

Date	Section	Tracked Changes
6-May-19	Entire Document	Indents: Heading 1 - 1cm; Heading 2 - 1.5cm; Paragraph - 1.27cm
		Reformatted to 1-inch Margins from 2-inches.
		Changes to spelling, grammar & punctuation
		Updated Zone Exceptions Tables with amendments passed since approval of 2018-084.
	p. ix (How to Use this By-law)	Added Zone Exceptions to replace Tables 7.5, 8.6, 9.6, 10.5, 11.5, 12.5, 13.5, 14.5, 15.5, 16.5, 17.5, 18.5. Including the Zone Exceptions in the 'How to Use this By-law' Section seemed more appropriate as it generally describes how to use the Exceptions Tables located throughout the document.
9-May-19	Definitions Section	Deletion of Definition - 'Agricultural Operations, Intensive' as per County Comments for Draft 3 of the ZBL.
10-May-19	Definitions Section	Definition - 'Commercial Greenhouse Operations'
		Definition - 'Mushroom Operations'
	Section 7.3 Permitted Uses	Removed Restricted Rural (RRU) Zoning from text, as well as from the permitted uses and provisions tables, as per County Comments for Draft 3 of the ZBL.
		Adjusted Permitted Uses Table to include more Ag-Related Uses and On-Farm Diversified Uses. These are all listed as permitted uses within the AG and RU Zones, as an effort to encourage more agricultural-related growth throughout the Township and to better align with the County Official Plan, ReColour Grey.
	Definitions Section	Definition - 'Farm Gate Sales'
		Definition - 'Grain Dryer'
		Alteration to 'Auction Sales Facility' to include local produce and livestock auctions.
		Definition - 'Retail Use'
	Table 7.5	Deletion - Merged RRU Exceptions (Table 7.5) into RU Exceptions (Table 7.4)
13-May-19	Entire Document	Removed RRU designation from entire ZBL
	Table 17.2	Increased maximum lot coverage from 30% to 50%, as per comments from County staff that 30% lot coverage may not be sufficient for the Airport (AP) Zone.
		Deleted - Width of Planting Strip adjacent to front lot line - 6m
		Deleted - Width of Planting Strip adjacent to exterior lot line - 6m
		Deleted - Footnote for Maximum Height Permission, as it was repetitive of information shown within Table 17.2.
	p. ix (How to Use this By-law)	Added general directions for the Zone Exception Table to replace directions in Tables 7.5, 8.6, 9.6, 10.5, 11.5, 12.5, 13.5, 14.5, 15.5, 16.5, 17.5, 18.5.
14-May-19	Entire Document	Changed 'Municipality' to 'Township' for consistency throughout the document.
	Section 4.10 g)	Deleted "g)" as it was entirely repetitive of "a)" of the same subsection.
	Definition Section	Added Definition - 'Floor Area, Gross'
17-May-19	Table 8.4	Added Exception - R1-88-2007
22-May-19	Section 2.5	Transition Provisions - Removed three (3) year clause on Minor Variances. Development typically occurs shortly after application approval, and staff does not see justified reasoning to place a three-year clause on Minor Variances.
	Section 8.3	Removed R2 and R3 Zones, Added RM1 Zone to replace these zones.
	Section 10	Removed to include Multiple Residential Zone into the Residential Zone Section. Residential Multiple One (RM1) Zone created to replace R2 and R3 Zones as they reflected similar density requirements.
	Table 8.1	Adjusted R1 and RM1 Permitted Uses to better reflect the density of each specific zone.
	Entire Document	Removed R2 and R3 zone references, replaced throughout text by RM1
	Table 8.2	Added a Table for Full Services in the Residential Section, RM1 Zone is only permitted in fully-serviced areas. Removed RMH from Full Services as it is only available in areas with Partial or Private Services.
	Section 4 (previously 20)	Moved Section 20 - Definitions, to the Section 4. Staff is of the opinion that having definitions at the beginning of the document allows readers to understand and absorb the terminology prior to reading the By-law.
	Entire document	Edited the By-law to ensure new and removed changes to Sections are reflected throughout.
	Section 15	Removed Lakeside (LS) Zone, which refers to all lands underwater. The Township cannot regulate lands under water as our jurisdiction ends at the shore road allowance. As the Township has no administrative powers past the allowance, the Lakeside (LS) Zone is not applicable to the ZBL.
	Section 3.2	Adjusted text referring to lands under water.
	Table 9.6	Added Exceptions for RM1 Zone and prior RM2 Zone into the Residential Section's Zone Exceptions Table.

23-May-19	Table 15.1	Moved 'Existing Municipal or County Landfill Site' from OS1 Zone to the M1 Zone in Table 13.1. The Industrial Waste Disposal (WD) Zone is more applicable to landfill sites than the Open Space One Zoning.
24-May-19	Section 4 - Definitions	Added Definition - Grain Elevator (pulled from Ontario Grains Act) Added Definition - Waste Disposal Site
27-May-19	Section 13.4	Table 13.2 - Minimum Setback from a residential lot in the M1 Zone adjusted to 20 metres (previously 'n/a'). A setback must be established from industrial uses to residential areas. Setback of 20 metres is pulled from By-law 6-2003, Section 21.1.
28-May-19	Section 5.1	Deleted Sections 5.1.4 to 5.1.8. Reformatted Accessory Structures Provisions into Table 5.1, for clarity of requirements for accessory structures. Removed Gazebos section, as it can be included and interpreted as a general accessory structure. The Township does not see the necessity of specific requirements for these structures, as there have been no prior issues. Still included in definitions section, as it is still relevant to the By-law. Reformatted 'Boat Launching Ramps & Marine Railways' as 5.1.4.3, as it should be included as a Shoreline Accessory Structure. Added Footnote to Table 5.1, pulled from By-law 6-2003, Section 4.9.2.
	Section 5.13	Added "Livestock shall not be permitted on Residential lots".
	Section 8.2	Added "Lots in the Rural (RU) designation with a lot area of 0.8 ha or less shall be considered as residential non-farm lots"
	Section 8.4	Added "b) For Setback Requirements for agricultural structures in the AG Zone, see the Required Yard Setbacks of Table 8.2"
		Added "c) For accessory structure provisions for the AG Zone, see Section 5.1 - Table 5.1"
30-May-19	Section 19	Adjusted "Hold Zones" to "Holding Zones" for consistency with the document.
3-Jun-19	Section 4	Deletion of Definitions - 'Belfry', 'Church Spire', 'Inclinor', as these words do not require specified definitions, and are not highly applicable to the By-law.
	Table 6.1	Added Secondary Dwelling Units to parking provisions, with a requirement of 1 parking space per dwelling unit. It is acknowledged that secondary dwelling units can accommodate more than one occupant, however recent changes to the Planning Act specify 1 parking space. Staff note that with previous applications for secondary dwelling units in the Ag and RU Zones, parking has not been an issue.
	Table 5.1	Adjusted Accessory Structure Requirements into a table for AG & RU Zones, and R1, RM1 & RMH Zones.
	Section 5.26	Secondary Dwelling Units - Removed unit permissions for Settlement Areas, as it does not comply with the current Township of Georgian Bluffs Official Plan. It is anticipated that updates to the Official Plan will begin in early 2020 and this provision will be changed accordingly.
	Section 5.32	Storage Containers - adjusted text to better reflect the requirements of each zone. Added provision - containers must be completely clad in conventional building materials, in an effort to eliminate the use of rusty and run-down containers within the Township.
	Section 4	Added Definition - 'building materials, conventional', which includes suggested cladding material for storage containers.
	Table 9.3	Adjusted Partial Services Zone Requirements for Corner Lot Frontage from 'n/a' to 35 metres, for consistency with services in the R1 Zone and By-law 6-2003
	Table 9.4	Adjusted Private Services Zone Requirements for Corner Lot Frontage from 'n/a' to 40 metres, for consistency with services in the R1 Zone and By-law 6-2003
6-Jun-19	Section 4	Replaced new definition for 'Lot Frontage' with the definition from By-law 6-2003, as per comments received from Ron Davidson, Planner - Land Use Planning Consultant Inc.
18-Jun-19	p. xi (How to Use this By-law)	Added 'Section 4 - Definitions' into the <i>How to Use this By-law</i> Section, as it was listed in the description table but not described. Wording added, "Section 4 - Definitions, This section defines many of the words and terms used in the By-law. It is necessary to define words in a Zoning By-law because it is a legal document. These definitions will help provide clarity in the By-law and ensure that the By-law and its intent are applied consistently"
	Section 4	Added Provision at beginning of Section - "For the purposes of this By-law, the definitions and interpretations given in this section shall govern unless the context requires otherwise"

