

**AMENDMENTS TO THE ZONING BY-LAW 2010-080 starting January 2020**

BY-LAW #	DATE BYLAW PASSED	O.M.B Approval Date	DESCRIPTION OF AMENDMENT (FROM AMENDING BL)	- LEGAL, CIVIC & ZBA FILE NUMBER FROM ZBL - IF UPDATE TO MAPPING REQUIRED OR NOT APPLICABLE	LOCATION OF LAND AND PURPOSE AND EFFECT FROM AMENDING BY-LAW	UPDATE TO TEXT IN BY-LAW REQUIRED
2020-003	January 28, 2020		Medium Density Residential (R2) to Residential Transition (RT).	Plan Drayton, Part Lot 118 16 Spring Street, Drayton ZBA 2020-01  Update to mapping is required	THE SUBJECT LAND is located on Plan Drayton, Part Lot 118 (Peel), with a civic address of 16 Spring Street, Drayton. The subject property is approximately 0.08 ha (0.21 ac) in size and is currently zoned Medium Density Residential (R2).  THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands from Medium Density Residential (R2) to Residential Transition (RT) zone to permit a commercial studio for martial arts in addition to the existing residential use.	Not applicable
2020-014B	February 17, 2020		Central Commercial (C1) to Central Commercial Exception (C1-31.335)	Survey Loughran, Part Lot 6, 38 McGivern Street, Moorefield ZBA2020-02  Update to mapping is required	SUBJECT LAND The subject land is legally described as Survey Loughran, Part Lot 6 (Maryborough), with a civic address of 38 McGivern Street, Moorefield. The property is approximately 0.06 ha (0.15 ac) in size and has an existing commercial structure.  PURPOSE AND EFFECT The purpose of the amendment is to rezone the subject lands to permit the sale of alcohol in addition to the uses permitted within the Central Commercial (C1) zone	THAT Section 31, Exception Zone, is amended by the inclusion of the following new exception  31.335 In addition to the other uses permitted in the Central Commercial (C1) zone, the sale of alcohol is permitted.
2020-022	April 14, 2020		Agricultural (A) to Agricultural	Part Lot 17, Conc 5 7329 Fourth Line,	SUBJECT LAND The subject land is legally as Part Lot 17, Concession 5 (Peel) and is	THAT Section 31, Exception Zone, is amended by the

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			<p>Exception (A 31.230)</p> <p>Natural Environment (NE) to Natural Environment Exception (NE 31.231)</p>	<p>Peel Township ZBA 2020-03</p> <p>Update to mapping is required.</p>	<p>Municipally known as 7329 Fourth Line. The subject property has an area of approximately 40 ha (98.8 ac) and has an existing dwelling, barns and shed.</p> <p><b>PURPOSE AND EFFECT</b> The purpose and effect of the proposed amendment is to rezone the subject lands to permit a liquid manure tank within the Natural Environment (NE) zone and provide relief from the Minimum Distance Separation 2 (MDS 2) setback requirements for the proposed liquid manure tank. The applicants are proposing to construct an addition to an existing dairy barn and a new liquid manure storage area on the subject land. The proposed liquid manure tank will be setback approximately 205 m (672 ft) from the closest neighbours dwelling and located partially within the NE Zone. The minimum distance separation required is 244 m (800 ft) and a manure tank is not a permitted use within the NE Zone.</p>	<p>inclusion of the following new exception</p> <p>31.230 Notwithstanding Section 6.17.2, MDS II, or any other section of this by-law to the contrary, the minimum setback between the liquid manure tank and the neighbouring dwelling located at 7313 Fourth Line shall be 205 m (672.5 ft).</p> <p>31.231 In addition to the uses permitted in the Natural Environment (NE) zone, a liquid manure tank is permitted in accordance with Grand River Conservation Authority approval.</p>
2020-048	July 14, 2020		Low Density Residential (R1C) to Low Density Residential Exception (R1C-31.34)	Plan 61M74, Lot 37, with a civic address of 83 River Run Road, Drayton ZBA2020-04	<p><b>SUBJECT LAND</b> The subject land is legally described as Plan 61M74, Lot 37, with a civic address of 83 River Run Road, Drayton. The property is approximately 0.07 ha (0.17 ac) in size and has an existing dwelling.</p>	31.34 In addition to the uses permitted in the Low Density Residential (R1C) zone, an accessory apartment (Second Unit) is permitted within

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				Update to mapping is required	<p><b>PURPOSE AND EFFECT</b> The purpose and effect of the proposed amendment is to rezone the subject lands to permit a second dwelling unit (accessory apartment) within the main dwelling on the subject lands. The lands are currently zoned Low Density Residential (R1C) and are occupied by a single detached dwelling.</p>	the basement of the main dwelling.
2020-049	July 14, 2020		<p>Rezone from Agricultural Exception (A-31.92) to Agricultural (A); and</p> <p>Rezone from Agricultural Exception (A-31.92) to Agricultural Commercial Exception (AC-31.92)</p>	<p>Part Lot 14, Concession 13, RP 61R8359 Part 2 &amp; 3 (Peel), with a municipal address of 7452 Wellington Road 7, ZBA2020-05</p> <p>Update to mapping is required</p>	<p><b>THE SUBJECT LAND</b> is located at Part Lot 14, Concession 13, RP 61R8359 Part 2 &amp; 3 (Peel), with a civic address of 7452 Wellington Road 7. The property is approximately 44.5 ha (110 ac) in size and are currently zoned Agriculture Exception (A-31.92) and Natural Environment (NE).</p> <p><b>THE PURPOSE AND EFFECT</b> of the amendment is to rezone the severed lands from Agricultural Exception (A-31.92) to Agricultural Commercial Exception (AC-31.92) zone to continue the existing farm equipment sales business (Shantz Farm Equipment Ltd.) on a reduced parcel size and recognize the reduced setback to a dwelling on an adjacent property. The proposed amendment is to also rezone the retained lands from Agricultural Exception (A-31.92) to Agricultural (A) zone to remove the</p>	<p>Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:</p> <p>a) The sale of new and used farm equipment and parts</p> <p>Subject to the following:</p> <p>i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage</p>

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					<p>farm equipment sales business from the agricultural farm parcel.</p> <p>This rezoning is a condition of severance application B67/19, that has been granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 4.5 ha (11.1 ac) parcel with existing farm equipment sales business and communication tower from the retained 40 ha (98.8 ac) agricultural parcel with an existing dwelling.</p>	<p>of this By-law; and</p> <p>ii) A minimum setback of 13.8 m (45 ft) is permitted to a residence on an adjacent lot.</p> <p>b) A communication tower and a 9.3 m<sup>2</sup> (100 ft<sup>2</sup>) communication equipment shed</p>