



ARNPRIOR

The Corporation of the Town of Arnprior Notice of Public Meeting - Zoning Bylaw Amendment

Take Notice that pursuant to the requirements of Section 34(10.7) of the Planning Act, the Corporation of the Town of Arnprior is considering a housekeeping amendment to the Comprehensive Zoning By-law No. 6875-18, as amended.

And Further, Take Notice that as a result of the COVID-19 Pandemic the Corporation of the Town of Arnprior will hold an Electronic Public Meeting on **Monday, April 26th, 2021 at 6:30 p.m.**, to consider the proposed amendments to Comprehensive Zoning By-law No. 6875-18. The amendment has been prepared in accordance with the provisions of Section 34 of the Planning Act.

This will be an electronic public meeting where there will be no physical in-person attendance due to COVID-19. There will be opportunities provided to watch the meeting live on the [Town's YouTube channel](#), as well as provide input electronically. You are strongly encouraged to submit any comments, concerns or support of the application in writing, prior to the Public Meeting, so they can be considered by Council prior to a decision being made on the application. Instructions on how to dial in and/or connect the electronic public meeting are available on the Town's website, on the same page as the [Council Agenda Package](#). Alternatively, you may contact the Clerk's office at 613-623-4231 ext. 1818 or at kzamojski@arnprior.ca requesting information on how to access.

Purpose, Effect & Location of Zoning By-Law Amendment

The purpose and effect of the amendment is to correct errors, replace terms, and add definitions and provisions to improve consistency and clarity. The following are proposed:

1. Establish definition for sight triangle and appropriate provisions;
 - Definition: Sight Triangle means the triangular space on a lot formed by two intersecting street lines and a line drawn from a point in one street line across such lot to a point in the other street line, each such point being 9.0 meters from the point of intersection of the street lines (measured along the street lines). Where two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the tangents to the street.
 - Provisions: Within any area defined as a sight triangle, the following uses shall be prohibited:
 - (i) a building, structure or use which would obstruct the vision of drivers of motor vehicles;
 - (ii) a fence, tree, hedge, bush or other vegetation, other than agricultural crops, the top of which exceeds 1.0 meters in height above the elevation of the street;
 - (iii) any portion of a delivery space, loading space or parking space;
 - (iv) a berm or other ground service which exceeds the elevation of the street by more than 0.6 meters.

The provisions of this clause shall not apply at any intersection controlled by traffic signal lights. The provisions of this section shall not apply to intersections involving a Provincial highway, the requirements of the

Ministry of Transportation shall apply.

2. Amend Section 4.1 e) "Accessory Buildings, Structures and Uses" to set rear yard setback to 1.2 meters as per previous by-law.
3. Amend Section 6.4.1 "Accessory Buildings and Structures in Residential Zones" by adding d) Minimum setback between accessory buildings and main use building shall be 1.2 meters.
4. Amend Section 6.4.3 "Driveways" to clarify that maximum width of the driveway shall apply per unit.
5. Amend Section 4.11 c) "Prohibited Uses, Structures and Objects" to clarify that tarpaulin structures are prohibited in all zones except the Employment Zone.
6. Add provisions for fences located in front yard and exterior yard setback;
 - Definition: Fence means a structure or partition made of wood, metal or other substance that is constructed for any purpose, such as marking the boundary of a property, enclosing a property, providing privacy, preventing access by people or animals, or dividing a property into sections, and includes every door, gate and other closure that forms part of a fence.
 - Provisions: No fence shall be constructed at a height greater than 1.8 meters in the front or exterior side yard on a lot in a residential zone.
 - No fence shall be located any closer than 2.5 meters to the front or exterior side lot line in a residential zone.
 - No person shall erect a fence or privacy screen unless it is; constructed of materials specifically designed or commonly used for fencing purposes and is in good repair, including being vertical, stable and structurally sound.
7. List Group Home and Shopping Centre as permitted uses within appropriate zones;
 - Group Home permitted use in: Residential One, Residential Two, Residential Three, Residential Four, Downtown – Commercial/Residential, Mixed Use – Residential/Commercial, and Institutional.
 - Shopping Centre permitted use in: Downtown – Commercial/Residential, Mixed Use – Residential/Commercial, Mixed Use – Commercial/Employment.
8. Amend R1 provisions to set maximum height standard to 9.0 meters.
9. Amend "Other Information" in zone provisions table in Section 7.5 "D-CR" to refer to correct outdoor display and planting strip requirements;
10. Amend definition of airport hangar to prohibit services to private hangars;
11. Amend Section 1.8 "Penalties" in consultation with By-law Enforcement to include offences subject to Provincial Offences Act and applicable fines.
 - Every person who contravenes this By-law, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable:

- (a) On a first conviction to a fine not more than \$25, 000; and
- (b) On a subsequent conviction to a fine of not more than \$10,000 for each day or part thereof which the contravention has continued after the day on which the person was first convicted.

- Where a corporation is convicted, the maximum penalty that may be imposed is:

- (a) On a first conviction a fine not more than \$50,000;
- (b) On a subsequent conviction a fine not more than \$25,000 for each day or part thereof which the contravention has continued after the day on which the corporation was first convicted.

12. Amend Section 5.8 “Drive-Through Service Facilities” to expand list permitted in the Table 5.8 to include: Commercial and Institutional Uses – Minimum Required Ingress Spaces – 4; Minimum Required Egress Spaces – N/A.

13. Amend Section 5.5 (g) Accessible Parking Space Requirements to a width of 2.75 meters.

14. Amend Section 6.4.2 to clarify that within a front or exterior side yard, a parking area is not permitted.

15. Amend the By-law to include the definition of a brewery and tasting room with the appropriate provisions.

- Brewery means establishment where alcohol is produced and may include storage, display, processing, tasting and retail, administrative facilities, but shall not include a restaurant or banquet hall. This definition shall also include a cidery or distillery.
- Tasting Room means premises where food and beverage are offered for consumption by the public under license from the Alcohol and Gaming Commission of Ontario and are secondary and accessory to a brewery.
- General Provisions for Mixed Use Zones:
 - A brewery in the Downtown – Commercial/Residential zone shall have an accessory tasting room.
 - Notwithstanding the provisions in Section (above), a brewery shall be permitted in the Downtown – Commercial/Residential Zone as an accessory use without the requirement for a tasting room.
- General Provisions for Employment Zone:
 - Where brewery is a permitted use, a tasting room shall be permitted provided such use is secondary and accessory to the brewery and such use does not occupy more than the lesser of 75m² or 25% of the total brewery floor area (excluding below ground floor area).

16. Adding a new section to Section 4.0 “General Provisions” to address “one lot for zoning purposes” allowing lots under the same ownership with shared elements to be considered one lot for setback and zone provision purposes.

- Provisions: A group of occupancies located in a Downtown – Commercial/Residential, Mixed Use – Residential/Commercial, Mixed Use – Commercial/Employment, Institutional, or Employment Zone that:
 - Are designed, developed and managed, including site access and infrastructure servicing, as a unit whether by a single owner or a group of owners or tenants acting in collaboration;
 - Are made up of entirely of uses permitted or lawfully non-conforming on the site, and has a common parking lot or parking garage or a combination thereof.
 - Have entered into an agreement, satisfactory to the municipality, for the joint use and maintenance of the lot.

17. Amend Section 6.4.4 b) Parking Spaces in Private Garages, to reduce the required width measured from inside walls for a garage intended to occupy a single motor vehicle from 3.2 meters to 3.0 meters.

Re-zone the following lands to reflect previously approved zoning that was erroneously transferred to the new By-law:

1. 103/105 Thomas Street – Amend zoning from R2 to R1 to permit semi-detached dwelling as previously approved;
2. Dan Street/Division Street – Amend zoning from FD to R4 to recognize zoning approved by the Ontario Municipal Board;
3. 30 Daniel Street South – Amend site specific zoning to clarify semi-detached dwelling as a permitted use in addition to all other uses in D-CR zone. Maintain site specific provisions for semi-detached dwellings;
4. 126 Vancourtland Street N – Amend zoning from FD to R1 to reflect lot size and use; and
5. 63 Russell Street North – Amend zoning from I to R2 to reflect residential uses.

In addition, the following general amendments will be made:

- Revise the format of Tables throughout the By-law to ensure consistency and clarity.
- Consolidate approved amendments to the Bylaw and update Schedule “A” accordingly.
- Format the by-law in accordance with the Accessibility for Ontarians with Disabilities Act (AODA).

Subject Lands: The amendment applies to all lands in the Town of Arnprior.

More Information: Copies of the proposed amendment, material provided under Section 34 (10.1) of the Planning Act and any additional information relating to the proposed Zoning By-law Amendment, are available for inspection by contacting the Planning office at 613-623-4231 ext. 1816 during regular office hours or by emailing mrueckwald@arnprior.ca. Please contact the offices before attending to understand COVID-19 restrictions in place.

Any person may participate in the public meeting and/or make written or verbal representation either in support of or in opposition to the amendment.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Arnprior to the Local Planning Appeal Tribunal (LPAT), but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Arnprior before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Arnprior before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note the following changes to the Planning Act and its Regulations:

If you wish to be notified of the decision of Town of Arnprior on the proposed zoning by-law amendment, you must make a written request to Town of Arnprior c/o Maureen Spratt, Town Clerk at mspratt@arnprior.ca or through written mail to 105 Elgin Street West, Arnprior, ON K7S 0A8.

If you are receiving this notice because you are the owner of property in the area of the amendment that contains seven or more residential units, you must also post this notice in a location that is visible to all of the residents of your property.

Privacy Disclosure: As one of the purposes of the Planning Act is to provide for planning processes that are open and accessible, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record. The Town to such persons, will disclosed/make this information available as the Town deems appropriate, including anyone requesting such information. Please note that by submitting any of this information, you are providing the Town with your consent to use and disclose this information as part of the planning process.

Dated at the Town of Arnprior this 25th day of March, 2021.