upland and Rural Aggregate Extraction Zones</b>	No Limit	No Limit	No Limit	No Limit

2. Add a new Section 7.2.1 which reads as follows:

#### **7.2.1 Fences in Residential Zones**

Notwithstanding the maximum fence heights outlined in Section 7.2, on residentially zoned lots, a fence, 2.43m above established grade is permitted along the *interior side lot lines*, save and except within the *required front yard* of the *lot* in which it is situated.

### AMENDMENT 5

Repeal Section 9.1.7 (All Other Accessory Buildings and Structures). Upon further review, Planning staff have withdrawn this recommendation.

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### AMENDMENT 6

Repeal Section 9.1.8 (Maximum Size for All Accessory Buildings and Structures) in its entirety.

*Provision to be Repealed*

#### **9.1.8 {2014-6} MAXIMUM SIZE FOR ALL ACCESSORY BUILDINGS AND STRUCTURES**

The *gross floor area* of any one *accessory building* or *structure* shall not exceed the *gross floor area* of the main building located on the same *lot*.

### AMENDMENT 7

Remove the text “*Despite any other provision in this by-law*” from Section 9.5.3.1 (Setbacks for Accessory Buildings and Structures in the R1 Zone). Section will therefore read as:

#### **9.5.3.1 SETBACKS FOR ACCESSORY BUILDINGS AND STRUCTURES IN THE R1 ZONE**

*Accessory buildings* and *structures* in the R1 zone shall adhere to the same *yard* regulations set out for the main building.

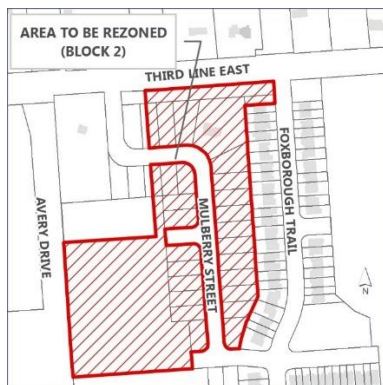
### AMENDMENT 8

Add “*Retail Trade*” to the list of permitted uses in the Highway Zone (HZ), under Section 13.7.1 – Permitted Uses.

### AMENDMENT 9 (SITE SPECIFIC)

Rezone Block 2 of the Fox Run Subdivision from R4.306 to R4.306 (amended) to include “Residential Structures containing one or more dwelling units” among the permitted uses listed in subsection 1 of Special Exception 306. The subject properties included are:

- 163 Memorial Ave
- 2,3,6,7,10,11,14,15,18,19,22,23,27,30,31,34,35,38,29,42,43,46,50,54,58,79 Mulberry St.
- 159 Foxborough Trail



Subject Property Map: Fox Run Subdivision