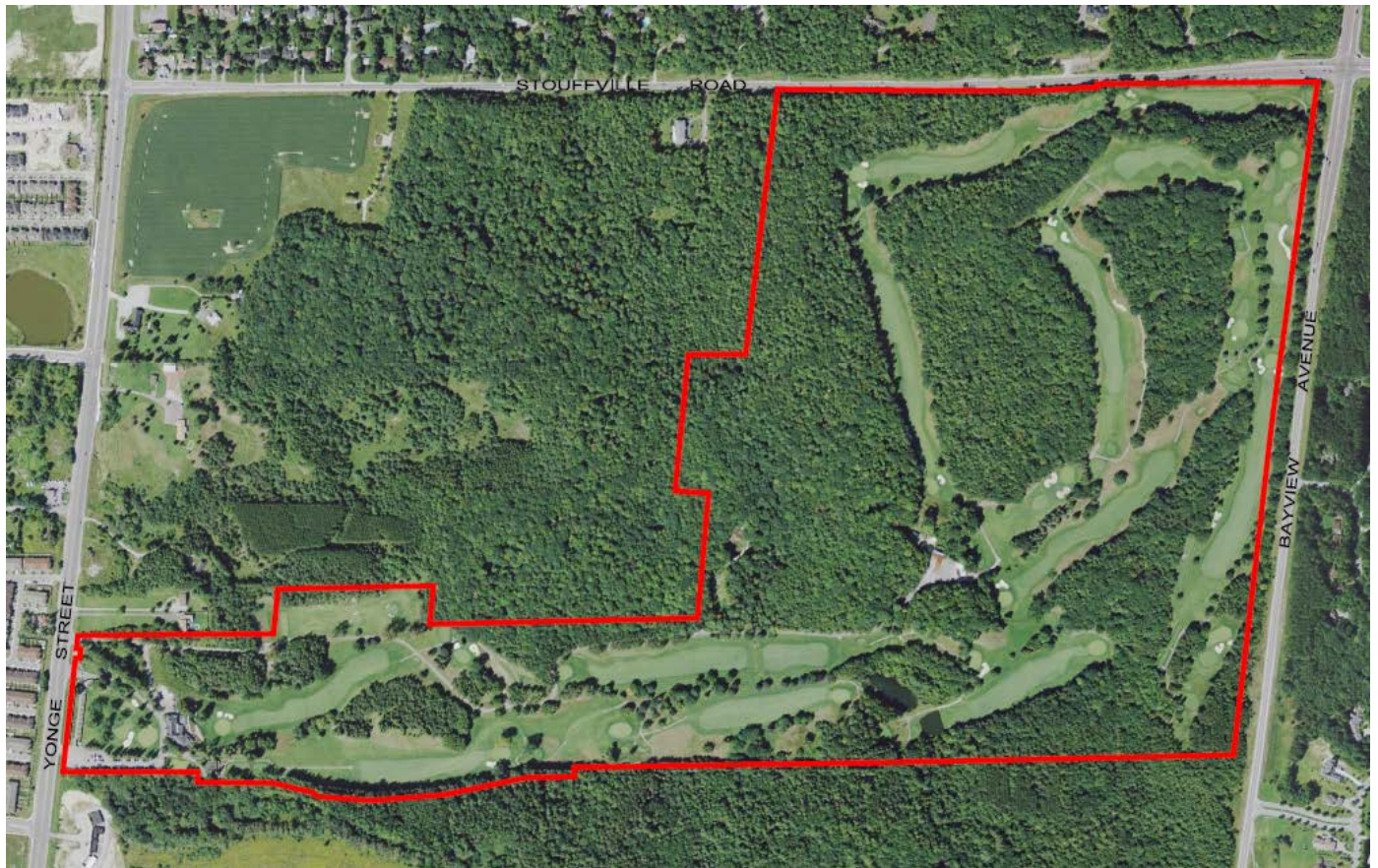
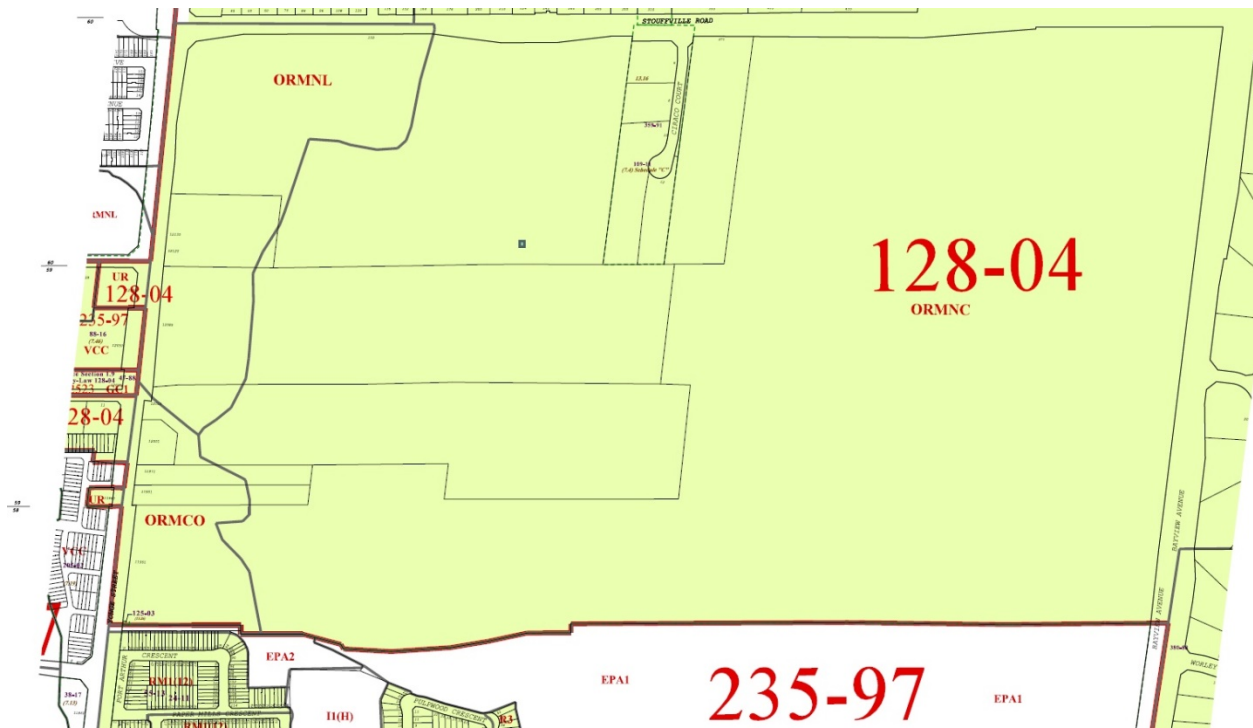


- Correspondence from Evans Planning dated February 25, 2025



Existing Zoning in By-law 128-04



ORMCO Zone Permitted Uses:

- Existing buildings, structures and uses including, but not limited to, existing institutional uses (1)
- Agriculture (2)
- Single Detached Dwellings (3)
- Agricultural Related Uses
- Conservation projects and flood and erosion control projects
- Fish, wildlife and forest management
- Home Businesses, Home Industry, Bed and Breakfast Establishments (4)
- Low intensity recreational uses
- Public Park
- Uses Accessory to the above permitted uses
- * Golf Course not permitted

ORMNC Zone Permitted Uses:

- Existing buildings, structures and uses (1)
- Agricultural Uses (2)
- Single Detached Dwellings (3)
- Conservation projects and flood and erosion control projects
- Agricultural Related Uses
- Fish, wildlife and forest management
- Public Park
- Uses Accessory to the above permitted uses.

Proposed Provision in Draft By-law:

3.1.6 Non-Conforming Uses

(1) No lands shall be used and no **building** or **structure** shall be used except in conformity with the provisions of this By-law unless such use existed before the date of passing of this By-law and provided that it has continued and continues to be used for such purpose, and that such use, when established, was not contrary to any existing By-law in force at that time.

(2) Any **non-conforming use** of land, **building** or **structure** which is discontinued or unused for an interval of more than sixty (60) days shall not be resumed nor shall any **non-conforming use** be changed to any other **non-conforming use**.

(3) Any **building** or **structure** containing a **non-conforming use** which is damaged or destroyed to the extent of more than fifty percent (50%) of the exterior walls are damaged or destroyed, shall not be restored, reconstructed, or used except in conformity with the requirements of this By-law for the **zone** in which it is located.

Suggestion:

Wording to allow replacement structures on existing footprint. Expansion not permitted without Planning Act approval.

Proposed Provision in Draft By-law

1.12.3 Previous Decisions for Permission Under Section 45(2) of the Planning Act or to Extend Legal Non-Conforming Uses

Where the Committee of Adjustment of the **City**, the Ontario Municipal Board or the Ontario Land Tribunal has, **between January 1, 2015 and the day before the day that this By-law is passed by the Council of the City**, made a decision in accordance with Sections 45(2)(a) or (b) of the **Planning Act**, permitting a **use** that was a legal **non-conforming use** under any zoning by-law in force and effect prior to the date that this By-law was passed by the Council of the City, the provisions of this By-law (as they apply to such use, **building** or **structure**) are modified to the extent necessary to implement the previous decision made before the effective date of this By-law.

Suggestion:

Wording to change date to earlier time.

Official Plan adopted by Council: July 12, 2010

Official Plan partially approved by OMB: April 26, 2012.