



TAKE NOTICE that a **PUBLIC MEETING** will be held on **Monday, May 27, 2019 at 7:15 pm** in the **Council Chambers** of the Township of Southwold, 35663 Fingal Line, Fingal ON in order to consider an Amendment to the **Township of Southwold Comprehensive Zoning By-law 2011-14** pursuant to Section 34 of the Planning Act.

The proposed Zoning By-law Amendment will update the text of the Zoning By-law as it pertains to the Federal Cannabis Act, Ontario Cannabis Act 2017, Ontario Cannabis Retail Corporation Act 2017 and Accessibility for Ontarians with Disabilities Act; as well as add new definitions and regulations; and, correct zone schedules due to mapping errors.

Any Person may attend the public meeting and/or make written representation in support of or in opposition to the proposed zoning by-law amendment. Those who wish to address Council respecting this matter are requested to notify the Township Clerk by telephone or email prior to the meeting.

If You Wish to be notified of the decision of the Council of the Township of Southwold on the proposed zoning by-law amendment, you must make a written request to the Township Clerk, at the address below.

If a Person or Public Body would otherwise have an ability to appeal the decision of Council of the Township of Southwold to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southwold before the proposed zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

If a Person or Public Body does not make oral submissions at a public meeting or make written submissions to the Township Clerk of the Township of Southwold before the proposed zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

A copy of the proposed Zoning By-law Amendment is available for inspection during normal business hours at the Township of Southwold Office or by contacting the Township Clerk at the address below. The proposed Zoning By-law Amendment can also be viewed online at <http://www.southwold.ca> (under Public Notices).

Township of Southwold
35663 Fingal Line
Fingal, ON N0L 1K0

Phone: (519) 769-2010
Fax: (519) 769-2837
Email: cao@southwold.ca

Dated at the Township of Southwold this 2nd day of May 2019.



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2019-xx

A By-law to Amend By-law No. 2011-14

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD HEREBY ENACTS AS FOLLOWS:

1. That Section 2.0 DEFINITIONS, of By-law No. 2011-14, as amended, be amended by:
 - 1.1 Adding the following words “agricultural research” after the word “apiary”; deleting the word “on-farm” prior to the word “buildings”; and, adding the following sentence at the end of “AGRICULTURAL USE” definition:

“This definition does not include the retail sale of Cannabis.”
 - 1.2 Adding the following definition “CANNABIS”:

“CANNABIS” means a genus of flowering plants in the family Cannabaceae. Synonyms include but are not limited to marijuana and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of food stuffs (hemp milk, hemp seed, hemp oil), fiber, and biofuels).
 - 1.3 Adding the following definition “CANNABIS CULTIVATION”:

“CANNABIS CULTIVATION” means lands, buildings or structures registered with, or licensed by, Health Canada to undertake cultivation, planting, growing and harvesting of Cannabis, pursuant to the Cannabis Regulations under the Cannabis Act, or successor legislation. Notwithstanding any other regulations in this By-law, the processing, packaging, retail sale and any other accessory use associated with cannabis cultivation is prohibited.
 - 1.4 Adding the following definition “CANNABIS CULTIVATION AND PROCESSING”:

“CANNABIS CULTIVATION AND PROCESSING” means lands, buildings or structures registered with, or licensed by, Health Canada to undertake cultivation, planting, growing and harvesting of Cannabis and the processing, manufacturing, synthesis, analytical testing, research, destroying, packaging and shipping of

cannabis, pursuant to the Cannabis Regulations under the Cannabis Act, or successor legislation. Notwithstanding any other regulations in this By-law, retail sale and any other accessory use associated with cannabis cultivation or processing is prohibited.

1.5 Adding the following definition “CANNABIS PROCESSING”:

“CANNABIS PROCESSING” means lands, buildings or structures registered with, or licensed by, Health Canada to undertake processing, manufacturing, synthesis, analytical testing, research, destroying, packaging and shipping of cannabis, pursuant to the Cannabis Regulations under the Cannabis Act, or successor legislation. Notwithstanding any other regulations in this By-law, retail sale and any other accessory use associated with cannabis processing is prohibited.

1.6 Deleting the words “...,and all accessory buildings excluding detached garages,” in the “LOT COVERAGE” definition.

1.7 Adding the following definition “SHIPPING CONTAINER”:

“SHIPPING CONTAINER” means a container designed and constructed in accordance with the International Organization for Standardization (ISO) or similar organization intended for and used in the transportation and shipping industry which may be used for the storage of goods, wares, merchandise, substances, articles or things accessory to an agricultural, commercial or industrial use.”

2.0 That Section 3.1 ACCESSORY USES, of By-law No. 2011-14, as amended, be further amended, by adding the following sentence at the end of subsection (b) OTHER ZONES:

“One (1) accessory building or structure, not exceeding 10.0 m² (107.6 ft.²) in floor area, may be excluded from the calculation of total lot coverage.”

3.0 That Section 3.20, MINIMUM DISTANCE SEPARATION FORMULAE (MDS I & II), of By-law No. 2011-14, as amended, be amended by removing subsections (a), (b) and (c).

4.0 That Section 3.21 MINIMUM FLOOR AREA, of By-law No. 2011-14, as amended, be further amended by:

“4.1 Deleting Section 3.21

(a) Minimum Floor Area

- (i) single detached dwelling, 109.0m² (1175 ft.²) per dwelling unit;
- Semi-detached dwelling, 109.0m² (1175 ft.²) per dwelling unit

AND replacing with Section 3.21

(a) Minimum Floor Area

- (i) single detached dwelling, 83.6m² (900 ft.²) per dwelling unit;
semi-detached dwelling, 83.6m² (900 ft.²) per dwelling unit.”

5.0 That Section 3.37 OUTDOOR SWIMMING POOLS AND RELATED STRUCTURES, of By-law No. 2011-14, as amended, be amended by deleting subsection (b) in its entirety and replacing with the following:

- (b) no swimming pool or related structure shall be located closer than 1.5 m (4.9 ft.) to an interior lot line or a rear lot line.

6.0 That Section 3.38 PARKING AND LOADING SPACE REGULATIONS, of By-law No. 2011-14, as amended, be further amended, by:

6.1 Deleting subsection (d) Required Parking for the Disabled in its entirety,

AND replacing with the following:

(d) Required Parking for Accessibility

The minimum number of accessible parking spaces shall be calculated as:

REQUIRED SPACES	MINIMUM REQUIRED SPACES FOR ACCESSIBLE PARKING	
	TYPE A	TYPE B
1-50	1	1
51-75	1	2
76-100	2	2

6.2 Deleting subsection (e) (ii) in its entirety and, replacing with the following:

- (ii) accessible parking spaces shall, in the case of a Type A, have a minimum width of 3.4 m (11.16 ft.) and, in the case of a Type B, have a minimum width of 2.4 m (7.87 ft.).

6.3 Deleting the word “handicapped” in subsection (f) (ii) and replacing with the word “accessible”.

6.4 Adding “...and clearly signed or marked as Accessible Parking Spaces.” in subsection (f) (ii) at the end of the sentence.

6.5 Adding subsection (iv) to Section 3.38 (f):

- (iv) all designated accessible parking spaces shall be signed or marked in accordance with the Integrated Accessibility Standards Regulations and the

Highway Traffic Act and in the case of Type A spaces signed or marked as "Van Accessible".

6.6 Adding subsection (viii) to Section 3.38 (h):

- (viii) every accessible parking space shall have a minimum unobstructed access aisle width of 1.5 m (4.9 ft.), extending the full length of the parking space and be clearly identifiable by high tonal contrast diagonal lines, concrete or other hard distinguishing surface treatment to discourage parking on or within them which access aisle may be shared by two accessible parking spaces.

7.0 That By-law No. 2011-14, as amended, be amended, by adding subsection (g) to Section 3.39 PROHIBITED USES:

- (g) the use of any land, building or structure for the purposes of the sale of Cannabis.

8.0 That By-law No. 2011-14, as amended, be further amended, by adding Section 3.46 SHIPPING CONTAINERS:

3.46 SHIPPING CONTAINERS

Notwithstanding any other provisions of this By-law, the following shall apply to shipping containers:

- (a) Shipping containers shall be deemed to be a permitted use in all Agricultural (A1, A2), Commercial (VC, HC), Commercial/Industrial (CM1, CM2, CM3), Waste Management (WM) and Settlement Reserve (SR) Zones; and,
- (b) Accessory Use regulations that apply for the Zone in which said shipping container is located shall apply.

Notwithstanding the foregoing to the contrary, a shipping container may be temporarily located in any Residential Zone for up to thirty (30) consecutive days for the purpose of storing items being moved from and to a dwelling unit. The shipping container may not be placed on any public street for that purpose.

9.0 That Section 5.2 REGULATIONS of the AGRICULTURAL 1 (A1) ZONE, of By-law No. 2011-14, as amended, be amended, by adding subsection (iv) to Section 5.2 (g) Reduced Lot Requirements:

(g) Reduced Lot Requirements

- (iv) Minimum Front Yard for All Buildings shall be no closer than the established front yard for a single detached dwelling.

(v) Minimum Side Yard for an Accessory Use

- | | |
|------------------|-----------------|
| 1. Exterior Yard | 6.0 m (20 ft.) |
| 2. Interior Yard | 1.2 m (4.0 ft.) |

10.0 That Section 13.0 COMMERCIAL/INDUSTRIAL 1 (CM1) ZONE, of By-law No. 2011-14, as amended, be further amended, by:

10.1 Adding the following to Section 13.1 PERMITTED USES:

“CANNABIS CULTIVATION AND PROCESSING”; and,

10.2 Adding the following to subsection to Section 13.2 REGULATIONS:

(j) Minimum Separation Distance Between Any Building and Structure to Any Residential, Institutional or Open Space Building or Structure

75.0 m (246.0 ft.)

11.0 By-Law No. 2011-14, as amended, is amended by amending Schedule ‘A’ to change the zone symbol applying to lands legally described as North Part of Lot 39, Concession STRE (being Parts 1 and 2 on RP 11R-4406), as shown on Schedule “A-1”, attached hereto and forming part of this By-law, from Agricultural 1 “A1” Zone to Institutional “I” Zone.

12.0 By-law No. 2011-14, as amended, is further amended by amending Schedule “A” to change the zone symbol applying to lands legally described as North Part of Lot 39, Concession STRE (being Part 1 on RP 11R-752), as shown on Schedule “A-1”, attached hereto and forming part of this By-law, from Institutional “I” Zone to Agricultural 1 “A1” Zone.

13.0 By-law No. 2011-14, as amended, is amended by amending Schedule ‘A’ to change the zone symbol applying to lands legally described as Part of Lot 43, Concession ENBTR (being Part 13 on RP 11R-286 and Parts 1 to 3 on RP 11R-7155), as shown on Schedule “A-2”, attached hereto and forming part of this By-law, from Agricultural 1 “A1” Zone and Commercial/Industrial 1 “CM1” Zone to Commercial/Industrial 2 “CM2” Zone.

14.0 (a) If no notice of appeal to this By-law is filed with the Clerk of the Corporation of the Township of Southwold within the time prescribed by the regulations, this By-law shall thereupon come into force and shall take effect from the date of its final passing.

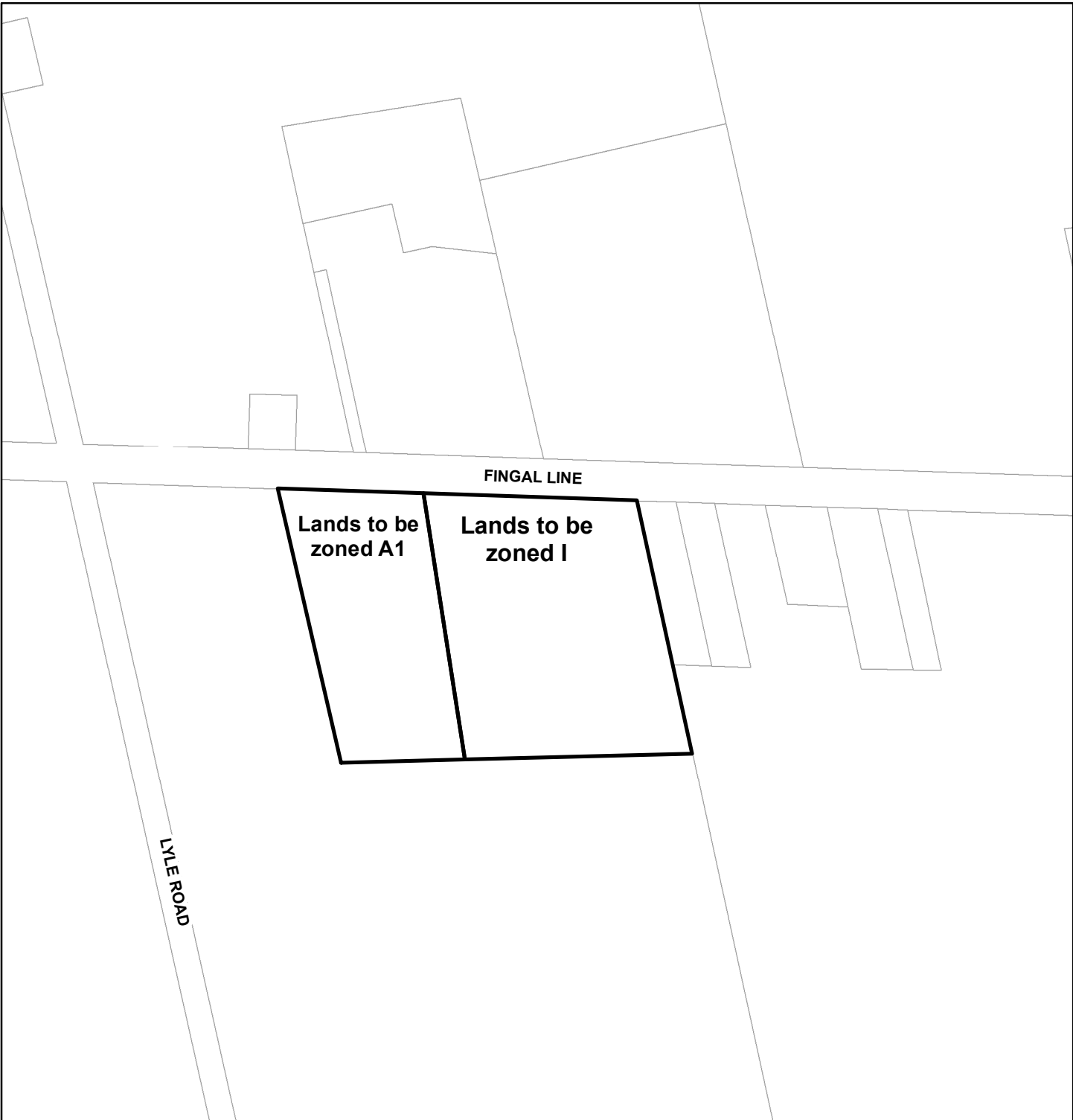
(b) If notice of appeal to this By-law is filed with the Clerk of the Corporation of the Township of Southwold within the time prescribed by the regulations, the By-law does not come into force until approved by the Local Planning Appeal Tribunal, or as otherwise provided by the Planning Act R.S.O., 1990.

READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME AND FINALLY PASSED THIS _____ day of _____, 2019.

Administrator/Clerk
Lisa Higgs

Mayor
Grant Jones

DRAFT

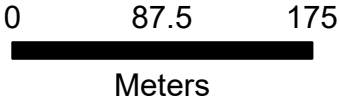


This is Schedule "A" to By-law No. _____ - ____
 passed on the 27th day of May 2019

MAYOR

CLERK

TOWNSHIP OF SOUTHWOLD
 COMPREHENSIVE ZONING BY-LAW 2011-14
 SCHEDULE 'A' MAP 7





This is Schedule "A" to By-law No. _____ - _____
 passed on the 27th day of May 2019

MAYOR

CLERK

TOWNSHIP OF SOUTHWOLD
 COMPREHENSIVE ZONING BY-LAW 2011-14
 SCHEDULE 'A' MAP 4

