

Region of Queens Municipality

SUMMARY OF CHANGES

2022.04.26 Draft Documents

This document summarizes the changes between the February, 2022 drafts of the Municipal Planning Strategy and Land Use Bylaw and the drafts released in April, 2022. Additions are in **bold**, deletions in ~~strikeout~~.

MUNICIPAL PLANNING STRATEGY

- Updated cover
- “Policy 4-49: Council shall, through the Land Use Bylaw, permit crop-based agricultural activities and supportive activities in all rural and hamlet zones except the Lakeshore Residential Zone **and Lakeshore Limited Development Zone.**”

LAND USE BYLAW

- Updated cover
- Change the proposed zoning of properties identified as PID#'s 70162862 and 70162896 to Resort (Re).
- Change the proposed zoning of properties identified as PID#'s 70133475 and 70126552 to Inland Rural (R5).
- **5.2.1(b)** “Fences that do not exceed ~~1.8~~ **1.9** metres in height except for a fence enclosing a swimming pool, which is regulated by Section 6.30.”
- **6.10.1** “Fences greater than ~~1.8~~ **1.9** metres in height shall be considered a structure and, notwithstanding zone requirements, shall be set back from property lines a minimum of half the height of the fence.”
- **6.33.1(b)** “Where a lot abuts a marine shoreline, as identified on Schedule ‘B’, no development shall be permitted within 30 horizontal metres of the top of bank. **For the purposes of this clause, where no top of bank is identifiable within 30 horizontal metres of the ordinary high water mark of the marine shoreline, the ordinary high water mark of the marine shoreline shall be considered the top of bank.**”

- 6.33.3(h) “Safety fences that do not exceed a height of ~~1.8~~ **1.9** metres.”
- 6.33.4 “Notwithstanding Subsections 6.33.1 and 6.33.2 where the size and configuration of a lot created prior to July 29th, 2009 is such that no main building could be located on the lot, ~~the zone minimum setbacks and watercourse buffer shall be reduced in such a manner as to allow the greatest possible separation distance from a watercourse, provided all other requirements of this Bylaw are met.~~ **the Development Officer may reduce the zone standards for minimum setbacks to the extent necessary to accommodate a main building not exceeding a footprint of 100 square metres, provided:**
 - (a) **the watercourse or shoreline buffer has already been reduced to the maximum amount possible through the use of Section 6.34; and**
 - (b) **all other requirements of this Bylaw are met.”**
- 6.34.1 “Notwithstanding Subsections 6.33.1 and 6.33.2, the Development Officer may issue a permit for a reduced watercourse or shoreline buffer subject to a detailed study, including a site plan, prepared by a qualified person at the applicant’s cost that clearly demonstrates:
 - (a) the proposed development is 2.5 metres in elevation above the ordinary high water mark of the watercourse **and meets the minimum coastal elevation if applicable, as set out in Section 6.5;**
 - (b) the proposed development is set back a minimum **of 15.24 metres from the top of bank for shoreline development, or 7.62 metres of inland watercourses** ~~or top of bank~~, as applicable;
 - (c) the reduction of the buffer area does not increase the hazard posed by shoreline erosion; and
 - (d) the land being developed is not subject to seasonal flooding.
- 7.8.1 “Nothing in this Bylaw shall prevent the keeping of a total of ~~5~~ **10** or fewer fowl and/or rabbits on a lot, and no development permit is required, subject to the following provisions:
 - (a) where a rooster is kept, the use ~~shall be~~ **is** considered a household livestock use, ~~and shall require a development permit as a household livestock operation, as provided for in~~ **which is regulated by** Section 7.10;
 - (b) fowl and rabbits shall be ~~kept within an enclosure and shall~~ **confined to the lot and** not be permitted to run at large;
 - (c) coops shall meet zone requirements for accessory buildings; and

- (d) the slaughtering of fowl and rabbits is prohibited in the Lower Density Residential (RL) Zone, General Residential (RG) Zone, Multiple Unit (RM) Zone, Residential Commercial (RC) Zone, and Mixed-use (CM) Zone.”
- **7.13.1 “For greater clarity, recreational vehicles parked for the purposes of storage shall not be subject to the requirements of this section.”**
- Added “household livestock” to the list of uses permitted in the General Residential (RG) Zone
- Added “forestry uses” to the list of uses permitted in the Business Park (MB) Zone and Heavy Industrial (MH) Zone
- **9.5.15** “In the Downtown Commercial (CD) Zone the provisions of Subsections 9.5.13 and 9.5.14 shall be waived and all facial and projecting wall signs shall conform to the following requirements:
 - (a) either the top or bottom of the sign structure shall be aligned with a horizontal element in the building’s facade;~~and~~
 - (b) a maximum of two typefaces and three sizes of type are permitted on a sign.”
- “CAMPGROUND means the use of land, or part thereof, for providing an overnight camping experience in tents, yurts, bunkies, travel trailers, recreational vehicles, campers, and similar structures and/or vehicles, where the number of camping sites and ~~recreational vehicle parking sites~~ **number of recreational vehicles parked for the purposes of providing accommodations** (combined) exceeds two. For greater clarity, and without limiting the generality of the foregoing, uses accessory to a campground may include convenience stores, laundries, take-out restaurants, recreational facilities, halls, and management offices provided such uses are for the exclusive use of campground patrons.”
- “STRUCTURE means anything that is erected, built, or constructed of parts joined together or any such erection fixed to or supported by the soil or by any other structure, and includes a building, but shall exclude fences less than ~~1.8~~ **1.9** metres in height.”