

## Summary of Draft Changes

June 26, 2023 Public Draft

- Minor tweaks and corrections throughout
- Renamed "Community (CTY) Zone" to "Service and Facilities (S) Zone"
- Added decks and patios to the list of elements required on a site plan [s5.5]
- Increased the minimum lot frontage for subdivision in the Core Zone to 61 metres [ss6.1.2]
- Removed s6.2, Subdivision for Existing Buildings
- Removed mention of Lobster Lane from s6.5 (now s6.4) and from the zoning map
- Added combined limit on commercial floor areas for commercial uses and cultural uses on a lot [ss7.4.4]
- Tweaked provisions for home-based businesses to allow them in accessory buildings in the Fishing Industry Zone if there is an existing dwelling in that zone on the lot [s7.8(f)].
- Added clarity that accessory buildings used for home-based businesses must be enclosed and must meet architectural requirements [s7.8(j)]
- Increased the maximum deck size from 75 square metres to 100 square metres in the Core Zone [ss8.12.1]
- Included patios in maximum deck size [ss8.12.1]
- Increased minimum setback for decks and patios from 0.5 metres to 1.0 metres [ss8.12.2]
- Tweaked wording of signage provisions to close loophole that would allow real estate signs in conservation area [ss9.1.1(d)]
- Corrected notification period for Public Hearing from 14 days to 21 days, per the Act [ss10.6.1(a) and (b)]
- Added a specific criterion to guide the Commission in amendments to Core Zoning for "successful" home-based businesses [ss10.7.1(i)]
- Tweaked definition of "commercial floor area" for outdoor areas so that it only applies to actual seating areas.
- Removed "art gallery" from definition of "cultural facilities" since it is already defined under "gallery"
- Tweaked the definition of "gallery" to allow for display of art and craft that is for sale, but not include on-site sales

- Added a definition for “utility room”
- Updated the zoning map to:
  - Remove the Core Zone north of the VIC (except on 48 Peggy’s Point Road, which has existing commercial zoning)
  - Refine the Core Zone along the gravel pathway known as Lobster Lane to have a consistent depth of 15 metres and to include all properties touching the pathway (excepting the public washrooms).
  - Place the DeGarthe garage in the Service and Facilities Zone