

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 97-25

*A By-Law to Amend By-Law 50-12,
being a By-Law to regulate the use of land and use of buildings and structures
within the Municipality of North Grenville, to support affordable housing.*

WHEREAS By-Law 50-12, as amended, regulates the use of land and the use and erection of buildings and structures within the Municipality of North Grenville;

AND WHEREAS the Council of the Municipality of North Grenville deems it advisable to amend its current Zoning By-Law provisions within the Municipality of North Grenville;

NOW THEREFORE the Council of the Corporation of the Municipality of North Grenville enacts as follows:

1. That Section 3.0 Interpretation and Establishment of Zones of Comprehensive Zoning By-law 50-12 be amended by adding Section 3.2.1 as follows:

“Section 3.2.1 Overlay Zones

- a) The following overlay zones are hereby established and impose additional requirements to the underlying zone to ensure that new development, changes in land use, and site alterations are compatible with the overlay.

<u>Overlay Zones</u>	<u>Symbol</u>
Source Water Protection Overlay – vulnerability score 10	WHPA-A
Source Water Protection Overlay – vulnerability score 8	WHPA-B
Source Water Protection Overlay – vulnerability score 6	WHPA-C

The purpose of the Source Water Protection Overlay is to implement the policies of the Mississippi-Rideau Source Protection Plan and related municipal and provincial source water protection regulations, by preventing, regulating and managing land uses that may pose a significant drinking water threat.

The effect of the Source Water Protection Overlay is to prohibit any land use, building, structure, or site alteration within WHPA areas unless the use, building, structure or site alteration complies with municipal requirements listed in Section 6.47 of this By-law.”

2. That Section 6.0 **General Provisions** of Comprehensive Zoning By-law 50-12 be amended as follows in Section 6.1.2[c]:
 - a. Addition of the phrase “or 100 m² whichever is greater” following the new text reading “of the principal dwelling unit.”
3. That Section 6.0 **General Provisions** of Comprehensive Zoning By-law 50-12 be amended by deleting the following text “6.3 Agricultural Use Restrictions (Hobby Farms)” and replacing it with the following: “6.3 Agricultural Use Restrictions (non-farm operations)”
4. That Section 6.0 **General Provisions** of Comprehensive Zoning By-law 50-12 be amended by inserting the following section heading “6.3.1 – non-farm agricultural uses on Agriculture (A) and Rural (RU) zones” before the phrase “On lots within the Agricultural (A) or Rural (RU) zone...”
5. That Section 6.0 **General Provisions** of Comprehensive Zoning By-law 50-12 be further amended by adding the following new section under the heading Section:

“6.3.2 – Non-farm agricultural uses on Residential zones

On lots within residential zones, which is limited to R1, R2, R3, R4, RMHP, LSR and RR zone categories, accessory keeping of hens is permitted where an individual has obtained the required license and in accordance with the following:

6.3.2.1 Maximum number

A maximum of 5 hens is permitted per lot.

6.3.2.2 Roosters prohibited

Roosters are prohibited.

6.3.2.3 Coop and Run Requirements

- Only one coop and one run are permitted per lot.
- The maximum ground floor area of the coop shall not exceed 6 m² (64.6 ft²).
- The roof height of the coop shall not exceed 2.5 metres (8.2 ft).
- Combined coop and manure storage shall not exceed 10 m² (107.6 ft²).
- The minimum floor area per hen shall be 0.37 m² (4 ft²).
- The minimum run area per hen shall be 0.92 m² (10 ft²).
- The run and coop must be enclosed, predator proof, vented and weatherproof.

6.3.2.4 Coop and Run Siting Requirements

- No coop or run shall be located in a front or exterior side yard.
- Any coop or run shall be setback a minimum of 1.5 metres (5 feet) from any lot line.
- Any coop or run shall be setback a minimum of 2.4 metres (7.8 feet) from a dwelling on the same lot.
- Any coop or run shall be setback a minimum of 3 metres (9.8 feet) from any part of an adjacent dwelling.
- Any coop or run shall be setback a minimum of 3 metres (9.8 feet) from any part of any septic system.
- Any coop or run shall be setback a minimum of 15 metres (49.2 feet) from any part of any fully cased well or 30 metres (98.4 feet) from any non-cased well. .
- Any coop or run shall not be permitted to be located on any part of a drainage or access easement.

6. That Section 6.0 **General Provisions** of Comprehensive Zoning By-law 50-12 be amended by deleting the phrase within Section 6.12[d] “...and shall not exceed 50% of the gross floor area of the primary dwelling unit, unless it is located in the basement of the primary dwelling in which it can occupy up to the entire gross floor area of the basement.” and replacing it with “...and shall not exceed 50% of the gross floor area of the primary dwelling unit, or 100 m² whichever is greater, unless it is located in the basement of the primary dwelling in which it can occupy up to the entire gross floor area of the basement.”

7. That Section 6.0 **General Provisions** of Comprehensive Zoning By-law 50-12 be amended by deleting section 6.50[f] in its entirety and replacing it with as follows:

“Open, unenclosed barrier free ramps, lifts, or other accessibility-enabling structures or apparatus for persons with disabilities shall be designed and constructed in conformity with the provisions and regulations of the *Building Code Act*, and may extend or project into any required yard, but may not create a line of sight obstruction or visual obstruction to neighbouring properties.”

8. That Section 6.0 **General Provisions** of Comprehensive Zoning By-law 50-12 be amended by adding Section 6.38.11[j] as follows:

“[j] walkways or hard landscaping (hardscaping) shall not be located closer than 0.5 metres (1.7 feet) to any property boundary and shall not be permitted to obstruct any drainage or access easement.”

9. That Section 6.0 **General Provisions** of Comprehensive Zoning By-law 50-12 be amended by deleting Section 6.43.3 (Municipal Wells) and renumbering subsequent sections accordingly.
10. That Section 6.0 **General Provisions** of Comprehensive Zoning By-law 50-12 be amended by adding the following new section titled “Source Water Protection and Vulnerable Areas” as follows:

6.47 Source Water Protection and Vulnerable Areas

This Section applies to lands within the Wellhead Protection (WHPA) Overlay Zones (WHPA-A, WHPA-B, WHPA-C). The regulations set forth in this Section shall apply to the applicable Overlay Zone and shall be in addition to those regulations set forth in the underlying zone. In the event of a conflict between the provisions of the regulations of the Overlay Zone and the provisions of the underlying zone, the provisions of the Overlay Zone shall prevail.

6.47.1 Within the WHPA-A Overlay Zone, any future non-residential use that is listed below is prohibited where it would be a significant threat to drinking water:

- a) Airports and related facilities
- b) Commercial fertilizer storage facilities.
- c) Gas bar / fuel outlets / fuel storage facilities / gas station
- d) Geothermal installation
- e) Heavy Industrial Use
- f) Outdoor confinement area of farm animal yard
- g) Pesticide storage facilities
- h) Road salt storage facilities
- i) Snow Disposal Facility
- j) Solid waste disposal facility
- k) Storage yard or warehouse, limited to storage of chemicals, liquid fuels and pesticides
- l) Storage facilities for agricultural source material
- m) Storage facilities for non-agricultural source material
- n) Storage for organic solvents
- o) Stormwater management facility
- p) Utility installation, limited to a BESS
- q) Utility installation, limited to sewage treatment, sewage pipes and pumping stations
- r) Waste management and transfer facility

6.47.2 Within the WHPA-A Overlay Zone, any non-residential use that is proposed and has the potential to use or store any dense non-aqueous phase liquids (DNAPLs) shall be prohibited where it would be a significant drinking water threat. Within the WHPA-B and WHPA-C Overlay Zone, the handling and storage of DNAPLs is prohibited in quantities greater than 25L. Retail sales establishments are excluded from this prohibition. Within the WHPA-B and C, Overlay Zone, the handling and storage of DNAPLs in quantities less than 25L must obtain and maintain a Risk Management Plan from the Mississippi-Rideau Source Protection Region’s Risk Management Office. Retail sales establishments are excluded from the requirement to obtain and maintain a Risk Management Plan.

6.47.3 The provisions of this Section shall apply to all lands within the Municipality

of North Grenville.

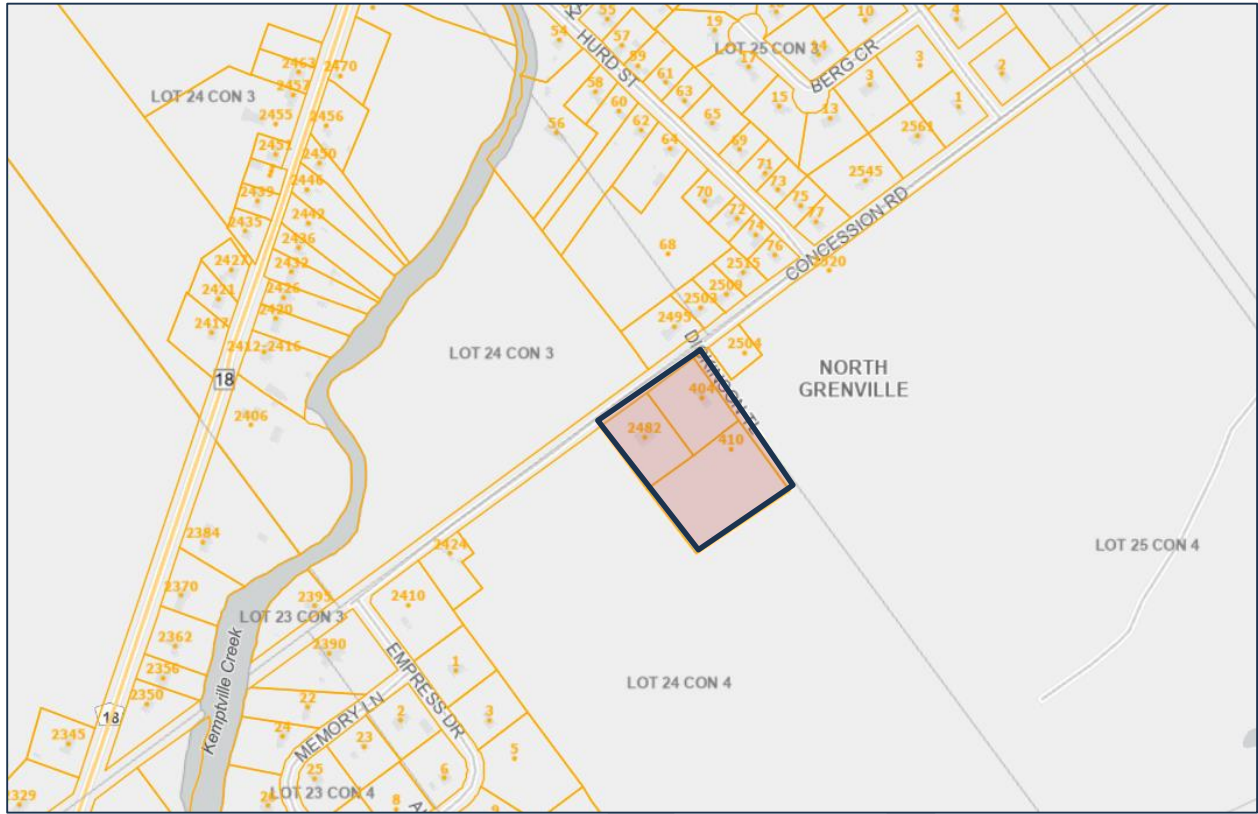
11. That Section 6.0 **General Provisions** of Comprehensive Zoning By-law 50-12 be amended by re-numbering Section 6.47 – Swimming Pools – Privately Owned Outdoor to Section 6.48.
12. That Section 13 of Comprehensive Zoning By-law 50-12 be amended by deleting the R1 zone title “R1 - Residential First Density Zone” and replacing it with “R2A - Residential Low Density Zone A”. And further, by deleting and replacing all references to “residential first density zone (R1)” within the By-law and replacing with “Residential low density Zone A (R2A)”. And further, by deleting and replacing all references to “R1” and replacing with “R2A”.
13. That Section 13 of Comprehensive Zoning By-law 50-12 be amended by deleting the R2 zone title “residential second density zone” and replacing it with “R2B - Residential Low Density Zone B”. And further, by deleting and replacing all references to “residential second density zone (R2)” within the By-law and replacing with “Residential low density Zone B (R2B)”. And further, by deleting and replacing all references to “R2” and replacing with “R2B”.
14. That Section 13.4.1[II] of Comprehensive Zoning By-law 50-12 be amended by adding the following new clause: “Notwithstanding Section 6.50[a][iv] (encroachments) on the lands zoned R1-37, porches, not exceeding one storey in height, may project into the required front or exterior side yard, not more than 2.5m, including eaves and cornices, but may not extend into any sight triangle.”
15. That Section 15.4.1[cc] of Comprehensive Zoning By-law 50-12 be amended by adding the following phrase: “on the lands zoned R3-29, notwithstanding Section 6.39.9[d][i], the minimum required setback for a parking lot from a property boundary shall be 0m.”
16. That Section 16.4.1[u] of Comprehensive Zoning By-law 50-12 be amended by deleting “5.67 m” following subsection a[iii] and replacing it with “5.5 m”.
17. That the following zone categories of Comprehensive Zoning By-law 50-12 be amended by adding “buildings, structures and uses accessory to a permitted use” as an additional permitted use:
 - SAK-1
 - A1-9
 - RU-32, RU-42, RU-53
 - R1-19, R1-33, R1-45
 - R2-1, R2-6
 - R3-1, R3-5,
 - R3-9, R3-22
 - R4-11
 - C1-11
 - C2-1, C2-4, C2-5
 - C3-1, C3-2, C3-3, C3-4-h, C3-5, C3-6, C3-12, C3-19, C3-22, C3-23, C3-27, C3-28, C3-33
 - C4-5
 - C5-1
 - C7-1, C7-2, C7-3, C7-4

- M-2, M-3
- MXP-4
- MXQ-2, MXQ-3, MXQ-4
- FEP-1, 2, 4, 5, 6, 7, 9, 10, 11 and 13

Schedule Changes

18. That Schedule 'A4', as amended, be further amended by re-zoning existing residential lands within the Dickinson Trail / Concession Road cluster from Institutional (I) to Residential – First Density (R1) or Residential – Low Density A (R2A) as depicted in Schedule "A" to this By-law.
19. That this by-law shall take effect on the date of passing subject to the provisions of the *Planning Act* R.S.O., 1990, as amended.
20. The Clerk of the Municipality of North Grenville is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatical, semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.

PASSED AND ENACTED
THIS DAY OF 2025



Lands to be re-zoned from Institutional (I) to Residential – First Density (R1) or Residential Low Density A (R2A).

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