

**BY-LAW NO. 24-2021**

**A BY-LAW OF THE CORPORATION OF THE TOWN OF CARLETON PLACE TO AMEND BY-LAW 15-2015 BEING THE DEVELOPMENT PERMIT BY-LAW FOR THE TOWN OF CARLETON PLACE.**

**WHEREAS** the Council of the Corporation of the Town of Carleton Place passed Development Permit By-law 15-2015 to regulate the development and use of lands within the Town;

**AND WHEREAS** the Town of Carleton Place has identified and amended the Development Permit By-law to address discrepancies, redundancies, and outdated provisions;

**NOW THEREFORE** the Council of the Corporation of the Town of Carleton Place pursuant to Section 71.1 of the Planning Act, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That the “2020 Housekeeping Amendment” to the Development Permit By-law, a copy of which is attached to and forms part of this By-law, is adopted;
2. Schedule “A” of By-law No. 15-2015, as amended, is hereby further amended to replace reference to “Flood Fringe” with “1:100 Year Flood Plain”;
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, R.S.O. 1990, Chapter P.13.

READ A FIRST TIME, SECOND TIME AND THIRD TIME AND FINALLY PASSED THIS 26<sup>TH</sup> DAY OF JANUARY, 2021.

---

Doug Black, Mayor

---

Stacey Blair, Clerk

## BY-LAW NO. 24-2021

### Schedule “A” The Amendment

All of this part of the document entitled Schedule A - THE AMENDMENT, consisting of the following explanatory text constitutes the “2020 Housekeeping Amendment” of the Town of Carleton Place Development Permit Bylaw.

#### Details of the Amendment

Item	Section	Details of the Amendment	New Section
	Throughout	All section and page numbers to be renumbered accordingly.	
	Throughout	Replace all references to the “ <i>Ontario Municipal Board (OMB)</i> ” with “ <i>Local Planning Appeal Tribunal (LPAT)</i> ”	
	Throughout	Replace all references to the “ <i>Manager of Development Services</i> ” with “ <i>Director of Development Services</i> ”	
	Throughout	Replace all reference to “Planning Committee” with “Committee of the Whole”	
	Title Page	Amended to add the words “as amended” following by By-law number  Amended to add the following text: <i>“Amended by: By-law 57-2015 (December 2015) By-law 58-2015 (December 2015) By-law 38-2016 (September 2016) By-law 08-2017 (January 2017) By-law 11-2017 (February 2017) By-law 25-2017 (April 2017) By-law 69-2018 (June 2018) By-law xx-2021 (January 2021)”</i>	
	Table of Contents	Amended according to the following amendments.	
	1.1	Amended in the first paragraph to add the following text at the end: <i>”The Development Permit By-law is governed and authenticated in accordance with 70.2 of the Planning Act R.S.O 1990 and Ontario Regulation 173/16.”</i>  Amended in the third paragraph to replace “five (5)” with “ten (10)”	

	1.2	Amended in the second paragraph to replace the following text: <i>“and provide approvals without further site-specific amendments to this By-law”</i> with: <i>“and provides for a decision-making process which does not necessarily require any further amendments to this by-law.”</i>	
	2.10	Amend the first paragraph to replace the paragraph with the following: <i>“Every person, or if the person is a corporation, every director or officer of the corporation, who contravenes any of the provisions of this by-law is guilty of an offence and on conviction thereof shall be subject to penalties in accordance with Sections 67 and 67.1 of the Planning Act R.S.O. 1990.”</i>	
	new	Add the following new provision and renumber the rest of the section: <i>“Revisions may be made to this by-law without the need for a Development Permit Amendment in the following cases: 1) Correction of numbering, cross referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision; 2) Adding or revising technical information on maps or schedules that does not affect the designation of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends or title blocks; and 3) Changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this by-law and are editorially inserted for convenience of reference only. The adoption of this by-law shall not prevent any pending or future prosecution of, or action to abate any existing violation of the said by-law if the violation is of any of the provisions of this by-law.”</i>	2.11
	Prev 2.13	Add the following provision after the first paragraph: <i>“2. Development Permit applications must be preceded by a pre-consultation with Planning staff.”</i>  And amend item d) to add the following at the end of the existing sentence: <i>“or existing watercourse.”</i>  And amend item e) to replace “200mm” with “150mm”	2.15
	2.15	Amend item 2) to add the following at the end of the existing sentence: <i>“or 15m from an existing watercourses”</i>	2.16

		<p>And amend the last paragraph to add the following to the end of the existing sentence:  <i>“as long as a plot plan with all relevant information has been provided for Planning approval.”</i></p>	
	2.16	<p>Amend the first paragraph to replace “Five” with “Four”</p> <p>Amend roman numeral permit class references with numeric.  Amend provision 1)(1) (formerly a) to replace the existing paragraph with the following:  <i>“Where the proposed residential development generally meets the requirements, standards and provisions of the Development Permit Area and the Built Form Design Criteria as expressed in Section 14, but requires relief from one of those requirements. In such cases it must be demonstrated that.”</i></p> <p>Amend provision 1)(2) (formerly b) to replace “non-complying use” with “non-complying setback”</p> <p>Delete provision 1)(d).</p> <p>Add item 1)(4) as follows:  <i>“The proposed development does not result in any significant increased residential density or the need to amend a previously approved site plan or subdivision plan.”</i></p> <p>Add item 1)(5) as follows:  <i>“Where the type, location and scale requires the removal of trees having a caliper of 150mm or more, in order to obtain relief from one or more of the standards of the by-law, provided these trees are beyond 30m of the river and unless a Class 2 or 3 application is applied for.”</i></p> <p>Replace provision 2) with the following:  <i>“A Class 1A Development Permit shall be required for development under any one or more of the following circumstances:  For residential development when the proposed development of a townhouse structure on an infill lot that requires no variances from the by-law's development standards.  For amendments to existing Development Agreement and Site Plan Control agreements.  For all non-residential development and under any one or more of the following circumstances.”</i></p> <p>Replace provision 2)(1)(formerly a, i-ii) with the following:</p>	2.17

	<p><i>"A Class 1A Development Permit shall be required for development under any one or more of the following circumstances: For residential development when the proposed development of a townhouse structure on an infill lot that requires no variances from the by-law's development standards. For amendments to existing Development Agreement and Site Plan Control agreements. For all non-residential development and under any one or more of the following circumstances:"</i></p> <p>Add provision 2)(2) as follows: <i>"Where the applicant is required to formally recognize an existing legal non-conforming use or non-complying setback."</i></p> <p>Add provision 2)(4) as follows: <i>"Where development is such that it should be registered on the title of the property."</i></p> <p>Replace provision 3) with the following: <i>"Where the development generally meets the requirements, standards and provisions of the Development Permit Area a Class 2 Development Permit may be required under any one or more of the following circumstances;"</i></p> <p>Delete provision 3)(a).</p> <p>Add provision 3)(6) as follows: <i>"Where residential is proposed that meets the requirements of the Built Form Design criteria as expressed in Section 14 but would result in a density increase and/or the need to amend an existing site plan."</i></p> <p>Add provisions 3)(8)-(18) as follows: <i>"(8) The proposed development of a triplex or quadraplex as defined in Section 6.3.12 of the by-law. (9) The proposed development of a Bed and Breakfast as defined in Section 3.4 of the by-law. (10) The proposed development of a townhouse structure on an infill lot that requires a variance from the development standards. (11) Removal of vegetation within 30m of the Mississippi River. (12) Residential redevelopment in the Downtown District, including vertical and horizontal expansions of existing permitted residential types as defined in Section 4.1.6. (13) Development which results in a change to a residential use and/or redevelopment of an existing residential or commercial use in the Mississippi Transitional District, including vertical and horizontal</i></p>	
--	---	--

		<p><i>expansions of existing permitted uses as defined in Sections 4.2.4 and 4.2.5.</i></p> <p><i>(14) Extension or expansion of existing prohibited uses as per Section 3.26.2.</i></p> <p><i>(15) Where the required number of parking spaces are reduced, as per Sections 3.30.3 and 3.30.4.</i></p> <p><i>(16) Where the use of the land, building or structure is prohibited under this By-law, such land or structure can be extended through a Class 2 agreement provided that the non-conforming use of the building or structure existed on the day of the passing of this by-law and continues to be used for such purposes as per Section 3.27.2.</i></p> <p><i>(17) Converted dwellings as per Section 4.4.7.1.</i></p> <p><i>(18) Accessory Suites, as per Section 3.36, that meet development standards.”</i></p> <p>Add provision 4)(3) as follows:  <i>“(3) Where the proposed development generally meets the requirements, standards and provisions of the Development Permit Area and the Built Form Design Criteria as expressed in Section 14, but requires relief from one or more of those requirements.</i>  <i>i) The request to increase net density on a specific subject property or within a plan of subdivision;</i>  <i>ii) The relief of parking or loading requirements;</i>  <i>iii) The request to provide for alternate cladding or colour within the Mississippi District;”</i></p> <p>Replace 4)(c) with provision 4)(4) as follows:  <i>“(4) Where technical studies and reports are required to ensure full and complete review of the development.”</i></p> <p>Add provision 4)(5) as follows:  <i>“(5) Where there is a consideration of alternative servicing (septic system) as defined in Section 3.45 of the by-law.”</i></p> <p>Add provisions 4)(7)-(9) as follows:  <i>“(7) For all uses not specifically identified within each designation, as per Section 3.33 of this By-law.</i>  <i>(8) Retirement Homes proposed within the residential district as defined in Section 6.3.14.</i>  <i>(9) Accessory Suites, as per Section 3.36, that do not meet development Standards.”</i></p>	
	Prev 2.17	Amend provision to replace “five” with “four”	2.18

		<p>Amend the last sentence of the second paragraph to replace “date the application was declared complete” with “of the decision of the Committee.”</p> <p>Amend the provision to add a third paragraph as follows:  <i>“Notification of the Committee of the Whole review will be provided as per Section 2.21.”</i></p>	
	Prev 2.19	Amend table to remove reference to “Class IV” permits	2.20
	Prev 2.20	<p>Amend the notification requirements for Class 2 permits to add the following additional provision:  <i>“and on website, circulated to staff, agencies and Council. Concerned parties notified and website updated with Committee meeting date if required.”</i></p>	2.21
	Prev 2.21	<p>Amend the first paragraph to replace “Applicants are” with “Applicants shall”, and add “plans” before the word “studies”.</p> <p>Amend the first paragraph to delete the last sentence and replace with the following:  <i>“Applications will not be accepted without having a pre-consultation meeting with the Development Services Department.”</i></p> <p>Amend the second paragraph to add “prepared by professionals,” after the word “studies” and “ but not limited to,” after the word “submitted”</p> <p>Amend the table of studies and reports to add the following:  - <i>Low Impact Development Studies</i>  - <i>Record of Site Condition</i>  - <i>Grading and Drainage Plans</i>  - <i>Shadow Study</i>  - <i>Tree Preservation Plan</i>  - <i>Housing Study</i>  - <i>Site Plan and Landscape Plan</i></p> <p>Amend the third paragraph to replace “shall” with “may”; “will” with “may also”; “confirmation of the” with “notification of further”; and “to ensure a complete application” with “for review throughout the planning process”.</p>	2.22
	Prev 2.22	Delete provision entirely.	
	2.23	Replace the provision in its entirety with the following:	

		<p><i>"The issuance of a Public Notice for Development Permit Applications shall be required for Class 2 and Class 3 applications. Class 1 &amp; 1A applications are exempt from this process.</i></p> <p><i>Notice of a Class 2 and 3 Development Permit Application shall be issued within 10 days of the receipt of an application that is deemed complete, as described in Section 2.21.</i></p> <p><i>Notice shall be provided by on-site signage and shall include an explanation of the application, a contact name and phone number to obtain additional information and the deadline for the submission of comments. The commenting period shall be no less than 15 days. Where a Class 1 or Class 1A application is elevated for Committee of the Whole review, the notice provisions outlined in Section 2.21 shall apply."</i></p>	
	2.24	Amend provision to delete the first paragraph.	
	2.25	<p>Amend the first paragraph to replace "Committee" with "The Town"; and "choices" with "options"</p> <p>Delete the second, third and forth paragraphs in their entirety.</p> <p>Amend the provision to add the following new second and third paragraphs:</p> <p><i>"A Development Permit shall be valid for a period of one year from the date of the decision provided that the Development Permit has been signed and/or a Development Agreement has been executed and a Building Permit is issued prior to the deadline. One extension of no more than six months may be granted subject to Committee approval. The proposed development shall, in all cases, be required to occur as illustrated on the approved and stamped drawings including all grading and drainage, servicing, lighting, landscaping and elevation designs. A development agreement, registered on title, may be required prior to final approval for any development application. Amendments to approved agreements require an application process as per Section 2.17."</i></p>	
	2.26	<p>Delete the first and second paragraphs in their entirety.</p> <p>Amend provision to add the following new first paragraph:</p> <p><i>"Conditional approvals may be issued subject to the following:</i></p> <ol style="list-style-type: none"> <li><i>1) The condition(s) shall be clear, precise and quantifiable;</i></li> <li><i>2) The condition(s) shall include a clear statement of whether it must be complied with before construction, renovation or change of use of a building;</i></li> <li><i>3) That the timing for review of condition fulfillment be outlined."</i></li> </ol>	



		<p>Amend provision 1)(viii) to add “with consideration of LID and Green infrastructure” after the word “alteration”.</p> <p>Amend the provision to add the following fifth paragraph:  <i>“Applicants may at any time appeal a condition(s) to the Local Planning Appeal Tribunal (LPAT). In addition, the applicant may at any time request that the Local Planning Appeal Tribunal determine whether a specified condition has been fulfilled.”</i></p>	
	3.2	<p>Amend the provision to add a new 1) as follows:  <i>“No accessory use, building or structure shall be erected on any lot until the principal use has been established or the principal building or structure has been erected.”</i></p> <p>Amend provision 4) to add the following to the end of the sentence:  <i>“except as may be permitted elsewhere in this By-law.”</i></p> <p>Amend provision 5) to replace the existing provision with the following:  <i>“Except where permitted elsewhere in this By-law no accessory building or structure shall be erected closer than 1.0 metre (3.2 feet) to any interior side lot line, rear lot line, or structure, shall not be in the No Encroachment Zone and shall be subject to the requirements of the Ontario Building Code.”</i></p>	
	3.3.2	Amend provision to replace “Ontario Propane Code” with “Technical Standards and Safety Act (TSSA).”	
	3.3.3	Amend provision to replace “entrance and exit” with “access and egress”	
	Prev 3.4	Amend provision to renumber as 3.37 (alphabetical ordering)	3.37
	3.3	Amend provision to replace “Class 1A” with “Class 2”	3.4
	3.6	<p>Amend provision 7) to add the following to the end of the last sentence:  <i>“with no need to amend this By-law”</i></p>	3.5
	3.7	<p>Amend the provision to add the following to the end of the last sentence:  <i>“Ministry of Transportation and/or the Public Works Department, or other applicable approval authorities.”</i></p>	3.6
	3.8	Amend provision to replace “or addition to” with “or enlarge or reduce”	3.7

	3.11	Amend provision to replace “Health Protection Act or regulations therein” with “relevant Provincial or Federal legislation or regulations.”	3.10
	3.12	Amend first paragraph of the provision to replace “will” with “shall”;  Replace the third paragraph of the provision with the following: <i>“All queuing spaces must be 2.75 metres (9.0 feet) in width by 6 metres (19.7 feet) in length and where such spaces abut a residential use they must be screened by solid fencing at least 1.5 metres (4.9 feet) in height.”</i>	3.11
	3.13.1	Delete the first and second paragraphs in their entirety.  Add the following first paragraph: <i>“A dwelling unit may be entirely located in a basement subject to meeting the requirements of the Ontario Building Code and the Town of Carleton Place Public Works Department.”</i>  Amend the third paragraph to add “part of a dwelling unit” after the word “or”	3.12.1
	3.14	Amend provision number to stand alone from “Existing Lot” Provisions.  Amend the provision to add the following to the end of the last sentence: <i>“and shall not interfere with the no-encroachment zone”</i>	3.14
	3.16.1	Number provision	
	3.21	Amend provision 6) to add the following to the end of the last sentence: <i>“and is outside of the site triangle;”</i>	
	3.24	Amend the provision to replace <i>“and the requirements of the Ontario Water Resources Act and the Environmental Protection Act with respect to the installation of an individual on-site sewage and water system can be met.</i> <i>A permit from the Lanark, Leeds and Grenville Health Unit will be necessary. A permit from the Mississippi Valley Conservation Authority may also be necessary”</i> with <i>“and that any requirements of the Public Works Department can be met. A permit from the Mississippi Valley Conservation Authority may also be necessary.”</i>	
	3.25.1	Amend the fourth paragraph to add “and egress to and from” after the word “Access”.	

	Prev 3.26	Amend provision to renumber as 3.40 (alphabetical ordering)	3.25
	3.27.6	Amend the provision to replace “structure or private sanitary sewage disposal system” with “or structure”.	3.26
	3.27.9	Amend the provision to replace “without a Class 2 Development Permit.” with “and requires a Class 1 Development Permit for residential or Class 1A for non-residential, as per Section 2.17. Changes to a discretionary use requires a Class 2 application.”	3.26.9
	3.29	<p>Amend the first paragraph to replace “before human habitation.” With “as per the Ontario Building Code.”</p> <p>Amend the second paragraph to add “this by-law” after the word “requirements of”.</p> <p>Amend provision (1) to add “subject to Section 3.36 (Secondary suites)” to the end of the sentence.</p> <p>Delete provisions (3) and (4) in their entirety</p> <p>Amend the provision to add (3) as follows:  <i>“Any basement located below the 100-year flood elevation as defined by the Mississippi Valley Conservation Authority;”</i></p>	3.28
	3.30	<p>Amend the provision to delete the bullet points 1-3 and replace with the following:  <i>“3.29.1 Outside Storage  Outside storage is only permitted within the Industrial Campus designation of the by-law.</i></p> <ol style="list-style-type: none"> <li><i>1. Outside storage shall not be permitted within any required front yard and exterior side yard.</i></li> <li><i>2. Where outside storage areas abut a designation in which residential uses are permitted, the required setback of the outside storage area shall be 10 metres (32.8 feet) and must also be visually screened from any designation in which residential uses are permitted.</i></li> <li><i>3. Any areas used for outside storage shall be in addition to any minimum off-street parking or loading areas required by this By-law.</i></li> </ol> <p><i>3.29.2 Outside Display  Any areas used for outside display shall be in addition to any minimum off-street parking or loading areas required by this By-law.”</i></p>	3.29

3.31	<p>Amend the first paragraph to replace “designated parking area” with “rear yard or exterior side yard designated parking area”</p> <p>Amend the provision to add the following new third paragraph:  <i>“Where reduced parking space dimensions are proposed such proposal may be required to provide a Parking Study undertaken by a Traffic Engineer that demonstrates the feasibility of the reduced standards for the development in question. The Parking Study shall address vehicular movements and access and potential impacts on adjacent properties as well as public and/or private roads.”</i></p> <p>Delete paragraph four in its entirety.  Amend new paragraph four to identify the next two paragraphs as sub-provisions.</p> <p>Amend paragraph four to add the following new sub-provisions:  <i>“ii. All ingress, egress, laneways, roadways and aisles must be constructed of asphalt paving, concrete, paver stones or such material as approved by the Director of Public Works.</i>  <i>iii. A minimum 3m (10 feet) landscape buffer strip is required between all parking lots and the property lines in the Residential District. This can be reduced to 2m (6.5 feet) with the inclusion of a 6m (19.7 feet) privacy fence.</i>  <i>iv. Where an employment use is located adjacent to a residential use a 3m (10 feet) landscape buffer strip shall be provided between the parking lot and the property line.</i>  <i>v. In the Employment District, all entrances to parking areas shall be well defined by signage and curbing. Parking lots shall provide landscape elements within islands, along thoroughfares and a minimum of 5m (16.4 feet) of buffered landscape area shall be provided within the 6m (19.7 feet) front yard setback to the parking area.”</i></p>	3.30
	<p>Add the following new sub-section and provisions:  <i>“3.30.1 Motorcycle Parking</i>  <i>Motorcycle parking can be located in areas which may be unsuitable for vehicle parking due to size or shape and not intended for pedestrian traffic, however the parking must be clearly delineated by markings and barriers.</i>  <i>The minimum dimensions for each space intended for motorcycles or similar vehicles must be 1.0 m (3.3 feet) in width and 2.1m (6.9 feet) in length.</i>  <i>Motorcycle parking may be provided in addition to the prescribed spaces required by Section 3.30.3.”</i></p>	3.30.1

3.31.1	<p>Amend the provision to delete the second paragraph and sub-provisions in their entirety.</p> <p>Amend the provision to add the following second and third paragraphs:</p> <p><i>“The barrier free parking spaces shall be:</i>  <i>widths as per Type A and Type B illustrated in the diagrams following;</i></p> <ul style="list-style-type: none"> <li>- <i>a minimum of 25% of Type A spaces to Type B spaces are required;</i></li> <li>- <i>a minimum length of 6 metres (19.7 feet);</i></li> <li>- <i>hard surfaced;</i></li> <li>- <i>level;</i></li> <li>- <i>identified by signage;</i></li> <li>- <i>accessible via ramps, depressed curbs, or other appropriate means, and so placed as to permit easy access to or from a motor vehicle parked therein.</i></li> </ul> <p><i>The widths shall be:</i></p> <ul style="list-style-type: none"> <li>- <i>Type A accessible parking space that has a minimum width of 3.4m (11 feet) and a minimum depth of 6m (19.7 feet), with an access aisle of 1.5m (4.9 feet).</i></li> <li>- <i>Type B accessible parking space that has a minimum width of 2.75 metres (9 feet) and a minimum depth of 6m (19.7 feet), with an access aisle of 1.5m (4.9 feet).</i></li> <li>- <i>Type A and Type B spaces can share the access aisle between them for two accessible parking spaces.”</i></li> </ul>	3.30.2
3.31.2	<p>Amend the Minimum Parking Requirements of item 5 in the able to replace “10 square meters” with “20 square meters”</p> <p>Amend the third paragraph to add “Residential” before “and Non-Residential” and replace “<i>can provide justification and rationale for the reduction in the parking requirement</i>” with “<i>and the applicant submits a Parking Study undertaken by a Traffic Engineer to determine suitability of the request.</i>”</p> <p>Delete the fourth paragraph in its entirety.</p>	
	<p>Add the following new sub-section and provisions:</p> <p><i>“3.30.4 Cash-in-lieu of Parking</i>  <i>The minimum parking requirements for Residential and Non-Residential uses required herein may be reduced or waived provided the owner enters into a Class 2 Development Permit agreement. The applicant must submit a Parking Study undertaken by a Traffic Engineer to determine suitability of the request.</i></p>	3.30.4

		<i>A condition of the agreement will be the receipt of payment in accordance with the Fees and Charges By-law payable to the Town of Carleton Place, to satisfy cash-in lieu of parking requirements, per required space."</i>																			
	3.32	Amend the Number of Required Spaces for item 3 in the table to replace "greater" with "less"  Amend the Number of Required Spaces for item 7 in the table to replace "greater" with "less".	3.31																		
	3.33	Amend the provision to replace the table with the following provisions: <table><tr><th>STRUCTURE</th><th>MAXIMUM PROJECTION INTO REQUIRED YARD</th></tr><tr><td>Chimney breasts, sills, cornices fireplaces, window wells</td><td>1 metre (3.2 feet) into any required front, rear or side yard and a maximum width of 3 metres (9.8 feet). <b>Not permitted in no-encroachment zone.</b></td></tr><tr><td>Bay windows, pilasters</td><td>1 metre (3.2 feet) into any required front, rear or exterior side yard and a maximum width of 3 metres (9.8 feet). <b>Not permitted in no-encroachment zone.</b></td></tr><tr><td>Canopies which are at least 2.13 metres (7 feet) in vertical clearance above the finished grade.</td><td>2 metres (6.4 feet) into any required front, rear or exterior side yard. <b>Not permitted in no-encroachment zone.</b></td></tr><tr><td>Canopies for entrances to apartment buildings and commercial buildings</td><td>Despite any other provisions in this By-law, a canopy or portico over a major entrance to an apartment building or commercial building may project into the required yard a distance equal to one half (1/2) the setback of the building from the street line. <b>Not permitted in no-encroachment zone.</b></td></tr><tr><td>Heat pumps and air conditioners</td><td>1 metre (3.2 feet) into any rear yard <b>only</b></td></tr><tr><td>Window awnings</td><td>1 metre (3.2 feet) into any required front, rear or exterior side yard. <b>Not in no-encroachment zone.</b></td></tr><tr><td>Accessible ramps and walkways</td><td>A Class 1 Development Permit <b>may</b> be required <b>subject to review. Not in no-encroachment zone.</b></td></tr><tr><td>Fire Escapes</td><td>1 metre (3.2 feet) into any required front, rear or exterior side yard. <b>Not in no-encroachment zone.</b></td></tr></table>	STRUCTURE	MAXIMUM PROJECTION INTO REQUIRED YARD	Chimney breasts, sills, cornices fireplaces, window wells	1 metre (3.2 feet) into any required front, rear or side yard and a maximum width of 3 metres (9.8 feet). <b>Not permitted in no-encroachment zone.</b>	Bay windows, pilasters	1 metre (3.2 feet) into any required front, rear or exterior side yard and a maximum width of 3 metres (9.8 feet). <b>Not permitted in no-encroachment zone.</b>	Canopies which are at least 2.13 metres (7 feet) in vertical clearance above the finished grade.	2 metres (6.4 feet) into any required front, rear or exterior side yard. <b>Not permitted in no-encroachment zone.</b>	Canopies for entrances to apartment buildings and commercial buildings	Despite any other provisions in this By-law, a canopy or portico over a major entrance to an apartment building or commercial building may project into the required yard a distance equal to one half (1/2) the setback of the building from the street line. <b>Not permitted in no-encroachment zone.</b>	Heat pumps and air conditioners	1 metre (3.2 feet) into any rear yard <b>only</b>	Window awnings	1 metre (3.2 feet) into any required front, rear or exterior side yard. <b>Not in no-encroachment zone.</b>	Accessible ramps and walkways	A Class 1 Development Permit <b>may</b> be required <b>subject to review. Not in no-encroachment zone.</b>	Fire Escapes	1 metre (3.2 feet) into any required front, rear or exterior side yard. <b>Not in no-encroachment zone.</b>	3.32
STRUCTURE	MAXIMUM PROJECTION INTO REQUIRED YARD																				
Chimney breasts, sills, cornices fireplaces, window wells	1 metre (3.2 feet) into any required front, rear or side yard and a maximum width of 3 metres (9.8 feet). <b>Not permitted in no-encroachment zone.</b>																				
Bay windows, pilasters	1 metre (3.2 feet) into any required front, rear or exterior side yard and a maximum width of 3 metres (9.8 feet). <b>Not permitted in no-encroachment zone.</b>																				
Canopies which are at least 2.13 metres (7 feet) in vertical clearance above the finished grade.	2 metres (6.4 feet) into any required front, rear or exterior side yard. <b>Not permitted in no-encroachment zone.</b>																				
Canopies for entrances to apartment buildings and commercial buildings	Despite any other provisions in this By-law, a canopy or portico over a major entrance to an apartment building or commercial building may project into the required yard a distance equal to one half (1/2) the setback of the building from the street line. <b>Not permitted in no-encroachment zone.</b>																				
Heat pumps and air conditioners	1 metre (3.2 feet) into any rear yard <b>only</b>																				
Window awnings	1 metre (3.2 feet) into any required front, rear or exterior side yard. <b>Not in no-encroachment zone.</b>																				
Accessible ramps and walkways	A Class 1 Development Permit <b>may</b> be required <b>subject to review. Not in no-encroachment zone.</b>																				
Fire Escapes	1 metre (3.2 feet) into any required front, rear or exterior side yard. <b>Not in no-encroachment zone.</b>																				
		Add the following new sub-section and provisions: <b>"3.32.1 DECKS, PORCHES, VERANDAS AND BALCONIES</b> <i>Enclosed porches and verandas are subject to the same provisions as the main structure they are attached to.</i> <i>Notwithstanding the provisions in Sections 3.32.2, 3.32.3 and 3.32.4, the following also applies;</i> <i>1. Stairs used to access decks/porches/verandas shall be setback at least 2.5 metres (8.2 feet) from any lot line or meet the minimum yard setback, whichever is lesser.</i> <i>2. No part of a deck, porch, veranda, balcony and/or stairs shall encroach into the no encroachment zone."</i>	3.32.1																		
		Add the following new sub-section and provisions: <b>"3.32.2 Decks, Unenclosed Porches and Verandas - under 3.0m high</b>																			

		<p><i>Decks, unenclosed porches and verandas that have a floor height of 3.0 metres (9.8 feet) or less measured from the average grade level adjacent to the deck are permitted in the front, interior side yard, exterior side yard and rear yard provided they are:</i></p> <ol style="list-style-type: none"> <li><i>1. No closer than the minimum required setback for the main building from the front, interior and exterior side lot line, and</i></li> <li><i>2. No closer than 3.0 metres (9.8 feet) from the rear lot line."</i></li> </ol>	
		<p>Add the following new sub-section and provisions:</p> <p><i>"3.32.3 Decks, Unenclosed Porches and Verandas - over 3.0m high Decks, unenclosed porches and verandas that have a floor height of more than 3.0 metres (9.8 feet) measured from the average grade level adjacent to the deck are only permitted in the rear yard provided that the deck is not closer than the required minimum interior and exterior side yard setbacks for the main structure and is no closer than 5.0 metres (16.4 feet) from the rear lot line."</i></p>	
		<p>Add the following new sub-section and provisions:</p> <p><i>"3.32.4 Balconies</i>  <i>Balconies located on the second storey or above shall be no closer than the minimum required setback for the main building from the front, interior and exterior side lot line."</i></p>	
	3.35	<p>Amend the provision in the first paragraph to add "Provisional" before the word "Development".</p> <p>Amend the provision in the third paragraph to replace "An" with "One"; and "<i>limited to a period of one (1) additional year</i>" with "<i>for a period that can be reasonably considered to be necessary to allow for a proponent to meet the required conditions but such extension shall not exceed a period of one (1) additional year</i>"</p>	3.34
	3.37	Delete the provision in its entirety	
	3.38	<p>Amend the provision by deleting the first paragraph in its entirety and replacing it with the following:</p> <p><i>"Two (2) additional residential units may be permitted in a detached, semi-detached or townhouse, and one (1) residential unit in a building or structure ancillary to a detached dwelling, semi-detached dwelling or townhouse within the Residential District. No dwelling unit other than a single detached, semi-detached or townhouse dwelling, in the Residential District, shall be permitted to include an additional residential unit(s).</i></p> <p><i>An accessory building, or part of an accessory building, may be used as an additional residential unit, in the Residential District, subject to</i></p>	3.36

		<p><i>compliance with the Ontario Building Code, Engineering review and a Development Permit agreement as per Section 2.17.</i></p> <p><i>An additional residential unit(s) is permitted, within the Residential District, only in accordance with the following provisions:</i></p> <ol style="list-style-type: none"> <li><i>1. The addition of the units shall not change the use of the subject lands;</i></li> <li><i>2. A maximum of three (3) additional residential units shall be permitted on a residential lot;</i></li> <li><i>3. The units shall not be permitted in a dwelling unit used as a private home daycare, a bed and breakfast establishment, or a group home;</i></li> <li><i>4. New entrances for the units within an existing dwelling unit shall not be permitted on the front main wall of the main building facing a public road;</i></li> <li><i>5. New entrances for the unit(s) in an accessory building shall be accessible from the street by a walkway or driveway in accordance with the Accessibility for Ontarians with Disabilities Act;</i></li> <li><i>6. Units located within a primary dwelling, an existing accessory building or a new accessory building shall not exceed forty percent (40%) of the gross floor area of the primary dwelling, exclusive of unfinished basement and garage floor areas;</i></li> <li><i>7. Notwithstanding the minimum number of parking spaces required in Section 30, an additional residential unit shall require 1 parking space in addition to the required number of spaces for the main residential building;</i></li> <li><i>8. Total lot coverage of all buildings cannot exceed 60%. Accessory building lot coverage cannot exceed 45% of any rear yard. Accessory building lot coverage cannot exceed 10% of the total lot area.</i></li> <li><i>9. Additional units shall not be permitted in the 1:100 year floodplain, as defined by the Mississippi Valley Conservation Authority."</i></li> </ol>	
	3.39	<p>Amend the sub-provisions of the first paragraph to delete items 1) and 2) in their entirety and replace with the following:</p> <p><i>"Where it can be demonstrated through an Environmental Impact Study (EIS) prepared by a qualified professional that there will be no adverse impacts to the watercourse due to development or site alteration, the 30.0 metre (98.4 feet) setback may be reduced in accordance with the recommendations of the EIS that considers the overall intent of the minimum setback requirement, an assessment of the overall development capacity, conveyance, and function of the waterbody; the sensitivity of the waterbody; cumulative impacts; biophysical conditions such as soil depth, slope angle, and vegetation cover, and natural hazards."</i></p>	3.38



Amend the sub-provisions of the second paragraph to delete items 1) through 7) in their entirety and replace with the following:

- “1. A maximum of one (1) boathouse per lot;*
- 2. Boathouse to a maximum length of 8.0 metres (26.2 feet) and a maximum width of 3m (9.8 feet) and;*
- 3. Boatport to a maximum length of 8.0 metres (26.2 feet) and a maximum width of 3m (9.8 feet) and;*
- 4. Storage shed not exceeding 10.0 square metres (107 square feet);*
- 5. No boathouse or boatport shall be used for the provision of sleeping quarters or include a kitchen or be used for the purpose of human habitation;*
- 6. The maximum height of a boathouse or boatport shall not exceed 4.25 metres (13.9 feet).*
- 7. A maximum of one (1) boathouse per lot;*
- 8. The maximum gross area of a boathouse shall not exceed 47 square metres (505.9 square feet);*
- 9. The Mississippi Valley Conservation Authority shall be contacted to determine if a permit is required;*
- 10. The Ministry of Natural Resources and Forestry shall be contacted for a boathouse below the high-water mark of the waterbody, to determine if a permit is required.*
- 11. Dock to a maximum length of 8.0 metres (26.2 feet) and a maximum width of 2m (6.6 feet), unless otherwise permitted by the Mississippi Valley Conservation Authority;*
- 12. Stairs and landings, provided that the landings do not exceed the width of the stairs they serve and are not greater in width than 2.5 metres (8.2 feet);*
- 13. Docks shall be limited to floating, cantilevered or post dock construction unless otherwise permitted by the Mississippi Valley Conservation Authority;*
- 14. The surface area of a dock shall not exceed 15 square metres (161.5 square feet) in area, unless otherwise permitted by the Mississippi Valley Conservation Authority and any other authority having jurisdiction;*
- 15. A dock shall not be constructed closer than 3 metres (9.8 feet) from the nearest adjacent side lot line where the lot abuts another property and shall not encroach on adjacent lot lines when the lot boundaries are extended into the water;*
- 16. Despite the above, no dock shall be constructed which constitutes a navigation or safety hazard; and*
- 17. The Mississippi Valley Conservation Authority shall be contacted to determine if a permit is required.*

*No new development shall result in a further reduction in the minimum waterbody setback requirement, compared to the existing structure.”*

	3.41	<p>Amend provision to renumber as 3.44 (alphabetical ordering).</p> <p>Amend first paragraph by adding the following to the end of the last sentence:  <i>“, and 15 metres from wetlands and other related waterways”</i></p> <p>Amend the second paragraph by adding “and a Hydrogeological Study” following “(EIS)” and by adding the following sentence at the end of the paragraph:  <i>“The EIS will consider the overall intent of the minimum setback requirement, an assessment of the overall development capacity, conveyance, and function of the waterbody; the sensitivity of the waterbody; cumulative impacts; biophysical conditions such as soil depth, slope angle, and vegetation cover; and natural hazards.”</i></p> <p>Amend the provision by adding the following additional paragraphs:  <i>“Street trees and the preservation of tree canopies shall be protected to the greatest extent possible. Accordingly, a Tree Preservation Plan is required in support of development applications.  Tree planting and tree preservation will occur so that all areas of the Town are provided with a sufficient number of trees to maintain high standards of amenity space and appearance. Where new development will result in the loss of existing wooded areas, a condition of development approval shall require that the lost trees be replaced at a 1-3 ratio (1 new tree for every 3 trees removed). The replacement ratio will only apply to trees having a caliper of 200mm or more. The new trees will be planted within the boundary of the proposed development.  A Class 1 Development Permit is required where the type, location and scale of a development requires the removal of trees having a caliper of 200mm or more, in order to obtain relief from one or more of the standards of the by-law, provided these trees are beyond 30m of the Mississippi River and unless a Class 2 or 3 application is applied for.  No trees shall be removed within 30m of the Mississippi River unless it can be proven to be a safety hazard.  Notwithstanding the foregoing an exception to allow for a portion of the replacement trees to be planted on public lands can occur. This will require review from the Urban Forest Committee and a Class 2 Development Permit. No more than one-third (1/3) of the total replacement trees required may be planted on lands other than the proposed development lands.  The caliper size and tree replacement species shall be a condition of development approval. A Tree Preservation Plan may be required to identify any Hackberry Trees. Hackberry Trees shall be protected to</i></p>	3.44
--	------	--	------

		<i>the greatest extent possible. If removal is required, a replacement ratio of 1-1 shall be a requirement of this By-law."</i>	
	3.43	Amend provision to renumber as 3.41 (alphabetical ordering).  Amend the first paragraph to replace "A development permit" with "A Class 2 Development Permit".  Amend the third paragraph to replace "Section 3.43" with "the above".	3.41
	3.44	Amend provision to renumber as 3.43 (alphabetical ordering).  Amend the first paragraph by adding the following third sub-provision: <i>"3. All development proposals shall be evaluated on the basis of Sections 13 and 14 to ensure appropriate built form design and compatibility."</i>	3.43
	3.45	Amend the title of the provision to replace "Water Supply and Sewage Disposal Systems" with "Water Supply, Sewage Disposal and Storm Water Systems".	
	4.0	Amend the purpose statement to add the following second paragraph: <i>"The purpose and intent of the provisions and regulations in Section 4.0 of this By-law are to ensure that development and re-development will be undertaken in a manner which respects the historical, traditional, and heritage characteristics of this part of Carleton Place, which is valued by all residents as the heart of the Municipality. Prior to submitting development and re-development proposals, proponents shall ensure that the Built Form Inventory and Design Criteria as expressed in Sections 13 and 14 have been consulted and properly integrated into submissions."</i>	
	4.1.1	Amend the Permitted uses to add "/Bar/Pub" after "Night Club"	
	4.1.5	Amend the provision to replace "Section 6.2" with "Section 6" and "Development Permit" with "Development Permit Agreement"	
	4.1.7	Amend the provision to replace "Private in accordance with Section 4.1.2" with "Commercial" and by adding "for a Private School in the Downtown District as per Section 3.30.3" after the word "classroom"	
	4.2	Amend the provision by adding the following purpose statement: <i>"The purpose and intent of the Mississippi Transitional Sector is to provide a flexible regulatory framework which will facilitate the evolution of this area into a secondary hub of commercial and residential activity which can provide a transition from the large</i>	

		<i>commercial land uses centered on Highways 7 and 15 to the Traditional Downtown core.”</i>	
	4.2.1	Amend the provision to replace “Private” with “Commercial”	
	4.2.5	Amend the provision to replace “Section 6.2” with “Section 6”	
	4.3	Amend the provision to replace “Mississippi District Residential Policy Area” with “Mississippi Residential Section” and add the following sentence to the end of the second paragraph: <i>“Prior to submitting development and re-development proposals, proponents shall ensure that the Built Form Inventory and Design Criteria as expressed Sections 13 and 14 has been consulted and properly integrated into submissions.”</i>	
	4.4	Amend the provision by adding the following purpose statement: <i>“The High Street Residential Sector is an established older residential area which is composed primarily of single family dwelling units some of which date back to the 1900’s.</i>  <i>The purpose and intent of the following regulatory framework is to provide for appropriate development and redevelopment while recognizing existing neighbourhood character and architectural styles. Prior to submitting development and re-development proposals, proponents shall ensure that the Built Form Inventory and Design Criteria as expressed in Sections 13 and 14 have been consulted and properly integrated into submissions.”</i>	
	4.4.6	Amend the provisions title to replace “Residential” with “Permitted Residential Uses”.  Amend item 1 to separate the last sentence into an individual item (now “2”).  Amend item 2 to add the following to the end of the sentence: <i>“and shall be constructed as defined in Section 3.30.”</i>  Amend item 3 to delete the existing provision and replace it with the following: <i>“At least fifty percent (50%) of the total lot frontage must have soft/green landscape elements such as grass, trees and shrubbery.”</i>  Amend the provision by adding item 5 as follows: <i>“5. All new development proposals must demonstrate consistency and compatibility with the Built Form Inventory and Community Design Framework in Sections 13 and 14.”</i>	

	4.4.7	<p>Amend the title of the provision to replace “Discretionary uses” with “Bed and Breakfast Establishments”</p> <p>Amend item 1 to replace “Class 1A” with “Class 2”</p>	
	4.4.9	<p>Amend the provision to delete item 3 in its entirety and add new item 5 as follows:</p> <p><i>“Any proposed converted dwelling shall require a Class 2 Development Permit process and must submit a Design Brief that demonstrates consistency with surrounding built forms. Impact on adjacent properties will be evaluated in order to maintain existing neighbourhood character.”</i></p>	
	4.5	<p>Amend the provisions purpose by adding the following sentence to the end of the paragraph:</p> <p><i>“The purpose and intent of the following regulations, which apply to each individual property, is to facilitate their renewal and adaptive re-use.”</i></p>	
	4.5.2	<p>Amend the title of the provision to remove “Findlay Foundry Properties”</p> <p>Amend the provision by deleting the paragraph in its entirety and replacing it with the following:</p> <p><i>“Notwithstanding the above permitted uses, on the property identified as 115 Emily Street, permitted uses shall be restricted to medium to high density residential uses. Non-residential uses listed in Section 4.5.1 are permitted where medium to high density residential uses exist. A maximum of 30% of the developed footprint may be used for non-residential uses. As of the date of passing of this By-law, existing buildings that have legal non-complying setbacks are permitted.”</i></p>	
	4.5.4	<p>Amend the provision by deleting the paragraph in its entirety and replacing it with the following:</p> <p><i>“In addition to the permitted uses listed in Section 4.5.1, a Retirement Home and Long Term Care Facility is also permitted. A maximum of 30% developed net floor space shall be for non-residential uses.”</i></p>	
		<p>Add the following new provision:</p> <p><i>“4.5.5 Permitted Uses – Additional Provisions Findlay Foundry, 28 High Street</i>  <i>A maximum of 30% developed net floor space shall be for non-residential uses.”</i></p>	4.5.5

		<p>Add the following new provision:  <i>“4.5.6 Permitted Uses – Additional Provisions Braydon Mill, 150 Rosamond Street  A maximum of 30% developed net floor space shall be for non-residential uses.”</i></p>	4.5.6
	5.0	<p>Amend the purpose statement by deleting the existing provision in its entirety and replacing it with the following:  <i>“The following designations apply to the Employment lands within the Town of Carleton Place and have been divided into three separate employment areas, each with its own specific character: Health Campus, Business Campus and Industrial Campus.  The purpose and intent of the Employment District is to facilitate appropriate development and re-development which will result in an expanded employment base for the Town of Carleton Place through three land use areas having separate and distinct long term objectives.”</i></p>	
	5.1	<p>Amend the purpose statement by deleting the existing provision in its entirety and replacing it with the following:  <i>“The Health Campus is located adjacent to a block of land reserved for a future new regional hospital. The purpose and intent of the designation is to provide for uses which will serve and complement health related land uses and activities.”</i></p>	
	5.1.1	<p>Amend the list of permitted uses to add “Community Health Service” and replace “Private” with “Commercial”.</p>	
	5.1.4	<p>Amend the provision to add “Section 13” before “Section 14”.</p>	
	5.2	<p>Amend the purpose statement to add “purpose and” before the word “intent”</p>	
	5.2.1	<p>Amend the list of permitted uses by adding “Automotive Repair Garage”, “Automotive Body Shop” and “Community Health Service” and by replacing “Private” with “Commercial”</p>	
	5.3	<p>Amend the purpose statement by deleting the existing provision in its entirety and replacing it with the following:  <i>“There are two areas designated as Industrial Campus. One is located on the northeast side of the limit of the Town and is known as the North Industrial Park and the other is located on the southwest corner of Highway 7 &amp; 15. The purpose and intent of the designation is to provide for traditional industrial employment uses which should generally be set back from more sensitive land uses.</i></p>	

		<i>The minimum separation distance for any lands designated as Class 1, 2 and 3 Industrial shall be in accordance with the Ministry of the Environment Guidelines D-6.</i>	
	5.3.1	Amend the list of permitted uses by adding “and/or Commercial” following the word “Bulk”	
	5.3.2	Amend the list of discretionary uses to replace “Private” with “Commercial”	
	6.0	Amend the purpose statement by adding the following second paragraph: <i>“The purpose and intent of the Residential District is to promote compatible residential development within neighbourhoods. Infill development must consider existing built forms and fit into the surrounding landscape with minimal impact.”</i>	
	6.3.2	Amend the Additional Provision by deleting items 1-4 in their entirety and replacing them as follows: <i>“1. The interior width of the garage for single detached dwellings shall not exceed 50% of the overall lot frontage. 2. The main garage foundation shall be set back a minimum of 6.0 metres (19.6 feet) from the front or exterior side lot line. 3. The driveway must not extend further than the exterior wall of the garage and shall be constructed as per Section 3.30. 4. At least fifty percent (50%) of the total lot frontage must have soft/green landscape elements such as grass, trees and shrubbery.”</i>	
	6.3.4	Amend the Additional Provision by deleting items 1-4 in their entirety and replacing them as follows: <i>“1. The interior width of the garage for semi-detached dwellings shall not exceed 50% of the overall lot frontage. 2. The main garage foundation shall be set back a minimum of 6.0 metres (19.6 feet) from the front or exterior side lot line. 3. The driveway must not extend further than the exterior wall of the garage and shall be constructed as per Section 3.30. 4. At least fifty percent (50%) of the total lot frontage must have soft/green landscape elements such as grass, trees and shrubbery.”</i>	
	3.3.6	Amend the Additional Provision by deleting items 1-4 in their entirety and replacing them as follows: <i>“1. The interior width of the garage shall not exceed 45% of the overall lot frontage. 2. The main garage foundation shall be set back a minimum of 6.0 metres (19.6 feet) from the front or exterior side lot line.</i>	

		<p>3. The driveway must not extend further than the exterior wall of the garage and shall be constructed as per Section 3.30.</p> <p>4. At least fifty percent (50%) of the total lot frontage must have soft/green landscape elements such as grass, trees and shrubbery.”</p>	
	6.3.8	<p>Amend the Additional Provision by deleting items 1-4 in their entirety and replacing them as follows:</p> <p>“1. The interior width of the garage shall not exceed 70% of the overall lot frontage.</p> <p>2. The main garage foundation shall be set back a minimum of 6.0 metres (19.6 feet) from the front or exterior side lot line and shall be even with or set back from the front of the dwelling.</p> <p>3. The driveway must not extend further than the exterior wall of the garage and shall be constructed as per Section 3.30.</p> <p>4. At least twenty-five (25%) of the total front yard of all townhouse units must have soft/green landscape elements such as trees and shrubbery.”</p>	
	6.3.10	<p>Amend the Additional Provision title by adding the following second paragraph:</p> <p>“All development requires coloured elevation drawings and an Urban Design brief as per provisions outlined in Section 3.15”</p> <p>Amend the provision by deleting “Condominium Provisions”</p> <p>Amend the provision by adding new item 5 as follows:</p> <p>“All surfaces, other than green space, must be asphalt or other hard surfaced materials as per Section 3.30”</p>	
	6.3.12	<p>Amend the Additional Provision by deleting item 1 in its entirety and replacing it with the following:</p> <p>“Notwithstanding Section 3.30.3, a minimum of 1 visitor parking space shall be required in addition to the spaces required for the individual dwelling units.”</p> <p>Amend item 2 of the provision by adding the following additional sentence at the end of the item:</p> <p>“Parking areas shall be asphalt or hard surfaced as per Section 3.30.”</p>	
	6.3.13	<p>Amend the provision by deleting items 1-3 in their entirety and replacing them with the following:</p> <p>“1. All permitted uses, development standards and provisions stated in Sections 6.1, 6.2 and 6.3 shall apply as appropriate in new greenfield development.</p> <p>2. Consistency with the Design Criteria in Section 14 with respect to new residential communities shall be adhered to and specifically, the</p>	6.5



		<p><i>criteria respecting the need to provide a balanced mix of housing types and green infrastructure.</i></p> <p><i>3. New development shall include a mix of dwelling types in accordance with the provisions of Section 3.5 of the Official Plan.”</i></p>	
	6.3.14	Renumber to 6.4	6.4
		<p>Add new provision 6.6 as follows:</p> <p><i>6.6 Additional Provisions- Infill Developments</i></p> <p><i>“1. All proposed developments within existing neighbourhoods must demonstrate consistency with Sections 13 and 14 of this By-law by means of an Urban Design Brief and meet all other standards and provisions of the By-law. Proposed multi-residential developments shall consider surrounding built form and minimize impacts to the neighbourhood.</i></p> <p><i>2. Any land assembly that results in a proposed increased density to the neighbourhood will require a Class 3 Development Permit.”</i></p>	6.6
	8.1	Amend the permitted uses by adding “Commercial Storage” and “Night Club/Bar/Pub”.	
	12.4	<p>Amend item 3 by adding “Conservation” before the word “Authority”</p> <p>Amend item 5 by deleting subpoint a and b in their entirety and adding the following new provisions:</p> <p><i>“a) The reconstructed building or addition must be constructed in accordance with <b>Mississippi Valley Conservation Authority’s</b> Regulation Policies and relevant floodproofing requirements.</i></p> <p><i>d) Any new building or structure or any expansion of; or addition to, any buildings or structure; or any site alteration, within and adjacent to a steep slope (i.e. greater than <b>3 metres (9.8 feet)</b> in height and a 5:1 (horizontal:vertical) <b>ratio</b>) may be subject to Ontario Regulation 153/06. The Mississippi Valley Conservation Authority shall be consulted to determine if a permit is required and to ensure that development proceeds in a safe manner.”</i></p>	