EXPLANATORY NOTE TO BY-LAW NO. 2025-xx

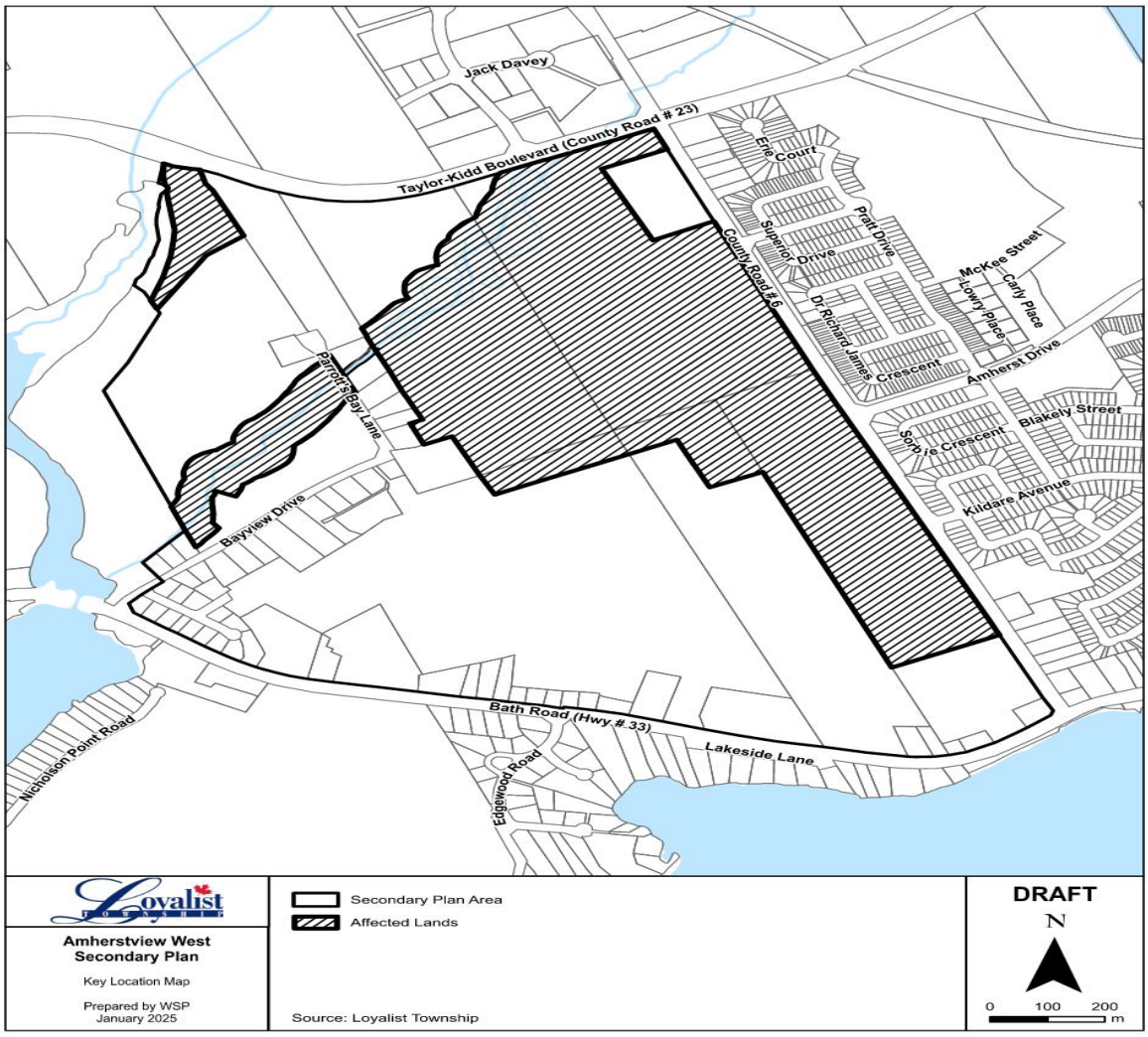
PURPOSE OF BY-LAW

The purpose of Zoning By-law 2025-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. The Zoning By-law will also allow for the growing of crops in the Future Development (D) Zones.

LOCATION OF THE LANDS AFFECTED

The location is identified in the key location map below:

KEY MAP



Amendments to Future Development Zones apply Township wide and as such no additional key map is provided.

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 Environmental Protection (EP) Zone;
- Future Development (D) Zone to Open Space (OS) Zone;
- Future Development (D) Zone to Residential Type Four Exception Sixteen (R4-16) Zone;
- Future Development (D) Zone to Residential Type Five Exception Twenty-Two (R5-22) Zone;
- Future Development (D) Zone to Residential Type Six Exception Three (R6-3) 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 also includes required performance standards, including minimum setbacks, and requirements for lot coverage and landscaped open space. The growing of crops will also be a permitted use in the Future Development (D) Zones.

The Corporation of Loyalist Township

By-law Number 2025-XX

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, an area within Loyalist Township, in the County of Lennox and Addington

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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.

AND NOW THEREFORE the Council of Loyalist Township ENACTS as follows:

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) Zone, and Open Space (OS) Zone to Environmental Protection (EP) Zone, Recreation / Open Space (OS) Zone, Residential Type Four Exception Sixteen (R4-16) Zone, Residential Type Five Exception Twenty-Two Zone (R5-22) Zone, Residential Type Six Exception Three (R6-3) Zone, Mixed Use Commercial (C7) Zone, General Commercial (C8) Zone, and Community Facility (CF) Zone. The change in Zone boundaries is implemented on Schedule “A” attached hereto.

2. THAT Section 5.14.5.16 entitled Residential Type Four Exception Sixteen (R4-16) be added to Section 5.14.5 of Zoning By-law 2001-38, as amended as follows:

   5.14.5.16 <u>Residential Type Four Exception Sixteen (R4-16) Zone</u>

   Amherstview West

   Within the R4-16 Zone the following provisions shall apply:

   1. Uses Permitted

   a) Residential 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 or any of the permitted uses specified in accordance with the General Provisions of this By-law.

2. Provisions for Single-Detached Dwellings

a)	Lot Area (minimum)		320 square metres
b)	Lot Frontage (minimum)		
	(i)	Off a minor collector	14 metres
	(i)	Off a local road	Interior lot – 10 metres Corner lot – 12 metres
c)	Yards (minimum)		
	(i)	Front Yard	4 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	6 metres
d)	Lot Coverage (maximum)		48% Plus an additional 8 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)	10 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

i) Notwithstanding Section 4.27(viii) of this By-law, a driveway is not permitted off a major collector road

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 off local road	15 metres per dwelling house 7.5 metres per dwelling unit
(ii)	Duplex dwelling house off local road	15 metres

c) Yards (minimum)

(i)	Front Yard	4 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. Where a common party wall is located a long lot line: 0 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	6 metres
d)	Lot Coverage (maximum)	48 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 Principal Buildings Per Lot (maximum)	1
g)	Height of Buildings (maximum)	10 metres
h)	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.
i)	Landscaped Open Space (minimum)	30 percent

j) Notwithstanding Section 4.27(viii), a driveway is not permitted off a minor or major collector road

All other provisions of the R4 Zone shall apply.

3. THAT Section 5.15.7.22 entitled Residential Type Five Exception Twenty-Two (R5-22) Zone be added to Section 5.15.4 of Zoning By-law 2001-38, as amended as follows:

5.15.7.22 <u>Residential Type Five Exception Twenty-Two (R5-22) Zone</u>

Amherstview West

Within the R5-22 Zone the following provisions shall apply:

1. **Permitted Uses:**

a) Residential 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.

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	Interior lot where an attached garage is not provided – 5 metres on one side, 1.8 metres on the other side. 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. Corner lot – 1.8 metres plus 0.6 metres for each additional or partial storey above the first storey.
(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)	10 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
k)	Notwithstanding Section 4.27(viii), a driveway is not permitted off a major collector road	

3. Provisions for Fourplex Dwelling Houses

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

k) Notwithstanding Section 4.27(viii), a driveway is not permitted off a major collector road

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	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. 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.

		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.
	(iv) Rear Yard	7.5 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)	10 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
k)	Notwithstanding Section 4.27(viii), a driveway is not permitted off major or minor collector road	

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	230 square metres per dwelling unit

	(ii)	Where a dwelling unit has two walls attached to adjoining units	190 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 unit off a local road	Interior Lot: 6 metres Corner Lot: 10 metres
	(ii)	Where a streetfront dwelling house unit only has one wall attached to an adjoining unit and the lot is a corner lot off a local road	10 metres per dwelling unit
	(iii)	All other streetfront dwelling house units off a local road	6 metres per dwelling unit
c)	Yards (minimum)		
	(i)	Front Yard	4 metres
	(ii)	Exterior Side Yard	3 metres
	(iii)	Interior Side Yard	1.2 metres Or 0 metres when a common party wall is located along a lot line.
	(iv)	Rear Yard	6 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)		48 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 Principal Buildings Per Lot (maximum)	1
h)	Height of Buildings (maximum)	10 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

k) Notwithstanding Section 4.27(viii), a driveway is not permitted off a major or minor collector road

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	6 metres
	(iii)	Interior Side Yard	Corner unit – 6 metres Interior unit – 0 metres
	(iv)	Rear Yard	Back-to-back townhouses – 0 metres Stacked 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)		12 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 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.

k) Notwithstanding Section 4.27(viii), driveways shall only be permitted off a major collector when it is consolidated with an entrance for a use permitted in the C7 Zone or other residential uses that are permitted to have a consolidated entrance off a major collector in accordance with their applicable zone.

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)	75 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.

k) Notwithstanding Section 4.27(viii), driveways shall only be permitted off a major collector when it is consolidated with an entrance for a use permitted in the C7 Zone or other residential uses that are permitted to have a consolidated entrance off a major collector in accordance with their applicable zone.

All other provisions of the R5 Zone shall apply.

4. THAT Section 5.16.4.3 entitled Residential Type Six Exception Three (R6-3) Zone be added to Section 5.16.4 of Zoning By-law 2001-38, as amended as follows:

5.16.4.3 <u>Residential Type Six Exception Three (R6-3) Zone</u>

Amherstview West

Within the R6-3 Zone the following provisions shall apply:

1.Permitted Uses

a) Residential Uses

- Townhouse, back-to-back, which means a building where each dwelling unit it 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.

b) 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.

c) Accessory Uses

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

2. 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 Stacked 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.

i) Notwithstanding Section 4.27(viii) driveways shall only be permitted off a major collector when it is consolidated with an entrance for a use permitted in the C7 Zone or other residential uses that are permitted to have a consolidated entrance off a major collector in accordance with their applicable zone.

3. 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.
j)	Notwithstanding Section 4.27(viii) driveways shall only be permitted off a major collector when it is consolidated with an entrance for a use permitted in the C7 Zone or other residential uses that are permitted to have a consolidated entrance off a major collector in accordance with their applicable zone.	

All other provisions of the R6 Zone shall apply.

5. THAT Section 5.0 Zones be amended to add the following new section:

5.31 <u>MIXED USE COMMERCIAL (C7) ZONE</u>

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

5.31.1 <u>USES PERMITTED</u>

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;
- Library
- Liquor licensed premises;
- Medical or dental clinic;
- Museum
- 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.

5.31.2 <u>PROVISIONS FOR NON-RESIDENTIAL USES / COMBINED NON-RESIDENTIAL AND RESIDENTIAL USES</u>

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	7 metres
(ii)	Maximum	13 metres

h) Planting Strip — In accordance with the General Provisions of this By-law.

i) Notwithstanding Section 4.27(viii) driveways shall only be permitted off a major collector when it is consolidated with an entrance for other uses permitted in the C7 Zone or other residential uses that are permitted to have a consolidated entrance off a major collector in accordance with their applicable zone.

5.31.3 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.

5.31.4 GENERAL ZONE PROVISIONS

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

6. THAT Section 5.0 Zones be amended to add the following new section:

5.32 GENERAL COMMERCIAL (C8) ZONE

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

5.32.1 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) <u>Accessory Uses</u>

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

5.32.2 <u>PROVISIONS FOR NON-RESIDENTIAL USES</u>

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.

5.32.3 GENERAL ZONE PROVISIONS

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

7. That Section 5.30, entitled Future Development (D) Zone is hereby amended as follows:

   a) That the following additional non-residential use be listed under Section 5.30.1 Uses Permitted b) Non-Residential uses:

   * Growing of crops

8. 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.
9. NOTICE of the 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 11th day of February, 2025.

The Corporation of Loyalist Township

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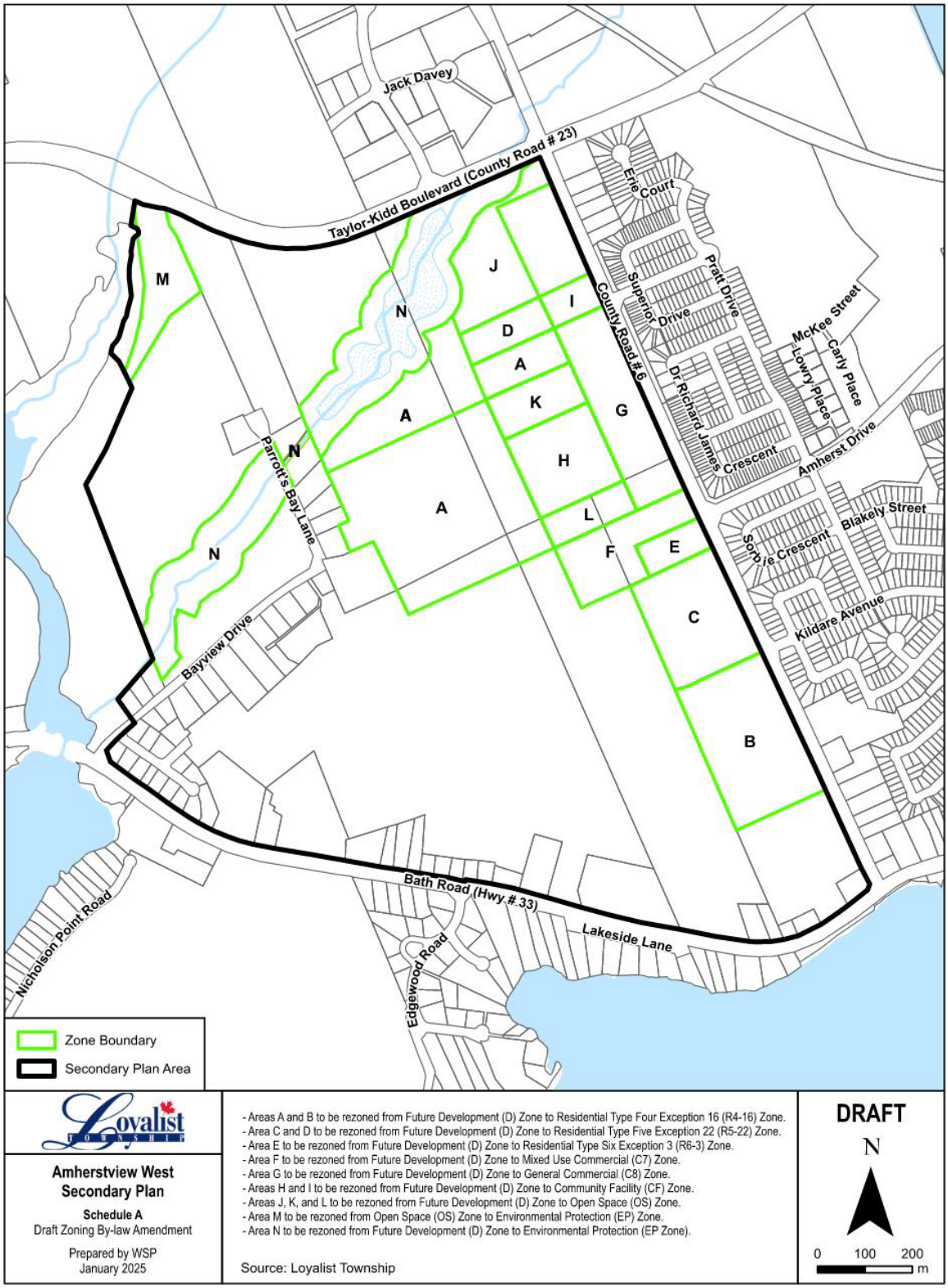
Jim Hegadorn, Mayor

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Anne Kantharajah, Clerk

SCHEDULE “A”

ZONING BY-LAW 2025-XX



SCHEDULE “A” TO BY-LAW 2025-XX

PASSED ON THE 11th DAY OF FEBRUARY 2025

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Jim Hegadorn, Mayor

Anne Kantharajah, Clerk