

APPENDIX B –

ZONING BY-LAW AMENDMENT

DRAFT BY-LAW NO. 2024-XX

This amendment was adopted by the Corporation of Loyalist Township by By-law No. 2024-XX in accordance with the Planning Act, R.S.O. 1990, as amended, on the _____ day of _____, 2024.

EXPLANATORY NOTE TO BY-LAW NO. 2024-XX

PURPOSE OF BY-LAW

The purpose of Zoning By-law 2024-XX is to rezone a portion of the lands in the Amherstview West Secondary Plan Area from the Future Development (D) Zone, and Open Space (OS) Zone to permit residential, commercial, institutional, parks and open space uses, and related performance standards, as well as areas for environmental protection.

LOCATION OF THE LANDS AFFECTED

This By-law applies to the following properties within the Amherstview West Secondary Plan Area:

[Placeholder for list of Secondary Plan properties to be rezoned.]

The location is identified in Schedule “A” – Key Location Map.

EFFECTS OF THE BY-LAW

The effect of this by-law is to amend the zoning of certain lands in the Secondary Plan Area, consisting of approximately 50.67 hectares and upon coming into force and effect, will rezone the lands from:

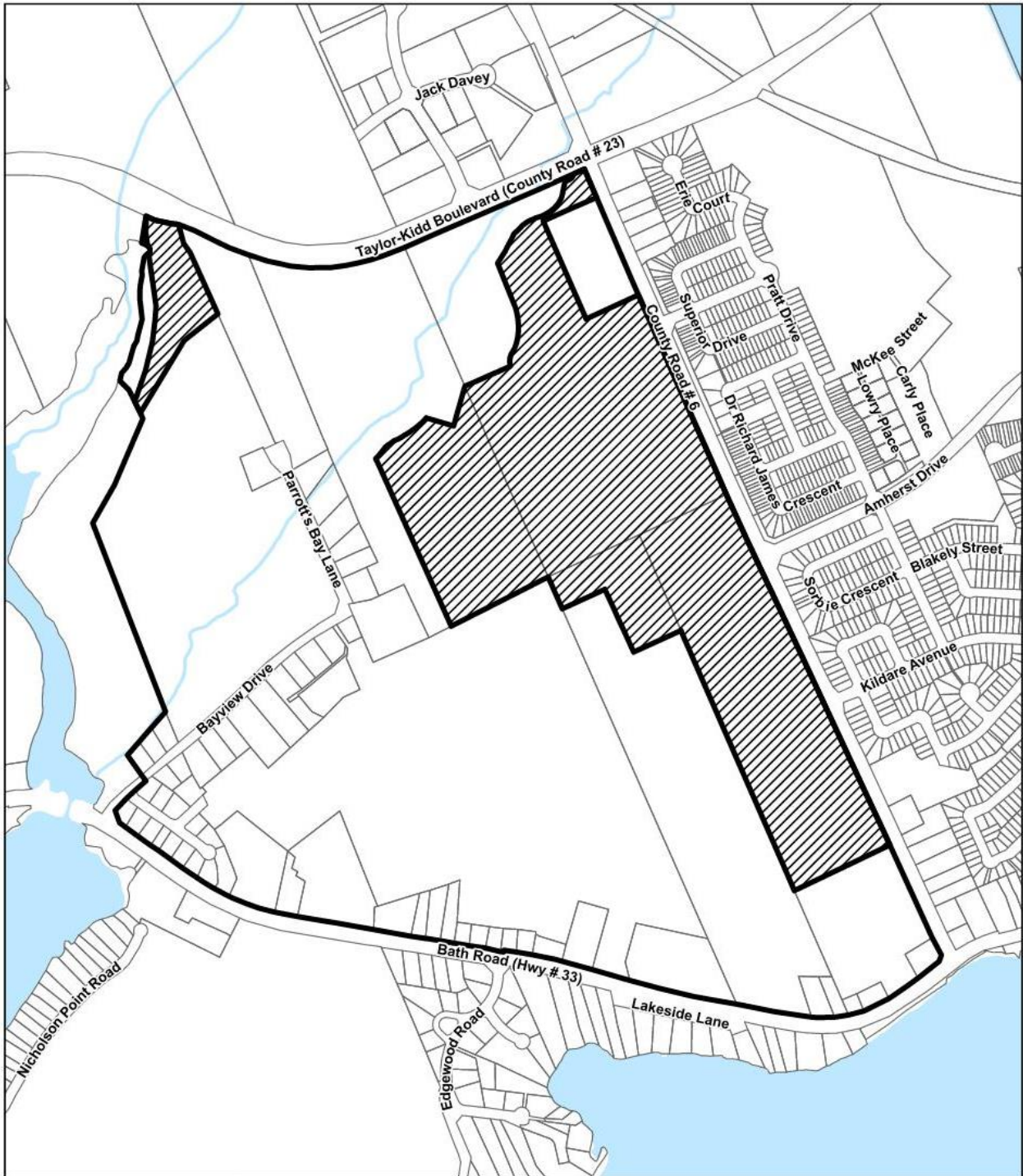
- Open Space (OS) Zone to Environmental Protection (EP) Zone;
- Future Development (D) Zone to Open Space (OS) Zone;
- Future Development (D) Zone to Residential Type Four Exception XX (R4-XX) Zone;
- Future Development (D) Zone to Residential Type Five Exception XX (R5-XX) Zone;
- Future Development (D) Zone to Residential Type Six Exception XX (R6-XX) Zone;
- Future Development (D) Zone to Mixed Use Commercial (C7) Zone;
- Future Development (D) Zone to General Commercial (C8) Zone; and
- Future Development (D) Zone to Community Facility (CF) Zone.

The by-law will also require specific performance standards, including minimum setbacks, and requirements for lot coverage and landscaped open space.

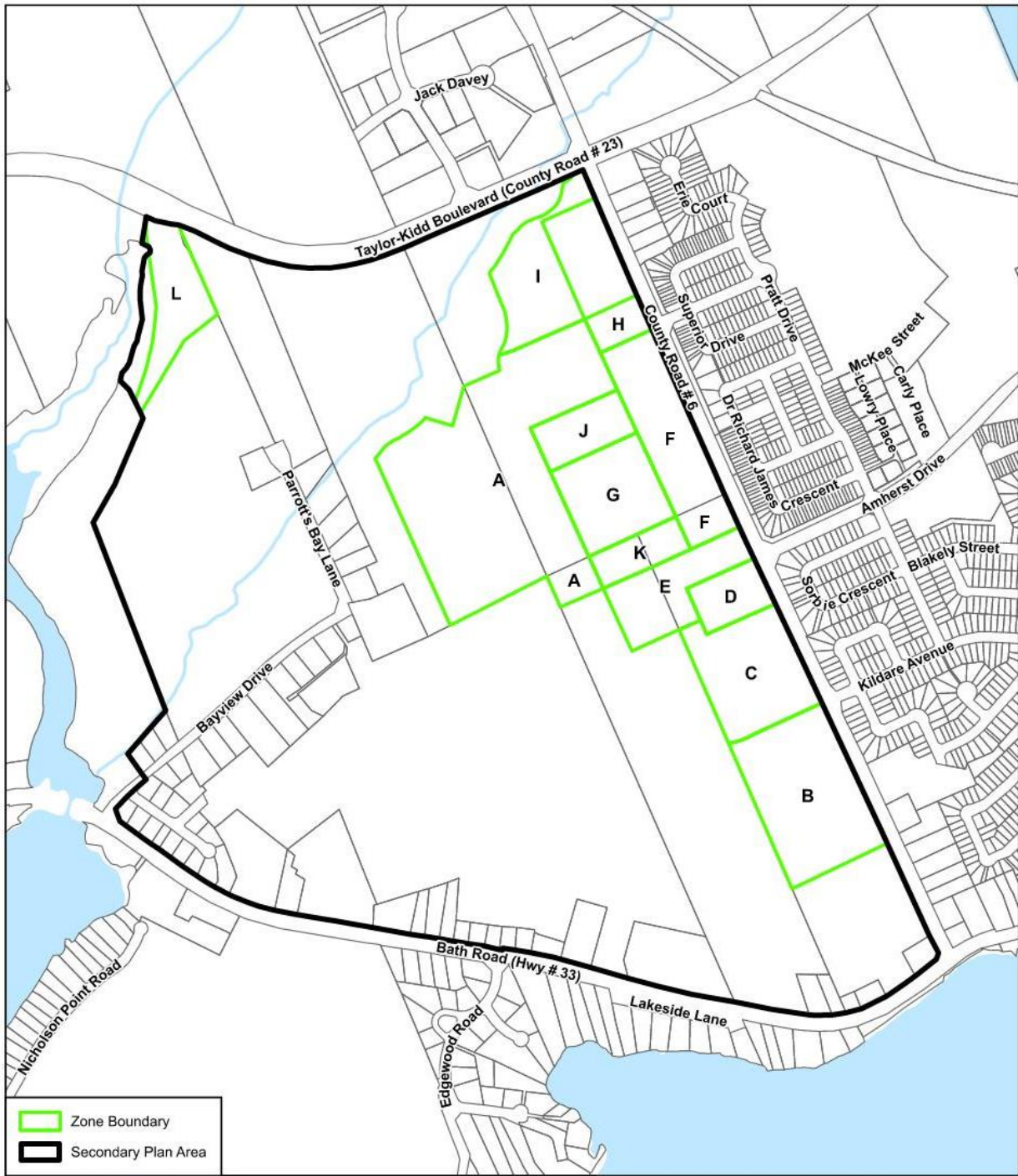
Note to Reader: The following table summarizes the existing Township ZBL Schedules and those proposed to be modified or added – the below table is not for inclusion in the Draft ZBLA.

Loyalist Township Zoning By-law No. 2001-38 (Consolidated Version, December 2018) – Existing Schedules	Action	Proposed as per ZBLA	Schedule Reference in ZBLA
	N/A	N/A	Schedule “A” – Key Location Map
Schedule 8 – Township Land Use Plan	Modify	NA	Schedule “B” – Draft Zoning By-law Amendment
	New / Modify	Proposed Zoning By-law Amendment Text	Schedule “X”

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	<ul style="list-style-type: none">  Secondary Plan Area  Affected Lands 	<p>DRAFT</p> <p>N</p>  <p>0 100 200 m</p>
<p>Amherstview West Secondary Plan</p> <p>Schedule A Key Location Map Prepared by WSP July 2024</p>	<p>Source: Loyalist Township</p>	



Zone Boundary
 Secondary Plan Area




**Amherstview West
 Secondary Plan**
 Schedule B
 Draft Zoning By-law Amendment
 Prepared by WSP
 July 2024

- Areas A and B to be rezoned from Future Development (D) Zone to Residential Type Four Exception XX (R4-XX) Zone.
 - Area C to be rezoned from Future Development (D) Zone to Residential Type Five Exception XX (R5-XX) Zone.
 - Area D to be rezoned from Future Development (D) Zone to Residential Type Six Exception XX (R6-XX) Zone.
 - Area E to be rezoned from Future Development (D) Zone to Mixed Use Commercial (C7) Zone.
 - Area F to be rezoned from Future Development (D) Zone to General Commercial (C8) Zone.
 - Areas G and H to be rezoned from Future Development (D) Zone to Community Facility (CF) Zone.
 - Areas I, J, and K to be rezoned from Future Development (D) Zone to Open Space (OS) Zone.
 - Area L to be rezoned from Open Space (OS) Zone to Environmental Protection (EP) Zone.
- Source: Loyalist Township

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ZONING BY-LAW NO. 2024-XX
OF THE CORPORATION OF LOYALIST TOWNSHIP
BEING A BY-LAW PASSED PURSUANT TO THE PROVISIONS OF
SECTION 34 OF THE PLANNING ACT, R.S.O., 1990 AS AMENDED,
TO AMEND BY-LAW 2001-38, AS OTHERWISE AMENDED, FOR THE
CORPORATION OF LOYALIST TOWNSHIP WITH RESPECT TO THE
AMHERSTVIEW WEST SECONDARY PLAN AREA, SETTLEMENT AREA OF AMHERSTVIEW,
IN LOYALIST TOWNSHIP,
IN THE COUNTY OF LENNOX AND ADDINGTON

WHEREAS Zoning By-law 2001-38, as otherwise amended, was passed under the authority of Section 34 of the Planning Act, R.S.O., 1990, as amended;

AND WHEREAS the Council of The Corporation of Loyalist Township conducted a public meeting with respect to this matter as required by Section 34(12) of the Planning Act, R.S.O., 1990, as amended;

AND WHEREAS the Council of Loyalist Township deems it advisable to amend Zoning By-law 2001-38, as otherwise amended, with respect to the above referenced lands, and under the provisions of the Planning Act has the authority to do so.

NOW THEREFORE the Council of Loyalist Township ENACTS as follows:

1. THAT Schedule "8" of Zoning By-law 2001-38, as otherwise amended, is hereby amended by rezoning lands within the Amherstview West Secondary Plan Area, consisting of approximately 50.67 hectares of land, from the Future Development (D), and Open Space (OS) Zone to Environmental Protection (EP) Zone, Recreation / Open Space (OS) Zone, Residential Type Four Exception XX (R4-XX), Residential Type Five Exception XX (R5-XX) Zone, Residential Type Six Exception XX (R6-XX) Zone, Mixed Use Commercial (C7) Zone, General Commercial (C8) Zone, and Community Facility (CF) Zone. The change in Zone boundaries is implemented on Schedule "B" attached hereto.

Note to Reader: For the below Residential Exception Zones that will implement the Low, Medium, and High Density Residential designations in the Secondary Plan Area, full provisions have been written out. Where a permitted use/provision is new or differs from the parent Zone, this provision is **shown in bold**.

2. THAT Section 5.14.4.XX entitled Residential Type Four Exception XX (R4-XX) be added to Section 5.14.4 of Zoning By-law 2001-38, as amended as follows:

5.14.4.XX Residential Type Four Exception XX (R4-XX) Zone

Amherstview West

Within the R4-XX Zone the following provisions shall apply:

- a) Permitted Uses:
 - Single-detached dwelling house;
 - Semi-detached dwelling house;

- Duplex dwelling house;
- Group home;
- Home occupation **in accordance with Section 4.19 of this By-law.**

b) Non-Residential Uses

- **Bed and breakfast establishment in accordance with Section 4.19 of this By-law;**
- **Day nursery;**
- Public park; and
- Public use or utility in accordance with the General Provisions of this by-law.

c) Accessory Uses

Uses, buildings and structures accessory o any of the permitted uses specified in accordance with the General Provisions of this By-law.

5.14.4.XX.2 Provisions for Single-Detached Dwellings

- | | |
|--|--|
| a) Lot Area (minimum) | 370 square metres |
| b) Lot Frontage (minimum) | 12 metres |
| c) Yards (minimum) | |
| (i) Front Yard | 6 metres |
| (ii) Exterior Side Yard | 3 metres |
| (iii) Interior Side Yard | Interior lot – 1.2 metres, except where there is a dwelling unit without an attached garage – then one of the interior side yards must be 3 metres. |
| | Corner lot – 1.2 metres |
| (iv) Rear Yard | 7.5 metres |
| d) Lot Coverage (maximum) | 40 percent for an additional or partial second storey. |
| | 44 percent for single-storey dwellings. |
| | Plus an additional 5 percent for accessory buildings and structures. |
| e) Setback from Street Centreline | In accordance with the General Provisions of this By-law. |

- f) Height of Buildings (maximum)** **11 metres**
- g) Garage Setback from the Front Lot Line (minimum)** **6 metres**
 In no case shall the garage extend more than 2.0 metres closer to the front lot line than the principal dwelling house on the lot.
- h) Landscaped Open Space (minimum)** **30 percent**

5.14.4.XX.3 Provisions for Semi-Detached Dwellings and Duplex Dwellings

- a) Lot Area (minimum)**
 - (i) Semi-detached dwelling house **240 square metres per dwelling unit**
 - (ii) Duplex dwelling house **480 square metres**
- b) Lot Frontage (minimum)**
 - (i) Semi-detached dwelling house **9 metres per dwelling unit**
 - (ii) Duplex dwelling house **15 metres**
- c) Yards (minimum)**
 - (i) Front Yard **6 metres**
 - (ii) Exterior Side Yard **3 metres**
 - (iii) Interior Side Yard
 - i. Semi-detached dwelling house **3 metres on one side, with a minimum aggregate of 4.2 metres for both interior side yards, except where a garage or carport is attached to the main building, the minimum shall be 1.2 metres.**
 - ii. Duplex dwelling house **3 metres on one side, with a minimum aggregate of 4.2 metres for both interior side yards, except where a garage or carport is attached to the main building, the minimum shall be 1.2 metres.**
 - (iv) Rear Yard **7.5 metres**

- | | |
|--|--|
| d) Lot Coverage (maximum) | 40 percent

Plus an additional 5 percent for accessory buildings and structures. |
| e) Setback from Street Centreline | In accordance with the General Provisions of this By-law. |
| f) Number of Dwelling Houses Per Lot (maximum) | 1 |
| g) Number of Dwelling Units Per Lot (maximum) | 2 |
| h) Height of Buildings (maximum) | 11 metres |
| i) Garage Setback from Front Lot Line (minimum) | 6 metres

In no case shall the garage extend more than 2.0 metres closer to the front lot line than the principal dwelling house on the lot. |
| j) Landscaped Open Space (minimum) | 30 percent |

All other provisions of the R4 Zone shall apply.

3. THAT Section 5.15.4. **XX** entitled Residential Type Five Exception **XX** (R5-**XX**) be added to Section 5.15.4 of Zoning By-law 2001-38, as amended as follows:

5.15.4. **XX** Residential Type Five Exception **XX** (R5-**XX**) Zone

Amherstview West

Within the R5-**XX** Zone the following provisions shall apply:

a) Permitted Uses:

- Boarding or lodging house;
- Triplex dwelling house;
- Fourplex dwelling house;
- Streetfront dwelling house;
- Low-rise apartment dwelling house, **which means the whole of dwelling house no more than four storeys, which contains more than four dwelling units, which have a common entrance at street level and which**

are served by a common corridor, but shall not include any other dwelling house defined;

- Row or cluster dwelling houses;
- **Townhouse, which means a residential building that is divided vertically into three or more separate dwelling units that are accessed separately from a street, and includes a row house and street front dwelling house;**
- **Townhouse, back-to-back, which means a building where each dwelling unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the dwelling unit from the outside accessed through the front yard, interior side yard or exterior side yard, and does not have a rear yard;**
- **Townhouse, stacked, which means a residential building where the dwelling units share a common side wall and have vertically stacked dwelling units;**
- Maisonette dwelling house;
- Home occupation in a streetfront or a row dwelling house **in accordance with Section 4.19 of this By-law;**
- **Retirement home; and**
- **Senior Citizens Housing Complex.**

b) Non-Residential Uses

- **Bed and breakfast establishment in accordance with Section 4.19 of this By-law;**
- **Day nursery;**
- Public park; and
- Public use or utility in accordance with the General Provisions of this By-law.

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses specified in accordance with the General Provisions of this By-law.

5.15.4.XX.2 Provisions for Triplex Dwelling Houses

- | | |
|----------------------------------|--------------------------|
| a) Lot Area (minimum) | 700 square metres |
| b) Lot Frontage (minimum) | |
| (i) Interior Lot | 20 metres |

(ii) Corner Lot	30 metres
c) Yards (minimum)	
(i) Front Yard	6 metres
(ii) Exterior Side Yard	6 metres
(iii) Interior Side Yard	<p>Interior lot where an attached garage is not provided – 5 metres on one side, 1.8 metres on the other side.</p> <p>Interior lot where an attached garage is provided – 3 metres on one side, 1.8 metres on the other side plus 0.6 metres on the narrow side for each additional or partial storey above the first storey.</p> <p>Corner lot – 1.8 metres plus 0.6 metres for each additional or partial storey above the first storey.</p>
(iv) Rear Yard	8 metres
d) Lot Coverage (maximum)	35 percent
	Plus an additional 5 percent for accessory buildings and structures.
e) Setback from Street Centreline	In accordance with the General Provisions of this By-law.
f) Number of Dwelling Houses Per Lot (maximum)	1
g) Number of Dwelling Units Per Lot (maximum)	3
h) Height of Buildings (maximum)	11 metres
i) Garage Setback from the Front Lot Line (minimum)	6 metres
	In no case shall the garage extend more than 2.0 metres closer to the front lot line than the principal dwelling house on the lot.
j) Landscaped Open Space (minimum)	30 percent

5.15.4.XX.3 Provisions for Fourplex Dwelling Houses

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|---|--|
| a) Lot Area (minimum) | 800 square metres |
| b) Lot Frontage (minimum) | |
| (i) Interior Lot | 20 metres |
| (ii) Corner Lot | 30 metres |
| c) Yards (minimum) | |
| (i) Front Yard | 6 metres |
| (ii) Exterior Side Yard | 6 metres |
| (iii) Interior Side Yard | 3 metres |
| (iv) Rear Yard | 8 metres |
| d) Lot Coverage (maximum) | 35 percent |
| | Plus an additional 5 percent for accessory buildings and structures. |
| e) Setback from Street Centreline | In accordance with the General Provisions of this By-law. |
| f) Number of Dwelling Houses Per Lot (maximum) | 1 |
| g) Number of Dwelling Units Per Lot (maximum) | 4 |
| h) Height of Buildings (maximum) | 12 metres |
| i) Garage Setback from the Front Lot Line (minimum) | 6 metres |
| | In no case shall the garage extend more than 2.0 metres closer to the front lot line than the principal dwelling house on the lot. |
| j) Landscaped Open Space (minimum) | 30 percent |

5.15.4.XX.4 Provisions for Lodging House

- | | |
|---------------------------|-------------------|
| a) Lot Area (minimum) | 700 square metres |
| b) Lot Frontage (minimum) | |
| (i) Interior Lot | 24 metres |

(ii) Corner Lot	30 metres
c) Yards (minimum)	
(i) Front Yard	7.5 metres
(ii) Exterior Side Yard	6 metres
(iii) Interior Side Yard	<p>Interior lot where garages or carports are not attached to the main building – 5 metres on one side, and 3.0 metres on the other side.</p> <p>Interior lot where garages are attached to, or within the main building – 5 metres on one side, and 3.0 metres on the other side plus 0.6 metres on the narrow side for each additional or partial storey above the third, provided that where three garages and/or carports are attached to and/ or are within the main building.</p> <p>Corner lot – Minimum width of the interior side yard or yards shall be 3.0 metres plus 0.6 metres for each additional or partial storey above the third.</p>
(iv) Rear Yard	7.5 metres
d) Lot Coverage (maximum)	<p>35 percent</p> <p>Plus an additional 5 percent for accessory buildings and structures.</p>
e) Setback from Street Centreline	In accordance with the General Provisions of this By-law.
f) Number of Dwelling Houses Per Lot (maximum)	1
g) Number of Dwelling Units Per Lot (maximum)	4
h) Height of Buildings (maximum)	10 metres
i) Garage Setback from the Front Lot Line (minimum)	<p>6 metres</p> <p>In no case shall the garage extend more than 2.0 metres closer to the front lot line than the principal dwelling house on the lot.</p>

j) Landscaped Open Space (minimum) 30 percent

5.15.4.XX.5 Provisions for Streetfront, Row or Maisonette Dwelling Houses

a) Lot Area (minimum)

- (i) Where a dwelling unit has only one wall attached to an adjoining unit and the lot is not a corner lot 240 square metres **per dwelling unit**
- (ii) Where a dwelling unit has two walls attached to adjoining units 200 square metres **per dwelling unit**
- (iii) Where the dwelling unit has only one wall attached to an adjoining unit and the lot is a corner lot 310 square metres **per dwelling unit**

b) Lot Frontage (minimum)

- (i) Row **or cluster** dwelling house 10 metres **per dwelling unit**
- (ii) Where a streetfront **dwelling** house unit only has one wall attached to an adjoining unit and the lot is a corner lot 10 metres **per dwelling unit**
- (iii) All other streetfront dwelling house **units** 6 metres **per dwelling unit**

c) Yards (minimum)

- (i) Front Yard **6 metres**
- (ii) Exterior Side Yard **4.5 metres**
- (iii) Interior Side Yard 2 metres
Or 0 metres when a common party wall is located along a lot line.
- (iv) Rear Yard 7.5 metres

d) Maximum Number of Streetfront Dwelling House Units having Common Walls Three or more dwelling units but not exceeding six dwelling units may be erected having common walls.

- | | | |
|----|--|--|
| e) | Lot Coverage (maximum) | 40 percent |
| | | Plus an additional 5 percent for accessory buildings and structures. |
| f) | Setback from Street Centreline | In accordance with the General Provisions of this By-law. |
| g) | Number of Dwelling Houses Per Lot (maximum) | 1 |
| h) | Number of Dwelling Units Per Lot (maximum) | |
| | (i) Row Dwelling House | 75 per net hectare |
| | (ii) Streetfront Dwelling House | 1 per lot |
| i) | Height of Buildings (maximum) | 10 metres |
| j) | Garage Setback from the Front Lot Line (minimum) | 6 metres |
| | | In no case shall the garage extend more than 2.0 metres closer to the front lot line than the principal dwelling house on the lot. |
| k) | Landscaped Open Space (minimum) | 30 percent |

5.15.4.XX.6 Provisions for Stacked Townhouses, and Back-to-Back Townhouses

- | | | |
|----|--------------------------|-------------------------------------|
| a) | Lot Area (minimum) | 1,000 square metres |
| b) | Lot Frontage (minimum) | 6 metres per dwelling unit at grade |
| c) | Yards (minimum) | |
| | (i) Front Yard | 6 metres |
| | (ii) Exterior Side Yard | 3.5 metres |
| | (iii) Interior Side Yard | Corner unit – 1.2 metres |
| | | Interior unit – 0 metres |
| | (iv) Rear Yard | Back-to-back townhouses – 0 metres |
| | | All other townhouses - 8 metres |

- d) Lot Coverage (maximum) 40 percent for all buildings and structures.
- e) Setback from Street Centreline In accordance with the General Provisions of this By-law.
- f) Height of Buildings (maximum) 15 metres
- g) Landscaped Open Space (minimum) 20 percent
- h) Planting Strip Where the interior or exterior side lot line or rear lot line of an R6 zone abuts another residential zone of lower density, an area adjoining such abutting lot line shall be used for no other purpose than a planting strip in accordance with the general provisions of this by-law.

5.15.4.XX.7 Provisions for Low-Rise Apartment Dwelling House, **Retirement Home and Senior Citizens Housing Complex**

- a) Lot Area (minimum) 1,000 square metres
- b) Lot Frontage (minimum) 24 metres
- c) Yards (minimum)
 - (i) Front Yard **6 metres**
 - (ii) Exterior Side Yard **6 metres**
 - (iii) Interior Side Yard **6 metres**
 - (iv) Rear Yard **10 metres**
- d) Gross Floor Area per Dwelling Unit (minimum) **N/A**
- e) Lot Coverage (maximum) **40 percent for all buildings and structures.**
- f) Setback from Street Centreline In accordance with the General Provisions of this By-law.
- g) Number of Apartment Units per Lot (maximum) 50 units per net hectare
- h) Height of Buildings (maximum) **15 metres**
- i) Landscaped Open Space (minimum) 35 percent
- j) Planting Strip Where the interior or exterior side lot line or rear lot line of an R5 zone abuts

another residential zone of lower density, an area adjoining such abutting lot line shall be used for no other purpose than a planting strip in accordance with the General Provisions of this By-Law.

All other provisions of the R5 Zone shall apply.

4. THAT Section 5.16.4.XX entitled Residential Type Six Exception XX (R6-XX) be added to Section 5.16.4 of Zoning By-law 2001-38, as amended as follows:

5.16.4.XX Residential Type Six Exception XX (R6-XX) Zone

Amherstview West

Within the R6-XX Zone the following provisions shall apply:

b) Permitted Uses

- **Townhouse, back-to-back, which means a building where each dwelling unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the dwelling unit from the outside accessed through the front yard, interior side yard or exterior side yard and does not have a rear yard;**
- **Townhouse, stacked, which means a residential building where the dwelling units share a common side wall and have vertically stacked dwelling units;**
- Apartment dwelling house;
- **Home occupation in accordance with Section 4.19 of this By-law;**
- Retirement home; and
- Senior Citizens Housing Complex.

c) Non-Residential Uses

- **Bed and breakfast establishment in accordance with Section 4.19 of this By-law;**
- **Commercial uses located on the ground floor, provided the building fronts on Amherst Drive;**
- **Day nursery;**
- Public park; and
- Public use or utility in accordance with the General Provisions of this By-law.

d) Accessory Uses

- Uses, buildings, and structures accessory to any of the permitted uses specified in accordance with the General Provisions of this By-law.

5.16.4.XX.1 Provisions for Stacked Townhouses and Back-to-Back Townhouse

- | | |
|---|--|
| a) Lot Area (minimum) | 1,000 square metres |
| b) Lot Frontage (minimum) | 6 metres per dwelling unit at grade |
| c) Yards (minimum) | |
| (i) Front Yard | 6 metres |
| (ii) Exterior Side Yard | 3.5 metres |
| (iii) Interior Side Yard | Corner unit – 1.2 metres
Interior unit – 0 metres |
| (iv) Rear Yard | Back-to-back townhouses – 0 metres
All other townhouses - 8 metres |
| d) Lot Coverage (maximum) | 40 percent for all buildings and structures. |
| e) Setback from Street Centreline | In accordance with the General Provisions of this By-law. |
| f) Height of Buildings (maximum) | 15 metres |
| g) Landscaped Open Space (minimum) | 35 percent |
| h) Planting Strip | Where the interior or exterior side lot line or rear lot line of an R6 zone abuts another residential zone of lower density, an area adjoining such abutting lot line shall be used for no other purpose than a planting strip in accordance with the General Provisions of this By-Law. |

5.16.XX.2 Provisions for Apartment Dwelling House, Retirement Home and Senior Citizens Housing Complex

- | | |
|----------------------------------|----------------------------|
| a) Lot Area (minimum) | 1,000 square metres |
| b) Lot Frontage (minimum) | 30 metres |
| c) Yards (minimum) | |
| (i) Front Yard | 6 metres |

(ii) Exterior Side Yard	6 metres
(iii) Interior Side Yard	3 metres
(iv) Rear Yard	8 metres
d) Lot Coverage (maximum)	40 percent for all buildings and structures.
e) Setback from Street Centreline	In accordance with the General Provisions of this By-law.
f) Number of Apartment Dwelling Houses per Lot (maximum)	1
g) Height of Buildings (maximum)	20 metres
h) Landscaped Open Space (minimum)	30 percent
i) Planting Strip	Where the interior or exterior side lot line or rear lot line of an R6 zone abuts another residential zone of lower density, an area adjoining such abutting lot line shall be used for no other purpose than a planting strip in accordance with the General Provisions of this By-Law.

All other provisions of the R6 Zone shall apply.

5. THAT Section 5.1 Zone Classification 5.25 be amended to add the following new section:

5.25 MIXED USE COMMERCIAL (C7) ZONE

No person shall within any Mixed Use Commercial (C7) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

5.25.1 USES PERMITTED

a) Residential Uses

- A dwelling unit or units in the upper storey of a non-residential building; and
- A dwelling unit or dwelling units occupying a portion of, and located at the rear or the side, of the ground floor of a non-residential building with no wall of the dwelling unit facing a public street.

b) Non-Residential Uses

- Antique sales establishment;

- Artist studio;
- Artisans market;
- Bakery or bake shop;
- Bank or financial establishment;
- Business, professional or administrative office;
- Beverage room;
- Club, commercial;
- Convenience store;
- Craft shop;
- Custom workshop;
- Day nursery;
- Dry cleaner's distribution station;
- Eating establishment;
- Eating establishment; mobile;
- Eating establishment; take out;
- Flea market;
- Food market;
- Furniture and appliance dealer;
- Hotel;
- Laundry, coin operated;
- Liquor licensed premises;
- Medical or dental clinic;
- Outdoor cafe;
- Parking lot;
- Place of entertainment;
- Printing establishment;
- Public use or utility in accordance with the General Provisions of this By-law;

- Retail establishment;
- School, commercial;
- Second hand shop;
- Service shop, merchandise;
- Service shop, personal;
- Shopping centre;
- Supermarket;
- Tavern;
- Veterinary clinic in a wholly enclosed building.

c) Accessory Uses

- Uses, buildings, and structures accessory to any of the permitted uses specified in accordance with the General Provisions of this By-law.

5.25.3 PROVISIONS FOR NON-RESIDENTIAL USES / COMBINED NON-RESIDENTIAL AND RESIDENTIAL USES

a)	Lot Area (minimum)	N/A
b)	Lot Frontage (minimum)	N/A
c)	Yards (minimum)	
	(i) Front Yard	6 metres
	(ii) Exterior Side Yard	3 metres
	(iii) Interior Side Yard	0 metres
	(iv) Rear Yard	None, except where the yard abuts a lot in a Residential Zone, the minimum yard shall be 1.5 metres
d)	Lot Coverage (maximum)	N/A
e)	Setback from Street Centreline	In accordance with the General Provisions of this By-law
f)	Landscaped Open Space (minimum)	
	(i) Non-Residential Uses	15 percent
	(ii) Residential Uses	15 square metres per dwelling unit

g) Height of Buildings

- | | |
|--------------|-----------|
| (i) Minimum | 11 metres |
| (ii) Maximum | 22 metres |

h) Planting Strip

In accordance with the General Provisions of this By-law.

5.25.3 PROVISIONS FOR DEVELOPMENT ALONG AMHERST DRIVE

Despite the Zone provisions for non-residential and combined residential and non-residential uses in this Zone, a minimum front yard of 1.5 metres shall be required for lots fronting on Amherst Drive, west of County Road 6.

5.25.4 GENERAL ZONE PROVISIONS

In accordance with Section 4, General Provisions of this By-law.

5.25.5 EXCEPTON PROVISIONS – MIXED USE COMMERCIAL (C7) ZONE

Reserved for future use.

6. THAT Section 5.1 Zone Classification 5.26 be amended to add the following new section:

5.26 GENERAL COMMERCIAL (C8) ZONE

No person shall within any General Commercial (C8) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

5.26.1 USES PERMITTED

a) Residential Uses

- None

b) Non-Residential Uses

- Arcade;
- Bakery shop;
- Bank or financial institution;
- Brewers retail outlet;
- Business, professional or administrative office;
- Commercial club;
- Commercial school;

- Convenience store;
- Day Nursery;
- Department Store;
- Drug store;
- Dry cleaners distribution station and/or plant and/or coin operated laundry;
- Eating establishment;
- Eating establishment; mobile;
- Eating establishment; take out;
- Furniture and appliance dealer;
- Hotel;
- Liquor control board outlet;
- Liquor licensed premises;
- Medical or dental clinic;
- Outdoor café;
- Parking lot;
- Place of entertainment;
- Post office;
- Printing establishment;
- Private club;
- Public use or utility in accordance with the General Provisions of this Bylaw;
- Retail commercial establishment;
- Shopping centre;
- Small appliance service shop;
- Supermarket;
- Veterinary clinic in a wholly enclosed building.

c) Accessory Uses

- Uses, buildings, and structures accessory to any of the permitted uses specified in accordance with the General Provisions of this By-law.

5.25.3 PROVISIONS FOR NON-RESIDENTIAL USES

a) Lot Area (minimum)	0.8 ha
b) Lot Frontage (minimum)	30 metres
c) Yards (minimum)	
(i) Front Yard	8 metres
(ii) Exterior Side Yard	8 metres
(iii) Interior Side Yard	6 metres, except where the yard abuts a lot in a Residential Zone, the minimum yard shall be 10 metres
(iv) Rear Yard	6 metres, except where the yard abuts a lot in a Residential Zone, the minimum yard shall be 10 metres
d) Lot Coverage (maximum)	40 percent
e) Setback from Street Centreline	In accordance with the General Provisions of this By-law
f) Landscaped Open Space (minimum)	15 percent
g) Maximum Height of Buildings	15 metres
h) Planting Strip	In accordance with the General Provisions of this By-law.

5.26.3 GENERAL ZONE PROVISIONS

In accordance with Section 4, General Provisions of this By-law.

5.26.4 EXCEPTON PROVISIONS – GENERAL COMMERCIAL (C8) ZONE

Reserved for future use.

7. THAT Zoning By-law No. 2001-38, as otherwise amended, is hereby amended to give effect to the foregoing, but Zoning By-law 2001-38, as otherwise amended, shall in all other respects remain in full force and effect save as same may be otherwise amended or hereinafter dealt with.

8. NOTICE of the passing of this by-law shall occur in accordance with the provisions of Section 34(18) of the Planning Act, and this by-law shall come into force on the date of passing by the Council of Loyalist Township where no notice of appeal or objection is received pursuant to the provisions of Section 34(19) of the Planning Act. Where notice of approval or objection is received, this By-law shall come into force pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990.

Enacted and Passed this XXth day of MONTH, 2024.

MAYOR

CLERK

DRAFT