



**Township of Chatsworth**  
**RR 1, Chatsworth, Ontario, N0H 1G0**  
**Will Moore, CAO / Clerk**                      **Grace Nayler, Treasurer**  
**Telephone 519-794-3232**                      **Fax 519-794-4499**

August 26, 2015

Township of Chatsworth  
R.R. 1  
CHATSWORTH, Ontario  
N0H 1G0

Dear Mayor Pringle and members of Council:

**Re: Draft New “Township of Chatsworth Zoning By-law”**

For the last year or so, staff has been working on a new Zoning By-law for the Township.

The existing Zoning By-law came into effect in 2007 and has been since updated on numerous occasions in order to implement changes to Provincial and County policies and to correct specific errors and oversights.

Despite the constant updates, however, the schedules (i.e. maps) associated with the current Zoning By-law need to be replaced for two reasons: Firstly, due to the scale of these drawings, the specific zoning of many small properties is not legible. Working with these schedules over the last eight years has been very challenging. Secondly, it has been brought to our attention that the ‘EP’ (Environmental Protection) zoning is not accurate on some parcels of lands.

Based on the foregoing, the County Planning Department has assisted the Township in preparing new and improved Zoning schedules that are easy to read and incorporate new ‘EP’ mapping that has recently been supplied by the two Conservation Authorities.

In order to have these new schedules approved, Council could simply replace the old schedules with the new schedules, and keep the existing By-law text. However, it’s less confusing if the current By-law was replaced in its entirety (i.e. text and schedules) with a new document. In this regard, a new draft Zoning By-law has been prepared for Council’s consideration. The draft By-law is currently being reviewed by the various government agencies and a Public Meeting will be held on September 2.

Although the focus of this exercise is to provide new mapping, we are taking advantage of this opportunity to make a few minor changes to the text. The proposed changes are as

follows:

- All references to specific Provincial legislation have been updated;
- Various sections of the current By-law have been rearranged in make the By-law easier to follow.
- Minimum requirements for parking space width, depth and manoeuvring aisles have been added (see Section 5.11 b);
- Provisions for barrier-free parking spaces have been added (see Section 5.11 j);
- A provision has been added explaining that the zoning symbols shown on Schedules 35 and 36 (Massie and Walters Falls respectively) are not actually in effect, but will come into effect should the Province remove these urban centres from the NEC's Development Control. (see Section 5.25);
- The side yard and rear yard provisions for accessory buildings in the various zones have been clarified. The current provisions are confusing and in some cases conflict with the "accessory uses" setbacks contained in Section 5.1 of the current By-law.

I trust this information will be of assistance.

Sincerely,

Ron Davidson, BES, RPP, MCIP