

Draft Comprehensive Zoning By-law Public Consultation Comments

	Comment on...	Specific Inquiry	Comment	Staff Response	Method of Response
1.	Interactive Map	Labelling	It appears that the mapping displayed within the interactive mapping tool, available on the County's website, is still the mapping associated with the old by-law.	Further information gathered and map change made.	Email
2.	Interactive Map	Labelling	While the existing and proposed provincial highways are accurately outlined, the symbol usage can be difficult to follow and understand. In addition to the Highway symbol, use a solid coloured line so it is clearly visible and easy to follow.	Map change made.	Email
3.	Interactive Map	Establishment of Zoning	<p>Cayuga Court House Grounds: Why still IC [zone] when it was said the County-owned portions of these lands will be used a Open Space only.</p> <p>57 Munsee Street South: Why still IC? Why not R [zone] to recognize the change that has already taken place?</p> <p>East and west sides of Monture Street: Why still A [zone] when these lands are clearly in residential use? Do we need a kennel or an animal hospital in a high-end residential neighbourhood?</p> <p>Various lots north and south of Indian Street East: Why MG(H) [zone] when these are largely hazard lands, and the portions that are not hazard lands are in agricultural use? These lands are not really developable for General Industrial purposes.</p>	Comments related to zoning classifications rather than map. Staff responded to inquiries accordingly and necessary map changes completed.	Email
4.	Interactive Map	Establishment of Zoning	<p>Questions on a specific property:</p> <ul style="list-style-type: none"> ○ Permitted uses for a ML, ML(H) zoning ○ What is the special provision 37.134? ○ Regulated lands? and Riverine Hazard lands?? ○ Could this area for outside storage? Can a mobile office trailer be put on site? 	Not related to Zoning project – Inquiry forwarded to Building Division to address potential for permit issuance.	Forwarded to Building via Email
5.	By-law Document	Residential Zones	Many urban residential home owners would benefit from knowing they can park their travel trailers and recreational vehicles in their own driveway during the summer months.	Staff responded to inquiry advising of the provision laid out in By-law; the parking of recreational vehicles in a required front yard or exterior side yard is prohibited.	Email

6.	By-law Document	Agricultural & Future Development Zones	How will the zoning of new business take into account potentially disruptive companies moving in too close to housing, particularly regarding excessive noise and trespassing, such as the Skydive Ontario company on Highway 3. Also, will impacts of expansions still be investigated? A pig farm near my location tried to expand but it was stopped because they were too close to other people's houses.	Staff responded to inquiry advising that airfields are federally regulated, farm expansion is permitted within the A zone, and separation is calculated based on Minimum Distance Separation provisions.	Email
7.	By-law Document	Agricultural & Future Development Zones	Can property in the D zone be severed?	Staff responded to inquiry accordingly advising that potential severance may be permitted, dependent on potential use or intended development. This inquiry has no implication for the By-law project.	Email
8.	By-law Document	Agricultural & Future Development Zones	Located on Diltz Rd., we are looking to sever a lot from our property. Could the By-law change to permit this? Also, could the zoning of our property be changed to Residential, to mirror the lots across the street – in the hopes of being able to develop our property further.	Staff responded to inquiry advising that lot severance, given the particulars of the lot in question, is not permitted as per the PPS. Lot creation is a provincial policy and Official Plan policy matter, rather than a municipal zoning matter.	Email
9.	By-law Document	Fences	A fence by-law needs to exist that prevents property owners from putting up fences that obstructs other property owners their lake views. A stand-alone by-law that stipulates a setback or the use of material that does not obstruct views such as chain link or iron rod as well as a height requirement that is lower at the water could ensure views are not obstructed on lake front properties.	Staff responded advising that inquiry is not related to Zoning project and will be addressed as part of applicable project – i.e. stand-alone Fence By-law.	Email
10.	By-law Document	Fences	I would like to see a by-law that prohibits property owners from building a fence that obstructs a view.	Staff responded advising that inquiry is not related to Zoning project and will be addressed as part of applicable project – i.e. stand-alone Fence By-law.	Email
11.	By-law Document	Establishment of Zones	Inquiry regarding the rezoning of specific properties – i.e. Oswego Park looks to be changed to "Hamlet Residential" zone. Will these changes impact permitted uses? Will changes be grandfathered or expected to change to abide by the new by-law?	Staff responded to inquiry advising that the zoning has not changed for this property, and the provisions will remain. If any changes were to occur, existing uses would fall under legal non-conforming.	Email

12.	By-law Document	Residential Zones	The proposed maximum height of dwellings at 11 metres is a significant height that would allow for 3 storey structures in residential zones. Suggesting a maximum height of 9 metres for dwellings in all zones.	Staff responded to inquiry advising that the same provisions regarding the height of dwellings will be carried over, and there will be no change.	Email
13.	By-law Document	Agricultural & Future Development Zones	I have recently purchased a property in Caledonia that falls within the hazard overlay “regulated lands”. Based on this and the zoning of my property, I am not permitted to have a secondary dwelling. Can I apply to have this considered, or to alter my current home?	Staff advised that inquiry is not related to Zoning project – inquiry forwarded to Building Division to address potential for permit issuance.	Email
14.	By-law Document	Lakeshore Hazard Lands; Historical Sites; Variances	Lakeshore Hazard Lands should include Grand River and maybe other river/stream lands? Historical sites should be zoned separately as their use and history is unique and must stay that way so as not to be lost to future generations. Airstrips and airfields should be zoned separately. I would like to suggest that when applications are made for whatever zoning there should be less need for variances.	Staff responded to inquiries indicating that rivers and streams are covered by a specific hazard land policy framework, integrated into the mapping component as a hazard overlay. Historical sites are covered through Ontario Heritage Act, where identified properties receive a designation that protects and preserves the lands. Airstrips are federally regulated and out of municipal control. Finally, one of the aims of the By-law is to minimize stringent standards and promote flexibility in application process.	Email
15.	By-law Document	Parking & Loading Requirements	Allowing trailers to be parked in driveways will lead to more vehicles being parked on the street. I suggest: <ul style="list-style-type: none"> ○ One trailer at a time be allowed on a driveway for a period of less than one week at any time of the year. ○ Trailers should be limited in length and should be set back a minimum distance from the curb. ○ No major repairs to trailers should be allowed. ○ No tarps should be allowed on trailers but proper fitted covers should be permitted. ○ There should also be towing/removal enforcement provisions for by-law enforcement of non compliant residents. 	Staff responded to inquiry advising of the provision laid out in By-law; the parking of recreational vehicles in a required front yard or exterior side yard is prohibited.	Email

16.	By-law Document	Interpretation & Administration	<p>Had a difficult time interpreting the by-law document and interactive map; whether there are any negative changes to the permitted uses on own property.</p> <p>There is no direct comparison of current and proposed by-law and mapping.</p> <p>After speaking with Staff, I was advised there would be no changes to my property.</p> <p>We would still like direction as to where we can find more information to better understand the changes being made. I would like to know:</p> <ul style="list-style-type: none"> Where to find a list of the (80+) zones as they were prior to this review compared to the list of (30+) zones that will replace them Information specific to Rural Residential zoning and on the Special Provision A-27 that is attached to our property Increased range of permitted uses in various zones Flexible/permissive zoning (i.e. hazard overlays; criteria-based uses) Changing some property zones to align with use of the property and/or remove outdated zoning classification Updated standards for land use separation, parking, and servicing/development 	Staff responded to inquiries advising that due to the scale of the project, a side by side comparison of the changes is not feasible, also given that the new By-law is amalgamating 3 former By-laws. Similarly, notification of this project is standard, via social media, print and website. Advised that proposed changes can be found on the County's website, and specific questions can be addressed. A list of the zones can be found on the website and changes made can be found in the WSP presentation. The property is zoned A and will maintain this zone.	Email
17.	By-law Document	Agricultural & Future Development Zones	That the 'On farm diversified uses' permitted on Agricultural property reflect the interests and activities of the current times. We hope that the language in the new By-law is flexible enough to allow for future creative and innovative ideas that promote, entertain and educate about agriculture, or use the agriculture setting as a improvement to mental health and wellness.	Staff responded to inquiry advising that a number of on-farm diversified uses are permitted as of right and the scope of permitted uses has been broadened to be more progressive, permissive and flexible to allow for more opportunities.	Email
18.	By-law Document	Agricultural & Future Development Zones	Our property is zoned Agricultural and the uses have reflected as such; farming, housing sheep and chickens for many, many years. We also have a large quarry in our backyard. Under the new Zoning By-law, our property is being rezoned to Hamlet Residential, however we want the zone to remain Residential and to maintain our permitted uses.	Staff reviewed and responded to inquiry advising that falls under legal non-conforming use and therefore can continue operation.	Email and Phone
19.	By-law Document	Parking & Loading Requirements	Residential zones should not allow recreational travel trailers to be parked in driveways. This is unattractive. Other issues relating to this include residents who share driveways, multiple trailers in	Staff had reviewed and responded to inquiry advising of the provision laid out in By-law; the parking of	Email

			a court/on a street, and enforcement issues if such use was permitted.	recreational vehicles in a required front yard or exterior side yard is prohibited.	
20.	By-law Document	Parking & Loading Requirements	Disagree with the new by-law, in which people are allowed to store their trailers on their driveways - 6 months is way too long, it is obstructing view and is unsightly.	Staff had reviewed and responded to inquiry advising of the provision laid out in By-law; the parking of recreational vehicles in a required front yard or exterior side yard is prohibited.	Phone
21.	By-law Document	Parking & Loading Requirements	Opposed to the parking of recreational vehicles in residential zones. Feels this will negatively impact neighbourhood parking and also pose safety issues.	Staff reviewed and responded to inquiry advising of the provision laid out in By-law; the parking of recreational vehicles in a required front yard or exterior side yard is prohibited.	Email
22.	By-law Document	Establishment of Zones	Devastated to hear of the purposed re-zoning of my area to residential from agriculture. What will happen if I already have chickens on my property and this re-zoning passes? I would like to understand where in the process this purposed re-zoning is, how public consultation was done (as I am directly affected and received no notice, saw no notice etc.).	Staff responded to inquiry advising that backyard hens are to be permitted on RH properties with criteria, and advised that property falls under legal non-conforming use and therefore can continue operation.	Email and Phone
23.	By-law Document	Residential Zones – Deck & Unenclosed Porches	Proposed changes: a) The following shall apply to decks and unenclosed porches: ii) A deck or unenclosed porch having a maximum height greater than 0.3m above finished grade shall be permitted to encroach up to 2.0m into the required rear yard or required exterior side yard, provided it is located no closer than 2.0m from the exterior or rear lot line. For interior side yards, it may not encroach further than the required side yard setback. For the front yard, the deck may encroach no greater than 1.5m. Comment: Existing provision does not speak to front and interior side lot setbacks for decks. Minimum interior side yards in Residential Zones are less than 2.0m; so deck should be permitted in line with side wall of dwelling. A deck in the front yard will almost always be greater than 0.3m in height; existing provision does not speak to encroachment into front yard.	Staff reviewed and made appropriate changes to reflect the types of development design and approaches now common or emerging within the County. Changes were also made to modernize provisions and allow for more efficient use of lands.	Email

24.	By-law Document	Residential Zones – Deck & Unenclosed Porches	<p>a) The following shall apply to decks and enclosed porches:</p> <p>iv) A deck or enclosed porch on a sloping rear yard shall be no closer than 1.5m (from 3m) from an interior lot line and 5 m (from 6m) from the rear lot line, at the point where the deck floor reaches or exceeds a height of 2m above the finished surface of the ground.</p> <p>Comment:</p> <p>Lots are compact; with reduced setbacks. The proposed provisions would make decks on walk-out sites not feasible.</p>	Staff reviewed and made appropriate changes to reflect the types of development design and approaches now common or emerging within the County. Changes were also made to modernize provisions and allow for more efficient use of lands.	Email
25.	By-law Document	Residential Zones – Exception from Yard Provisions	<p>Except as otherwise provided herein, every part of any required yard shall be open and unobstructed by any building or structure from the ground to the sky except that:</p> <p>h) steps including landings, above or below grade entrances and staircases may project into any required rear yard, interior side yard or exterior side yard area a distance of not more than 1.5m, and into the front yard not more than 2.0m</p> <p>Comment:</p> <p>Empire's lots are compact, with reduced setbacks. Front yard setbacks are 4.5m min. Stair encroachment into front yard of 1.5m would not be sufficient.</p>	Staff reviewed and made appropriate changes to reflect the types of development design and approaches now common or emerging within the County. Changes were also made to modernize provisions and allow for more efficient use of lands.	Email
26.	By-law Document	Residential Zones – Exception from Yard Provisions	<p>i) Notwithstanding the above, no projection is permitted into a required parking space.</p> <p>Proposed change: a stair encroachment of 3 risers, or .6m, maybe permitted.</p> <p>Comment: Allows for a door from unit into the garage. Our experience has been that a typical car or truck will still fit into garage space.</p>	Staff reviewed and made appropriate changes to reflect the types of development design and approaches now common or emerging within the County. Changes were also made to modernize provisions and allow for more efficient use of lands.	Email
27.	By-law Document	Definition – Back-to-back Townhouse	Means a building containing 4 or more dwelling units divided by vertical common walls above grade, including a common rear wall. For clarity, a buildings containing 2 units on one side, with 2 units on the other side sharing a common rear wall, is permitted. For confirmation, we interpret this definition as allowing a 2x2 unit building, being 4 units. That is, the definition does not require a 4x2 unit building.	Staff reviewed and made appropriate changes to reflect the types of development design and approaches now common or emerging within the County. Changes were also made to modernize provisions and allow for more efficient use of lands.	Email
28.	By-law Document	Residential Zones	<p>Back-to-back Townhouses: minimum lot area 480 sq.m (from 800 sq.m); minimum lot frontage 15m (from 30m)</p> <p>Comment:</p>	Staff reviewed and made appropriate changes to reflect the types of development design and approaches now common or emerging within the	Email

			Assuming 2x2 unit building is permitted, a minimum lot area of 800 sq.m and a frontage of 30m is quite large. This would discourage compact form of development.	County. Changes were also made to modernize provisions and allow for more efficient use of lands.	
29.	By-law Document	Residential Zones	Stacked Townhouses: minimum lot area 120 sq.m per interior lot (from 800 sq.m); minimum lot frontage 8m (from 30m) Comment: A stacked townhouse building could be 4 units stacked on top of each (divided horizontally). The area and frontage in the draft by-law would prohibit this; and would require multiple "modules" side by side (divided vertically). Proposed provision allows for flexibility in design.	Staff reviewed and made appropriate changes to reflect the types of development design and approaches now common or emerging within the County. Changes were also made to modernize provisions and allow for more efficient use of lands.	Email
30.	By-law Document	Outdoor Storage	Comment: Add provision regarding outdoor storage areas that should not be visual from provincial highways Proposed Revisions: h) loading and outdoor storage areas adjacent to provincial highways shall comply with MTO standards and be visually protected	Staff reviewed and made appropriate changes incorporate this requirement	Email
31.	By-law Document	Home-Based Business, Home Industry	Comment: Add provision indicating if any permitted uses are considered commercial, to contact MTO to ensure there is no conflict with provincial requirements Proposed Revisions: If permitted use is considered commercial and adjacent to a provincial highway, contact the ministry to ensure compliance with their requirements	Staff reviewed and made appropriate changes to incorporate this requirement.	Email
32.	By-law Document	Provisions	Include provision ensuring that Ministry's of Transportation expropriations do not impact upon the conformity of a property to existing zoning standards	Staff reviewed and made appropriate changes to reflect this Ministry requirement.	Email
33.	By-law Document	Provisions	Section 8 deals with provisions for industrial zones i.e. MM, MH, MG, etc. The proposed bylaw requires a minimum landscaped open space of 20% on MM, MH, MG & ML properties . I believe this to be excessive and may prove hinder development of these types of lots. With business requirements for parking, truck turn around and loading areas this 20% may not be feasible. The landscaped open space in Section 7 Commercial and mixed use zones (strip plazas, retail, as well as many other uses that are more visible to the public) is only 15%. My suggestion would be to reduce this from 20% to 10% to allow a developer more freedom to make their project viable.	Staff responded to inquiry advising of amendment of by-law to require a minimum landscaped open space of 10% (from 20%) on MM, MH, MG, & ML properties – this change aligns with original intent of the bylaw to set out a reasonable standard for industrial areas based upon visibility of sites, stormwater requirements and maximizing development potential.	Email