

**TOWNSHIP OF  
CRAMAHE**

**COMPREHENSIVE  
ZONING BY-LAW  
NO. 08-18**



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COMPREHENSIVE ZONING BY-LAW**

**THE CORPORATION OF THE  
TOWNSHIP OF CRAMAHE**

**BY-LAW NO. 08-18**

**BEING A BY-LAW** to regulate the use of land and the character, location and use of buildings and structures in the Township of Cramahe.

**WHEREAS** authority is granted under the *Planning Act*, R.S.O. 1990, as amended to pass this By-law;

**AND WHEREAS** the Council of the Corporation of the Township of Cramahe considers it desirable to repeal By-law No. 99-26 of the Township of Cramahe and By-law No. 94-05 of the former Village of Colborne in their entirety, together with all amendments thereto;

**AND WHEREAS** the Council of the Corporation of the Township of Cramahe further deems it necessary in the public interest to regulate the use of land in the Township;

**NOW THEREFORE** the Council of the Corporation of the Township of Cramahe hereby repeals By-law No. 99-26 in its entirety, together with all amendments thereto, and also hereby repeals By-law No. 94-05 in its entirety, together with all amendments thereto, and passes By-law No. 08-18 as set out herein.

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## **SECTION 1 – BY-LAW INTERPRETATION AND ADMINISTRATION**

### **1.1 TITLE OF BY-LAW**

This By-law may be cited as "The Township of Cramahe Comprehensive Zoning By-law".

### **1.2 SCOPE**

The provisions of this By-law shall apply to all lands within the limits of the Corporation of the Township of Cramahe.

### **1.3 APPLICATION CONFORMITY**

Except as provided by the *Planning Act*, R.S.O. 1990, as amended, no building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged within the limits of the Municipality as now hereafter legally constituted except in conformity with this By-law.

No lands shall be severed from any existing lot if the effect of such action is to cause the original, adjoining, remaining or new building, structure or lot to be in contravention of this By-law.

Nothing in this By-law shall prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this By-law, so long as it continues to be used for that purpose.

### **1.4 MINIMUM AND MAXIMUM REQUIREMENTS**

In their interpretation and application, the provisions of this By-law are held to be the minimum and maximum requirements adopted for the promotion of public health and safety, land use compatibility and general welfare.

### **1.5 INTERPRETATION**

Unless the contrary intention appears in this By-law, words importing the singular number or the masculine gender only, include more persons, parties or things of the same kind than one, and females as well as males, and the converse. Words used in the present tense include the future, and the word "shall" is mandatory and not directory.

"Illustrations" and "Notes" contained in this document are provided for information and convenience, and do not form part of this By-law.

## **1.6 COMMITTEE OF ADJUSTMENT**

Where the uses of land, buildings or structures permitted in the By-law are defined in general terms, the Committee of Adjustment may permit the use of any land, buildings or structures for any purpose that, in the opinion of the Committee, conforms to the uses permitted in this By-law.

## **1.7 ZONING ADMINISTRATION**

This By-law shall be administered and enforced by the By-law Enforcement Officer, as appointed by Council.

## **1.8 BUILDING PERMITS**

Notwithstanding the provisions of the Ontario Building Code or the Corporation's Building By-law or any other By-law of the Corporation, no building permit shall be issued where the proposed building, structure, or use would be in violation of any of the provisions of this By-law.

## **1.9 INSPECTION**

### **(a) Conditions of Entry:**

Subject to clause (b) of this subsection, the By-law Enforcement Officer, Chief Building Official, or any other authorized officer or employee of the Corporation, is hereby authorized to enter, at all reasonable hours, upon any property or premises for the purpose of carrying out his duties under this By-law;

### **(b) Restrictions for Entry of Dwelling:**

Notwithstanding any provision of clause (a) of this subsection to the contrary, no officer or employee of the Corporation shall enter any room or place being used as a dwelling or part thereof without the consent of the occupant except under the authority of a search warrant issued pursuant to the *Provincial Offences Act*.

## **1.10 APPLICATION OF OTHER STATUTES AND BY-LAWS**

Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of the *Ontario Building Code Act* or of any By-law of the Township of Cramahe in force from time to time, or the obligation to obtain any license, permit, authority or approval required under any By-law of the Township of Cramahe.

## **1.11 VALIDITY**

If any section, clause or provision of this By-law, including anything contained in the Zone Schedules attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses or provisions thereof shall have been declared to be valid.

## **1.12 LITIGATION**

This By-law does not affect the rights of any party in any action, litigation or other proceeding pending on the date of the final passage thereof, except to the extent to be determined in the final adjudication of such action, litigation or other proceedings.

## **1.13 APPLICATION FOR BUILDING PERMITS**

In addition to the requirements of the Building By-law, every application for a building permit shall be accompanied by a plan in duplicate, drawn to scale and showing the following:

- (a) The true shape and dimension of the lot to be used or upon which it is proposed to erect any building or structure;
- (b) The proposed location, height and dimensions of any building, structure or use proposed for such lot;
- (c) Proposed location and dimensions of any yards, setbacks, landscaping, off-street parking spaces or off-street loading facilities required by this By-law;
- (d) The location of all existing buildings or structures on the lot; and
- (e) A statement signed by the owner or his agent duly authorized thereunto in

writing, filed with the building inspector, disclosing the current and intended use of each building and structure or part thereof, the sanitary facilities available and all information necessary to determine whether or not such proposed or existing buildings structure or use conforms to the requirements of the By-law.

#### **1.14 METRIC VALUES AND IMPERIAL CONVERSIONS**

This By-law has been prepared in metric with imperial conversion (rounded) provided for information only. The metric value shall be utilized for any specific provision or regulation contained in this By-law or as it may relate to another provision or regulation contained in this By-law.

**SECTION 2- ZONE CLASSIFICATION**

**2.1 ZONES**

For the purposes of this By-law, the whole of the Township of Cramahe is divided into various zones as named and described in the following sections, the boundaries of which are shown on Schedule “A” (which is comprised of Maps 1 to 27) and Schedules “A-1”, “A-2”, “A-3”, “A-4”, “A-5”, and “A-6”, all which are attached to and form part of this By-law.

**2.2 ZONE CLASSIFICATION**

For the purposes of this By-law, reference may be made to individual zones or categories of zones as set out below:

<b><i>Rural/Agricultural Zones</i></b>	<b><i>Zone Symbol</i></b>
Rural Zone	RU
Agricultural Zone	A
<b><i>Residential Zones</i></b>	
Rural Residential Zone	RR
Residential 1 Zone	R1
Residential 2 Zone	R2
Residential 3 Zone	R3
Estate Residential Zone	ER
Shoreline Residential Zone	SR
Limited Service Residential Zone	LSR
<b><i>Commercial Zones</i></b>	
General Commercial Zone	GC
Village Commercial Zone	VC
Recreation Commercial Zone	RC
<b><i>Industrial Zones</i></b>	
General Industrial Zone	MG
Extractive Industrial Zone	ME
Waste Disposal Industrial Zone	MD
<b><i>Community/Open Space Zones</i></b>	
Community Facility Zone	CF

Open Space Zone	OS
Development Zone	D

***Environmental Zones***

Environmental Conservation Zone	EC
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***Oak Ridges Moraine Zones***

Oak Ridges Moraine Environmental Zone	ORME
Oak Ridges Moraine Environmental Plan Review Zone	ORMEPR
Oak Ridges Moraine Core Zone	ORMC
Oak Ridges Moraine Linkage Zone	ORML
Oak Ridges Moraine Countryside Zone	ORMCO
Oak Ridges Moraine Mineral Extractive Zone	ORMME

**2.3 ZONE SYMBOLS**

The Symbols listed in Section 2.2 may be used to refer to buildings and structures, the use of lots, buildings and structures permitted by this By-law in the said zones, and whenever in this By-law the word "zone" is used, preceded by any of the said symbols, such reference shall mean any area within the Corporation within the scope of this By-law, delineated on a Schedule and designated thereon by the said symbol.

**2.4 INTERPRETATION OF ZONE SCHEDULES**

For the purpose of this By-law all land within the Township of Cramahe is hereby divided into use zones as set out in Section 2.2 and Schedules "A" and "A-1" to "A-6", inclusive, and the zone boundaries are:

- (a) The centreline of any road, right-of-way or watercourse or a part of any waterbody; or,
- (b) The lot line as indicated on a registered plan of subdivision, or a Township survey plan; except that,
- (c) In the absence of either of the above, the zone boundary is the distance as scaled from the Zone Schedule.
- (d) Notwithstanding the above, the boundary of the Oak Ridges Moraine Conservation Plan Area shall be scaled from the attached Schedules.

## **2.5 ROAD ALLOWANCES AND RIGHTS-OF-WAY**

A road allowance, utility transmission right-of-way or watercourse is, unless otherwise indicated, included within the zone of the adjoining property on either side thereof, and where such road allowance, right-of-way or watercourse serves as a boundary between two or more different zones, a line midway in such road allowance, right-of-way or watercourse and extending in the general direction of the long division thereof is considered the boundary between zones, unless specifically indicated otherwise.

## **2.6 ROAD AND RIGHT-OF-WAY CLOSINGS**

In the event a dedicated road or right-of-way shown on the map is closed, the property formerly in said road or right-of-way shall be included within the zone of the adjoining property on either side of the said closed road or right-of-way and the zone boundary shall be the former centre line of said road or right-of-way.

## **2.7 SPECIAL ZONES AND PROVISIONS**

Where the zone symbol shown on certain lands on a Schedule is followed by a dash and a number, for example, "RU-1", then special provisions apply to such lands. Lands zoned in this manner shall be subject to all of the provisions of the By-law except as otherwise provided by the special provisions of the special zone.

## SECTION 3 - DEFINITIONS

PART 3A of this Section contains terms and definitions which shall apply throughout the defined area of this By-law. PART 3B of this Section contains additional terms and definitions which shall also apply within the area designated "Oak Ridges Moraine Conservation Plan Area" on the Maps comprising Schedules A-22, A-23 and A-24. Where there is any conflict between the definitions in Part 3B and those in Part 3A, as they apply to the area designated "Oak Ridges Moraine Conservation Plan Area" on the Maps comprising a part of this By-law, the definitions in Part 3B shall prevail.

### PART 3A - GENERAL

For the purpose of this By-law, the definitions and interpretations provided in this section shall govern unless the context indicates otherwise.

- 3.1 ABATTOIR** means a slaughter-house designed for the purpose of killing animals, skinning, dressing and cutting up of carcasses, wrapping for sale for human consumption with cooler and freezer storage, and may include indoor confinement of animals while awaiting slaughter, but shall not include the manufacturing of meat by-products or any process related to rendering plants such as the manufacture of tallow, grease, glue, fertilizer, or any other inedible product. An abattoir may include the retail and wholesale sale of products processed on the site.
- 3.2 ACCESSORY BUILDING OR STRUCTURE** means a detached building or structure that is not used for human habitation and the use of which is customarily incidental and subordinate to a principal use, building or structure and located on the same lot therewith.
- 3.3 ACCESSORY USE** means a use customarily incidental and subordinate to, and exclusively devoted to the main use of the lot, building or structure and located on the same lot as such main use.
- 3.4 AGGREGATE** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act*.
- 3.5 AGGREGATE PROCESSING PLANT** means equipment for the crushing, screening or washing of aggregate, but does not include a concrete batching plant or an asphalt plant.
- 3.6 AGRICULTURE/AGRICULTURAL USE** means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures.
- 3.7 ALTER** means, when used in reference to a building or part thereof, to change any one or more of the internal or external dimensions of such building, or to change the type of construction of the exterior walls or roof thereof. When used in

reference to a lot, the word “alter” means to decrease the width, depth, or area thereof or to decrease the width depth or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such lot with respect to a public highway or laneway, whether such alteration is made by conveyance of any portion of said lot, or otherwise. The words “altered” and “alteration” shall have a corresponding meaning.

- 3.8 AMUSEMENT MACHINE** means any mechanical or electronic machine or device intended for use as a game, entertainment or amusement offered for use by the public for profit or gain, and shall include a pinball machine, billiard table, video game, shooting gallery, or other similar device, but shall not include any device used only for the purpose of vending merchandise or services or playing music.
- 3.9 ARENA** means a building, or part of a building, in which the principal facilities provided are for such recreational activities as curling, skating, hockey, lacrosse, broomball, or similar athletic activity, which facilities may include dressing rooms, concession booths, bleachers, plant equipment for the making of artificial ice and such other facilities as are normally considered incidental and subordinate hereto.
- 3.10 ASPHALT PLANT** means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process.
- 3.11 ASSEMBLY HALL** means a building, in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and shall include a banquet hall, private club, auditorium, arena, gymnasium or other similar facility or use.
- 3.12 ATTACHED** means a building otherwise complete in itself, which depends for structural support or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings.
- 3.13 ATTIC** means the portion of a building situated between the roof and the ceiling of the top storey, which is not a one-half storey.
- 3.14 AUCTION BARN** means any premises used predominantly as a livestock auction facility and may include the auction of agriculturally related chattels on an incidental or accessory basis only.
- 3.15 AUDITORIUM** means a building, structure or premises where facilities are provided for athletic, civic, educational, political, religious or social events. This definition may include an arena, community centre, gymnasium, stadium, theatre or similar use.
- 3.16 BASEMENT** means one or more storeys of a building located below the first storey.

- 3.17 BASEMENT, WALKOUT** means that portion of a building which is partly underground, but which has more than fifty percent of the finished floor area not greater than 0.6 metres (1.97 ft.) below the adjacent finished grade level adjacent to the exterior walls of the building and which has a door, at or above the adjacent finished grade, for entrance and exit directly to the outside.
- 3.18 BED AND BREAKFAST ESTABLISHMENT** means a private dwelling in which a maximum of three (3) guest rooms are made available for rent to the travelling or vacationing public, whether rented regularly, seasonally or occasionally. Such establishment may offer meals to those persons patronizing the establishment. A bed and breakfast establishment shall not include an eating establishment, hotel, motel or any other form of tourist establishment.
- 3.19 BOARDING, LODGING OR ROOMING HOUSE** means a single detached dwelling house, containing not more than four guest rooms, in which the proprietor supplies lodging, with or without meals, in return for monetary compensation. For the purposes of this By-law a boarding or rooming house shall not include a motel, motor hotel, hotel, bed and breakfast establishment, group home, hospital or any other similar use defined or classified herein. A Boarding, Lodging or Rooming House shall be permitted only by amendment to this By-law.
- 3.20 BOAT DOCKING AND LAUNCHING FACILITY** means a structure used to take a boat into or out of a waterbody or watercourse or to moor a boat. This definition shall include a boat launching ramp, boat lift or dock but shall not include a boat house nor any building used for human habitation or any boat servicing, repair or sales facility.
- 3.21 BOAT HOUSE, PRIVATE** means a detached accessory building, or structure which is designed or used for the sheltering of a boat or other form of water transportation and may include storage of household equipment incidental to the residential use permitted on the lot but shall not include any areas for human habitation.
- 3.22 BUILDING** means a structure having a roof, supported by columns or walls or supported directly on the foundation and used for the shelter or accommodation of persons, animals or goods.
- 3.23 BUILDING AREA** means the greatest horizontal area of a building above grade,  
(a) within the outside surface of exterior walls, or  
(b) within the outside surface of exterior walls and the centre line of firewalls.
- 3.24 BUILDING BY-LAW** means a By-law passed by the Corporation pursuant to the *Ontario Building Code Act*, and Regulations passed thereunder, as amended.
- 3.25 BUILDING ENVELOPE** means an area of a lot within which permitted buildings may be established as determined by the required minimum yards and setbacks.
- 3.26 BUILDING PERMIT** means a building permit issued by the Chief Building Official

of the Corporation of the Township of Cramahe under the Building By-law.

- 3.27 BUILDING SUPPLY OUTLET** means a building or structure in which building or construction and home improvement materials are offered or kept for sale at retail or wholesale and may include the fabrication of certain related to home improvements and also includes a lumber yard.
- 3.28 BULK FUEL STORAGE TANK** means a tank for the bulk storage of petroleum, gasoline, diesel or other fuels, oil, gas, propane or flammable liquid or fluid but does not include a container for flammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.
- 3.29 BUNKHOUSE** means a building or structure that is used for the temporary housing five (5) or more seasonal farm employees and is accessory to a farm operation, but shall not include a dwelling. A bunkhouse shall not be used for permanent residential occupation.
- 3.30 BUSINESS, PROFESSIONAL OR ADMINISTRATIVE OFFICE** means a building or part of a building in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and for the purposes of this By-law may include the administrative offices of a non-profit or charitable organization.
- 3.31 BY-LAW** means the Corporation of the Township of Cramahe Comprehensive Zoning By-law.
- 3.32 BY-LAW ENFORCEMENT OFFICER** means an officer or employee of the Corporation of the Township of Cramahe for the time being charged with the duty of enforcing the provisions of this By-law of the Corporation.
- 3.33 CABIN, PRIVATE** means a detached accessory building or structure, located on the same lot as the principal building or structure, the accessory use being for sleeping accommodation in which sanitary facilities may be provided, but shall not contain cooking facilities. A private cabin does not include a bunkhouse.
- 3.34 CAMPING PARK** means a tourist trailer park owned and operated by the Corporation or the County, any local board of either the Corporation or the County, any Conservation Authority established by the Government of Ontario, or any Ministry or Commission of the Government of Ontario or Canada.
- 3.35 CAMPING SITE** means that part of a trailer park or camp which is intended to be occupied by a single trailer, motor home, park model trailer, truck camper, camper or tent.
- 3.36 CARPORT** means a portion of a dwelling house which is a roofed enclosure designed for the storage or parking of a motor vehicle with at least 40 percent of

the total perimeter, which shall include the main wall of the dwelling house to which such carport is attached, open and unobstructed.

- 3.37 CARTAGE OR TRANSPORT DEPOT** means a building, structure or place where trucks or tractor trailers are rented, leased, kept for hire, or stored or parked for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers, and which may include a bonded warehouse.
- 3.38 CEMETERY** means land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried, within the meaning of the *Cemeteries Act*, as amended. A cemetery may include such accessory uses as mausoleums, crematoriums and columbariums.
- 3.39 CERTIFICATE OF OCCUPANCY** means a certificate issued by the Chief Building Official for the occupancy of any land, building, excavation or structure to the effect that the proposed use or activity complies with this By-law.
- 3.40 CHIEF BUILDING OFFICIAL** means the officer employed by the Corporation of the Township of Cramahe as is appointed under the Building By-law and shall include any inspector likewise appointed.
- 3.41 COMMERCIAL CLUB** means a building or part of a building where a club is operated for gain or profit and may include facilities for physical fitness and recreation.
- 3.42 COMMUNITY CENTRE** means any tract of land, or building or buildings or any part of any building used for community recreational and/or social activities whether used for commercial purposes or not, the control of which is vested in the Municipality, a local board or agent thereof, including any building, structure or facility established as a Community Recreation Centre within the meaning of the *Community Recreation Centres Act*. Ancillary uses may include meeting rooms and a banquet hall and related kitchen facilities.
- 3.43 CONCRETE BATCHING PLANT** means a building or structure designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process, and which is of permanent construction.
- 3.43.1 PORTABLE CONCRETE BATCHING PLANT** means a concrete batching plant which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.
- 3.44 CONDOMINIUM** means the ownership of individual units in a multiple-unit building or multiple-unit development, with common elements, established under the provisions of the *Condominium Act*.
- 3.45 CONSERVATION** means the preservation, protection and improvement of the

components of the natural environment through comprehensive management and maintenance for both the individual or public uses both in the present and in the future.

- 3.46 CONSERVATION AUTHORITY** means the Lower Trent Region Conservation Authority, a corporate body established under the *Conservation Authorities Act*, RSO 1990.
- 3.47 CONTRACTOR OR TRADESMAN'S YARD** means a yard of any building trade or contractor where equipment and material are stored or where a contractor performs shop or assembly work, but does not include any other yard or establishment otherwise defined or classified herein. This definition includes any building or shop situated on the same property.
- 3.48 CONVENIENCE STORE** means a retail commercial establishment supplying groceries and other daily household conveniences to the immediate surrounding area.
- 3.49 CORPORATION** means the Corporation of the Township of Cramahe.
- 3.50 COTTAGE, HOUSEKEEPING** means one of a group of buildings in a tourist establishment designed for human habitation and equipped with a kitchen, which has a common private piped water supply with other such buildings in the group.
- 3.51 COTTAGE, TOURIST** means a building to accommodate one or more guests, which contains at least two rooms, that is at least partially furnished and in which the guest is permitted to prepare and cook food, but shall not include a seasonal dwelling house as herein defined.
- 3.52 COUNCIL** means the Municipal Council of the Corporation of the Township of Cramahe.
- 3.53 COUNTY** means the Corporation of the County of Northumberland.
- 3.54 COUNTY ROAD** means a street or road under the jurisdiction of the Corporation of the County of Northumberland.
- 3.55 CRAFT SHOP** means a building or part of a building where crafts, souvenirs and other similar items are offered or kept for sale at retail to the general public.
- 3.56 CUSTOM WORKSHOP** means a building or part of a building used by a trade, craft or guild for the manufacture in small quantities of made to measure clothing or articles including the sale of such products at retail, and, for the purpose of this By-law shall include upholstering but does not include metal spinning, woodworking or furniture manufacture.
- 3.57 DAY NURSERY** means a facility operated for pre-school age children within the meaning of the *Day Nurseries Act*, as amended.

- 3.58 DEVELOPMENT** means the construction, erection or placing of one or more buildings or structures of any kind on land or the making of an addition or alteration to a building or structure which has the effect of increasing the size or usability thereof, and includes related activities such as site grading and the temporary or permanent placing, dumping or removal of fill originating on the site or elsewhere; and the laying out and establishment of a commercial parking lot. For the purposes of this definition, “fill” means earth, sand, gravel, building materials, rubble, rubbish, garbage, or any other material whether similar to or different from any of the aforementioned materials, whether originating on the site or elsewhere, used or capable of being used to raise, lower, or in any way affect or alter the contours of the ground.
- 3.59 DRY CLEANING ESTABLISHMENT** means a building or portion thereof where dry cleaning, dying, cleaning or pressing of articles or goods of fabric is carried on.
- 3.60 DRY CLEANING OR LAUNDRY OUTLET** means a building or portion thereof used for the purpose of receiving and distributing articles or goods or fabric to be subjected to the process of dry cleaning or cleaning elsewhere, and shall not include a Dry Cleaning Establishment as defined in this By-law.
- 3.61 DWELLING** means a building or part thereof containing one or more dwelling units but does not include a tent, tourist trailer, park model trailer, camper, mobile home, houseboat, bunkhouse or a room or suite of rooms in a rooming house, hotel, motel, tourist home or institution.
- 3.61.1 DWELLING, ACCESSORY** means a single detached dwelling where such dwelling is ancillary to a permitted non-residential use and is occupied by the owner, operator, manager, caretaker, or other similar person, and family, as are employed on the lot on which such dwelling is located.
- 3.61.2 DWELLING, CONVERTED** means a dwelling originally constructed as a single detached dwelling which has been subsequently altered, converted or enlarged so as to provide therein a maximum of two dwelling units.
- 3.61.3 DWELLING, DUPLEX** means the whole of a dwelling that is divided horizontally into two separate dwelling units, each of which has a separate independent entrance either directly from the outside or through a common vestibule.
- 3.61.4 DWELLING, MODULAR** means a single detached dwelling that is constructed by assembling manufactured modular units each of which comprises at least one room or living area, and has been manufactured to comply with CSA Standard A277, or equivalent standard in accordance with the Ontario Building Code.
- 3.61.5 DWELLING, MULTI-UNIT** means the whole of a dwelling that contains

three or more dwelling units and each dwelling unit has an independent entrance either from the outside or through a common corridor.

**3.61.6 DWELLING, ROW** means a series of three (3) to six (6) attached dwelling units under a common roof, which may be staggered, with each dwelling unit being attached above and below finished grade to another dwelling unit or units by a continuous fully attached unpierced vertical party wall without openings from basement or cellar to roof, with each dwelling unit having a separate, independent entrance directly from the outside.

**3.61.7 DWELLING, SEASONAL** means a single detached dwelling used for recreation purposes but not occupied continuously or as a principal or permanent residence.

**3.61.8 DWELLING, SEMI-DETACHED** means two vertically attached dwelling units having a continuous, fully-attached common masonry wall where the units overlay, above and below finished grade connecting the two dwellings, each of which has a separate independent entrance directly from outside.

**3.61.9 DWELLING, SINGLE DETACHED** means a detached dwelling containing not more than one dwelling unit.

**3.62 DWELLING UNIT** means a suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities. The word “suite” in this definition means “a single room or series of rooms of complementary use, and operated under a single tenancy.”

**3.62.1 DWELLING UNIT, ACCESSORY** means a dwelling unit located in a portion of a non-residential building, except as noted herein, which is ancillary to a permitted non-residential use located on the same property, and is occupied by the owner, operator, manager, caretaker, or other similar person, as are employed in an activity permitted on the property. An accessory dwelling unit for farm-related use may be located as a second-dwelling unit within a farm-related dwelling.

**3.62.2 DWELLING UNIT, APARTMENT** means a dwelling unit consisting of one (1) bathroom and three (3) or more habitable rooms.

**3.62.3 DWELLING UNIT, BACHELOR** means a dwelling unit consisting of one bathroom and not more than two (2) habitable rooms providing therein living, dining, sleeping and kitchen accommodation in appropriate individual or combination room or rooms.

**3.62.4 DWELLING UNIT, CONDOMINIUM** means a dwelling unit in a building designated or described as a separate unit on a Registered

Condominium Plan registered pursuant to the *Condominium Act* and intended for human habitation, and includes any interest in land pertaining to ownership of a unit.

- 3.63 DWELLING UNIT AREA** means the habitable area contained within the inside walls, excluding the thickness of the outside walls, of a dwelling unit, excluding any private garage, carport, porch, veranda, cellar, the unfinished portion of any attic or basement or sunroom (unless such sunroom is habitable in all seasons of the year); and, excluding public or common hall areas or stairways in dwelling houses containing more than one dwelling unit.
- 3.64 EATING ESTABLISHMENT** means a building or part of a building where food is offered for sale or sold to the public for immediate consumption and includes a restaurant, dining room, café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar or refreshment room or stand; but does not include a bed and breakfast establishment.
- 3.65 EATING ESTABLISHMENT, DRIVE-IN** means an eating establishment where facilities are available to serve meals to the customer for consumption in the customer's motor vehicle, parked in an area designed for that purpose.
- 3.66 EATING ESTABLISHMENT, TAKE-OUT** means a building or part of a building designed, intended or used for the sale of food and refreshments to the general public but which does not include any provision for consumption of the food by the customer while in his vehicle, within the building or elsewhere on the site.
- 3.67 EAVE** means a roof overhang, free of enclosing walls, without supporting columns.
- 3.68 ELDERLY PERSONS CENTRE** means any facility intended primarily for the use of elderly persons for purposes which include social, cultural, athletic or recreational activities, and shall include any centre established under the *Elderly Persons Centres Act*.
- 3.69 EQUIPMENT SALES, RENTAL AND REPAIR ESTABLISHMENT** means a building or part of a building, structure or yard in which articles, machinery and equipment, including heavy machinery and equipment, are serviced or repaired and may be offered or kept for rent, lease or hire under agreement for compensation.
- 3.70 ERECT** means setting up, building, constructing, reconstructing and relocating and, without limiting the generality of the work, also includes:
- (a) any preliminary physical operation, such as excavating, filling or drainage;
  - (b) altering any existing building or structure by an addition, enlargement, extension, relocation or other structural change;
  - (c) any work for the undertaking of which a building permit is required under

the Building By-law or the *Building Code Act* and Regulations, as amended; and

(d) erect, erected and erection shall have a corresponding meaning.

- 3.71 ESTABLISHED BUILDING LINE** means the average setback from the street line of existing buildings located on one side of the street where three (3) or more of the lots having street access, and located within 300 metres (984.25 ft.) of each other, have been built upon.
- 3.72 EXISTING** means existing on the date of passing of this By-law. Where a Special Zone provision refers to buildings or structures existing as of a specific date, then the word “existing” in that Special Provision shall be deemed to mean that date.
- 3.73 FACTORY OUTLET** means a building or part of a building accessory to a permitted industrial use where the products manufactured by that industry are kept for wholesale or retail sale.
- 3.74 FARM** means land used for agriculture and includes a single detached dwelling and buildings and structures, such as barns and silos, which are incidental to the operation of the farm.
- 3.75 FARM IMPLEMENT AND EQUIPMENT SALES AND SERVICE ESTABLISHMENT** means a building, structure or area where farm implements, equipment and farm supplies are kept for sale at retail and may include facilities for the servicing of such implements or equipment but shall not include any other establishment otherwise defined or classified herein.
- 3.76 FARM PRODUCE RETAIL OUTLET** means a building, or part of a building, in which farm produce, exclusive of meat or poultry, is offered for sale at retail, but shall not include the sale of farm produce which has been reprocessed nor shall it include a slaughter house.
- 3.77 FEED MILL** means a full farm service centre including a feed manufacturing/processing plant, grain elevators, grain or feed storage silos or bins, a retail farm supply store including the sale of farm chemicals and storage tanks and equipment for handling liquid nitrogen and fertilizers, gasoline and diesel fuel tanks to service the vehicles and equipment of the operator.
- 3.78 FLEA MARKET, COMMERCIAL** means a building or open area in which stalls or sales areas are set aside for use by various unrelated individuals to sell articles that are either homemade, home-grown, handcrafted, old, obsolete, or antique and may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade.
- 3.79 FLOOD PLAIN** means the area, usually low land, adjoining a watercourse, including Lake Ontario, which has been or may be covered by water.

- 3.80 FLOOD, REGULATORY** means the Timmins Regional Storm as identified in Ontario Regulation No. 163/06 under the *Conservation Authorities Act*.
- 3.81 FLOOR AREA** means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces (i.e., spaces to facilitate the installation of building services, including mechanical, electrical and plumbing installations, elevators, etc.) and their enclosing assemblies, and in the case of a dwelling, also excluding any private garage, carport, verandah, and a sunroom (unless such sunroom is habitable all year).
- 3.82 FLOOR AREA, GROSS** means the total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, except that, in any other occupancy that a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.
- 3.83 FOOD SUPERMARKET** means a building or part of a building wherein food and other household items are kept for sale at retail to the general public and which operates on a self-service, cash and carry basis.
- 3.84 FORESTRY** means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and preservation of the recreation resource.
- 3.85 FRATERNAL LODGE** means a building or part of a building used for the purposes of a club, society or association organized and operated on a non-profit basis exclusively for social welfare, civic improvement, pleasure or recreation or for any other similar purposes.
- 3.86 FUNERAL HOME** means a building or structure designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.
- 3.87 GARAGE, PRIVATE** means a detached accessory building or portion of a dwelling house which is designed or used for the sheltering of a private motor vehicle and storage of household equipment incidental to the residential occupancy and which is fully enclosed and roofed. For the purposes of this By-law a private garage excludes a carport or other open shelter.
- 3.88 GARDEN NURSERY SALES AND SUPPLY ESTABLISHMENT** means a building or part of a building and land adjacent thereto for growing or displaying of flowers, fruits, vegetables, plants, shrubs, trees, or similar vegetation which is sold to the public at retail and shall also include the sale of such goods, products and equipment as are normally associated with gardening or landscaping.

- 3.89 GOLF COURSE** means a public or private area operated for the purpose of playing golf, inclusive of club house facilities, but does not include driving ranges, miniature courses and similar uses.
- 3.90 GRADE, FINISHED** when referenced to a building or structure means the average elevation of the ground immediately surrounding such building or structure but excluding any artificial embankment or entrenchment and when used with reference to a street, road or highway means the elevation of the street, road or highway.
- 3.91 GREENHOUSE, COMMERCIAL** means a building or structure for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation, which are not necessarily planted outdoors on the same lot containing such greenhouse, and, which are sold directly from such lot at wholesale or retail.
- 3.92 GROUP HOME** means a single detached dwelling for the accommodation of three (3) to ten (10) persons, exclusive of staff, living under supervision in a single housekeeping unit, and who by reason of their emotional, mental, social or physical condition or legal status, require a group living environment. A Group Home shall be licensed and/or approved under Provincial or Federal statutes, and in compliance with municipal by-laws. A Group Home shall not include a foster home.
- 3.93 GUEST** means a person, other than a boarder, who contracts for accommodation and includes all the members of the person's party.
- 3.94 GUEST ROOM** means a room or suite of rooms used or maintained for the accommodation of an individual or individuals to whom hospitality is extended for compensation.
- 3.95 HABITABLE ROOM** means a room designed for living, sleeping, eating or food preparation, including a den, library, sewing-room or enclosed sunrooms but not including any space in a dwelling used as a lobby, hallway, closet, or bathroom or any room having floor space of less than 4.6 m<sup>2</sup> (49.52 ft.<sup>2</sup>).
- 3.96 HEIGHT AND HEIGHT OF BUILDING** means the vertical distance, measured between the finished grade at the front of the building, and:
- (a) in the case of a flat roof, the highest point of the roof surface;
  - (b) in the case of a mansard roof, the deck roof line; and
  - (c) in the case of a gable, hip or gambrel roof, the average height between the eaves and ridge.

Accessory roof fixtures and facilities, such as chimneys, towers, steeples or television antennas, shall be disregarded in calculating the height of a building.

- 3.97 HIGHWAY** means a highway within the meaning of the *Municipal Act*, as amended, and the *Highway Traffic Act*, as amended.

- 3.98 HOME FOR THE AGED** means a home for the aged within the meaning of the *Homes for the Aged and Rest Homes Act*, as amended.
- 3.99 HOME INDUSTRY** means a small-scale commercial or industrial establishment that operates entirely within a separate accessory building on the same lot as the home of the proprietor. Home industries include uses such as a carpentry/woodworking shop, a craft shop, a metal/welding shop, an electrical shop, a plumbing shop, small engine repair, a landscaping or landscape contracting business, a nursery greenhouse, a siding/roof installer, a sign-making shop, a taxidermy shop, an appliance repair outlet, a tack shop, a brick layer/masonry operation, a firewood cutting yard, a boat/trailer/R.V. storage facility, and a bus-truck parking and maintenance facility.
- 3.100 HOME OCCUPATION** means an occupation or business conducted for gain or profit within a dwelling or dwelling unit or accessory building by a person residing therein. Home occupations include uses such as an office for a professional or trades person, an art or photographic studio, a craft shop, a work room for a dressmaker or seamstress, a hairstylist, an art or music teacher, or a similar activity. A home occupation shall include a private-home day care operation in a dwelling or dwelling unit that does not require a licence under the *Day Nurseries Act*.
- 3.101 HOSPITAL** means any institution, building or other premises established for the treatment of persons afflicted with or suffering from sickness, disease or injury, for the treatment of convalescent or chronically ill persons that is approved under the *Public Hospitals Act* as a public hospital.
- 3.102 HOTEL** means a tourist establishment containing five or more guest rooms served by a common building entrance. Accessory uses may include accommodation for permanent staff, dining rooms, beverage rooms, meeting rooms or similar uses.
- 3.103 INDUSTRIAL FACILITY** means a facility or activity relating to: the assemblage and/or storage of substances/goods, raw materials; their processing and/or manufacturing; and/or the packaging and shipping of finished products. Industrial facilities are further defined as being either Class I, II or III.
- 3.103.1 Class I Industrial Facility** means a place of business for a small scale, self contained plant or building which produces/stores a product that is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.
- 3.103.2 Class II Industrial Facility** means a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e., it has an open process) and/or there are periodic outputs

of minor annoyance. There are occasional outputs of either point source or fugitive emissions for noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.

- 3.103.3 Class III Industrial Facility** means a place of business for large scale manufacturing or processing, characterized by large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions.
- 3.104 KENNEL, COMMERCIAL** shall mean as defined in the Municipality's Kennel By-law.
- 3.105 LANDSCAPED OPEN SPACE** means the open unobstructed space from ground to sky at finished grade on a lot accessible by walking from the street on which the lot is located and which is suitable for the growth and maintenance of grass, flowers, shrubs and other landscaping and includes any surfaced walk, patio or similar area but does not include any driveway or ramp, whether surfaced or not, any curb retaining wall, parking area of any open space beneath or within any building or structure.
- 3.106 LANE** means a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.
- 3.107 LAUNDROMAT** means a building or structure or part thereof where self-service or coin-operated laundry machines, using only water, detergents and additives, are made available to the public for the purpose of laundry cleaning. This definition does not include dry-cleaning, dyeing or pressing.
- 3.108 LAUNDRY ESTABLISHMENT** means a building or structure used for the purpose of collection, distribution and cleaning of articles or goods of fabric in which only water and detergents can be used.
- 3.109 LIBRARY** means a public library within the meaning of the *Public Libraries Act*, as amended.
- 3.110 LIQUOR LICENCED PREMISES** means any building, structure or premises licensed under the Liquor Licence Board of Ontario.
- 3.111 LIVESTOCK FACILITY** means one or more barns or permanent structures with livestock-occupied portions, intended for keeping or housing livestock. A livestock facility also includes all manure or material storages and anaerobic digesters.
- 3.112 LIVESTOCK HOUSING CAPACITY** means the maximum livestock capacity for all facilities on a lot at any time, even if currently empty but able to house livestock

**3.113 LOADING SPACE** means an off-street space on the same lot as the building or contiguous to a group of buildings for the temporary parking of a commercial vehicle, while loading or unloading merchandise or materials, which space abuts a street, lane, road, highway or other appropriate means of access.

**3.114 LODGE** means a tourist establishment containing five or more guest rooms served by a common building entrance or with separate entrances directly from outside the building. Accessory uses may include rental cabins or rental cottages, accommodations for permanent staff, dining rooms, beverage rooms, meeting rooms, recreational facilities and similar uses.

**3.115 LOT** means a parcel or tract of land described in a deed or other legal document which is legally capable of conveying title and:

- (a) which is a whole lot within a registered plan of subdivision, other than a registered plan of subdivision which has been deemed not to be registered plan of subdivision under a By-law passed pursuant to Section 50 of the *Planning Act*, 1990, as amended; or
- (b) which is a legally separated parcel of land in existence on the date of passing of this By-law without the owner holding the fee or the equity of redemption in, or power or right to grant, assign or exercise a power of appointment with respect to any abutting land; or
- (c) the description of which is the same as in a deed which has received final consent to a conveyance pursuant to Section 53 of the *Planning Act*, 1990, as amended; or
- (d) is the whole remnant remaining to an owner or owners after a consent to sever has been granted pursuant to Section 53 of the *Planning Act*, 1990, as amended, with respect to all other adjoining lands of the owner or owners provided that the consent or consents mentioned above have not lapsed under Subsection 53 (43) of the *Planning Act*, 1990, but for the purpose of this paragraph no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or have been conveyed to or acquired by the Township of Cramahe, the County of Northumberland, Her Majesty in the Right of Ontario, or Her Majesty in the Right of Canada; or,
- (e) which is the subject of an order of the Minister of Municipal Affairs and Housing pursuant to the provisions of Section 50 of the *Planning Act*, 1990, as amended.

**3.116 LOT AREA** means the total horizontal area bounded by the lot lines of a lot, excluding the horizontal area of such lot covered by water or marsh. In the case of corner lots having a road line rounding at the corner of a radius of 6.1 metres (20 ft.) or less the lot area of such lot shall be calculated as if the lot lines were

produced to their point of intersection.

**3.117 LOT, CORNER** means a lot situated at the intersection of two streets, of which two adjacent sides, that abut the intersecting streets, contain an angle of not more than one hundred and thirty-five (135) degrees; where such adjacent sides are curved, the angle of intersection of the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the interior lot lines, provided that in the latter case, the corner of the lot shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents.

**3.118 LOT COVERAGE** means that percentage of the lot area covered by buildings and structures above ground level and excludes that portion of such lot area which is occupied by a building or portion thereof which is completely below ground level. Lot coverage shall not include balconies, canopies and overhanging eaves, provided none of the foregoing is less than 2.5 metres (8.2 feet) above the finished grade.

**3.119 LOT DEPTH** means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, "lot depth" shall mean the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. When there is no rear lot line, "lot depth" shall mean the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.

**3.120 LOT FRONTAGE** means the horizontal distance between parallel side lot lines measured along a straight front lot line. Where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage shall be measured perpendicular to a line joining the mid-points of the front and rear lot lines measured back from the front lot line a distance equivalent to the minimum front yard depth as specified in this By-law. In the case where there is no rear lot line, the lot frontage shall be measured by a line perpendicular to the line joining the mid-point of the front lot line to the apex of the triangle formed by the side lot lines. In the case of a standard waterfront lot, the lot frontage shall be the horizontal distance between the two most widely separated points on any one shoreline of a lot unless the standard waterfront lot abuts a public street in which case the lot frontage shall be deemed to be along the public street. In the case of a through waterfront lot the lot frontage shall be measured in the same way as a standard waterfront lot unless the through waterfront lot abuts a public street in which case the lot frontage shall be deemed to be along the public street.

**3.120.1 SHORELINE FRONTAGE** means the horizontal distance between the two most widely separated points on any one shoreline of a lot.

**3.121 LOT, INTERIOR** means a lot other than a corner lot.

**3.122 LOT LINE** means any boundary of a lot or the vertical projection thereof.

- 3.123 LOT LINE, FRONT** means in the case of an interior lot, the line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street or private right-of-way shall be deemed the front lot line and the longer lot line abutting a street shall be deemed an exterior side lot line. In the case of a through lot, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line. In the case of a lot fronting on a navigable waterway, the shorter lot line directly adjacent to the navigable waterway.
- 3.124 LOT LINE, REAR** means, in the case of a lot having four or more lot lines, the lot line farthest from and opposite to the front lot line. If a lot has less than four lot lines, there shall be deemed to be no rear lot line.
- 3.125 LOT LINE, SIDE** means a lot line other than a front or rear lot line.
- 3.126 LOT, STANDARD WATERFRONT** means a lot that may or may not have street access, but has water access on one shoreline only on a navigable waterway.
- 3.127 LOT, THROUGH** means a lot bounded on two opposite sides by streets.
- 3.128 LOT, THROUGH WATERFRONT** means a lot that may or may not have street access, but has water access on more than one shoreline of a navigable waterway.
- 3.129 MANUFACTURING, PROCESSING, ASSEMBLING OR FABRICATING PLANT** means a plant in which the process of producing any product, by hand or mechanical power and machinery, is carried on systematically with division of labour.
- 3.130 MAINTENANCE DEPOT, MUNICIPAL, DISTRICT OR PROVINCIAL** means any land, building or structure owned by the Corporation of the Township of Cramahe, the County of Northumberland or the Province of Ontario used for the storage, maintenance or repair of equipment, machinery or motor vehicles used in connection with civic works and shall include a public works yard.
- 3.131 MARINA** means a building, structure or place, containing docking facilities and located on a navigable waterway, where boats and boat accessories are stored, serviced, repaired or kept for sale and where facilities for the sale of marine fuels and lubricants may be provided.
- 3.132 MARINE DEALER** means any building, lot or structure where boats and marine equipment is kept for sale at retail and may include the servicing of boats and marine equipment.
- 3.133 MARINE FACILITY** means an accessory building or structure which is used to take a boat into or out of a water body, to moor, to berth or to store a boat. This definition may include a boat launching ramp, boat lift, dock or boathouse, but shall not include any building used for human habitation or any boat service, repair or sales facility.

- 3.134 MEDICAL OR DENTAL CLINIC** means a building where members of the medical profession, dentists, chiropractors, osteopaths, optometrists, physicians or occupational therapists, either singularly or in union, provide diagnosis and treatment to the general public without overnight accommodation and shall include such uses as reception areas, offices for consultation, x-ray and minor operating rooms, a pharmaceutical dispensary and a coffee shop, provided that all such uses have access only from the interior of the building.
- 3.135 MOBILE CANTEEN** means any vehicle, whether mechanically propelled, or otherwise, from which food refreshments or merchandise is sold, or offered for sale to the public.
- 3.136 MOBILE HOME** means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer.
- 3.137 MOBILE HOME PARK** means the land on which one or more occupied mobile homes are located, and includes the rental units and the land, structures, services and facilities of which the landlord retains possession and that are intended for the common use and enjoyment of the tenants of the landlord.
- 3.138 MOBILE VENDOR** means any operator of a mobile canteen as defined herein who has received a licence to operate such mobile canteen, and may include an employee, agent, or servant of the licensee.
- 3.139 MOTEL** means an establishment which consists of one or more than one building containing more than one rental unit for the purpose of catering to the travelling public, to whom the motor vehicle is the principal means of transportation, by furnishing sleeping accommodation with or without meals, may include permanent staff accommodation and may or may not be licensed under the *Liquor Licence Act*.
- 3.140 MOTOR HOME** means a self-propelled vehicle designed for the temporary living, sleeping or eating accommodation of persons including a truck camper.
- 3.141 MOTOR VEHICLE** means a motor vehicle within the meaning of the *Highway Traffic Act*, as amended.
- 3.142 MOTOR VEHICLE, COMMERCIAL** means a commercial motor vehicle within the meaning of the *Highway Traffic Act*, as amended.
- 3.143 MOTOR VEHICLE, DERELICT** means a motor vehicle within the meaning of the *Highway Traffic Act*, as amended, whether or not same is intended for use as a private passenger motor vehicle or not, which is inoperable and has no market value as a means of transportation or has a market value as a means of transportation that is less than the cost of repairs required to render the said motor vehicle operable.

- 3.144 MOTOR VEHICLE, SNOW** means a motorized snow vehicle within the meaning of the *Motorized Snow Vehicle Act*, as amended.
- 3.145 MOTOR VEHICLE BODY SHOP** means a building or structure used for the painting or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be a towing service and motor vehicle rentals for customers while the motor vehicle is under repair, but shall not include a salvage yard operation or any other establishment otherwise defined or classified in this By-law.
- 3.146 MOTOR VEHICLE DEALERSHIP** means a building or structure where a licensed dealer displays new or used motor vehicles for sale or rent in conjunction with which there may be a motor vehicle repair garage, a motor vehicle service station, a motor vehicle gasoline bar or a motor vehicle body shop.
- 3.147 MOTOR VEHICLE FUEL ESTABLISHMENT** means one or more pump islands, each consisting of one or more fuel pumps, and a shelter having a floor area of not more than 9 m<sup>2</sup>, and may include facilities for the refilling of propane tanks and the changing of oil, greasing and lubricating of motor vehicles, including the sale of accessories, antifreeze and additives.
- 3.148 MOTOR VEHICLE RENTAL ESTABLISHMENT** means a building or structure where motor vehicles are kept for rent, lease or hire under agreement for compensation.
- 3.149 MOTOR VEHICLE REPAIR GARAGE** means a building or structure where the services performed or executed on motor vehicles for completion shall include the installation of exhaust systems, repair of the electrical systems, transmission repair, brake repair, radiator repair, tire repair and installation, rust-proofing, motor vehicle diagnostic centre, major and minor mechanical repairs or similar uses and in conjunction with which there may be a towing service, a motor vehicle service station and motor vehicle rentals for the convenience of the customer while the motor vehicle is being repaired.
- 3.150 MOTOR VEHICLE SERVICE CENTRE** means a building or structure to accommodate the travelling public by providing an eating establishment and supplying fuel, grease and oil and in conjunction may include a motor vehicle fuel establishment, motor vehicle service station and a motor vehicle repair garage.
- 3.151 MOTOR VEHICLE SERVICE STATION** means a building where gasoline, propane, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, spark plugs, batteries and automotive accessories for motor vehicles, or similar automotive products are stored or kept for sale to the general public, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged, or where only minor mechanical or running repairs essential to the actual operation of motor vehicles are executed or performed.

- 3.152 MOTOR VEHICLE WASH** means a building or structure containing facilities for washing motor vehicles for profit or gain either using production line methods and mechanical devices or by a self-service operation, and for the purpose of this By-law may include a motor vehicle fuel establishment.
- 3.153 NON-COMPLYING USE** means an existing use which is a permitted use in the zone in which the said use is situated, but which does not meet the standards set for some other provision or regulation required by this By-law such as minimum frontage, depth, area, setbacks, etc.
- 3.154 NON-CONFORMING USE** means an existing use which is not a permitted use in the zone in which the said use is situated.
- 3.155 NOXIOUS** means, when used with reference to any use or activity in respect of any land, building or structure or a use or activity which, from its nature or from the manner of carrying on same, creates or is liable to create, by reason of destructive gas or fumes, dust, objectionable odour, noise or vibration or unsightly storage of goods, wares, merchandise, salvage, machinery parts, junk waste or other materials, a condition which may become hazardous or injurious in regards to health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use or activity in respect of any land, building or structure.
- 3.156 NURSING HOME** means any premises maintained and operated for persons requiring nursing care, which is licensed under the *Nursing Homes Act*, as amended.
- 3.157 OUTSIDE DISPLAY AND SALE** means the outdoors display and sale of goods or merchandise as an accessory activity to a permitted use that is carried out within a building on the same lot, and which shall not extend onto any adjoining lot.
- 3.158 OUTSIDE STORAGE** means an accessory storage area outside of the principal or main building on the lot.
- 3.159 PARK, PRIVATE** means any open space area other than a public park which is owned, operated and maintained in whole or in part for profit on a commercial or private member basis and which may include therein one or more of the following facilities and activities: swimming, wading, boating facilities, picnic areas, cross country and downhill ski areas, facilities for the serving of meals and the retail sale of sports equipment or provision of accessory health and fitness facilities, but for the purpose of this by-law shall not include trailer park or camp.
- 3.160 PARK, PUBLIC** means any open space area, owned or controlled by the Corporation or by any Board, Commission or other Authority established under any statute of the Province of Ontario or Government of Canada and may include therein neighbourhood, community, regional and special parks or areas and may include one or more athletic fields, field houses, bleachers, swimming pools, greenhouses, botanical gardens, zoological gardens, bandstands, skating rinks,

tennis courts, bowling greens, refreshment rooms, fair grounds, golf courses, or similar uses including accessory buildings, but for the purpose of this By-law shall not include a trailer park or camp.

- 3.161 PARK MODEL TRAILER** means a recreational unit which is built on a single chassis mounted on wheels, designed to facilitate relocation from time to time, is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances, and it has a gross floor area, including lofts not exceeding 50 m<sup>2</sup> (538.21 ft.<sup>2</sup>) when in the set up mode, and having a width no greater than 3.66 metres (12 ft.) in the transit mode.
- 3.162 PARKING ANGLE** means the angle which is equal to or less than a right angle, formed by the intersection of the side of the parking space and line parallel to the aisle.
- 3.163 PARKING AREA** means an area provided for the parking of motor vehicles and may include aisles, parking spaces, pedestrian walkways, and related ingress and egress lanes, but shall not include any part of a public street.
- 3.164 PARKING LOT** means any parking area other than a parking area accessory to a permitted use.
- 3.165 PARKING SPACE** means an area, exclusive of any aisles, ingress or egress lanes, for the parking or storage of motor vehicles and may include a private garage.
- 3.166 PERSON** means any human being, association, firm, partnership, incorporated company, corporation, agent or trustee and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.
- 3.167 PIT** means land or land under water from which unconsolidated aggregate including gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock, or other material prescribed under the *Aggregate Resources Act*, is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or structure on the excavation site. A pit does not include a wayside pit as defined in this By-law.
- 3.168 PIT OR QUARRY, WAYSIDE** means a temporary pit or quarry opened under the authority of a wayside permit issued under the *Aggregate Resources Act* and used by or for a public authority solely for the purposes of a particular project or contract of road construction, and not located on the road right-of-way.
- 3.169 PLACE OF ENTERTAINMENT** means a motion picture or other theatre, public hall, billiard or pool room, a bowling alley, ice or roller skating rink, dance hall or music hall or any similar use intended for entertainment functions.
- 3.170 PLACE OF WORSHIP** means a building dedicated to religious worship and includes a church, synagogue or assembly hall and may include such accessory

uses as a nursery school, a school of religious education, convent, monastery or parish hall.

- 3.171 PLANTING SCREEN** means a continuous hedgerow of evergreen trees or shrubs, not less than 1.5 metres (4.92 ft.) in height, immediately adjacent to the lot line or portion thereof along which such planting screen is required herein.
- 3.172 PORTABLE ASPHALT PLANT** means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process and which is not of permanent construction, but is designed to be dismantled and moved to another location as required.
- 3.173 PORTABLE CONCRETE BATCHING PLANT** - See “Concrete Batching Plant”
- 3.174 PORTABLE PROCESSING PLANT** means equipment for the crushing, screening or washing of sand and gravel aggregate materials, but does not include a concrete batching plant or an asphalt plant, which equipment is capable of being readily drawn or readily propelled by a motor vehicle and which equipment is not considered permanently affixed to the site.
- 3.175 PRINCIPAL OR MAIN BUILDING** means the building in which is carried on the principal purpose for which the lot is used.
- 3.176 PRIVATE CLUB** means a building or part of a building used for the purposes of a non-profit, non-commercial organization which includes social, cultural, athletic or recreational activities.
- 3.177 PRIVATE HOME DAYCARE** means the temporary care for compensation of five (5) children or less who are under ten (10) years of age, where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding twenty-four (24) hours. Private home day care shall not include a Day Nursery as defined in the By-law.
- 3.178 PROVINCIAL HIGHWAY** means a street or road under the jurisdiction of the Province of Ontario.
- 3.179 PUBLIC AUTHORITY** means Federal, Provincial, County or Municipal agencies, and includes any commission, board, authority or department established by such agency.
- 3.180 PUBLIC WORKS YARD** - See “Maintenance Depot”
- 3.181 QUARRY** means land or land under water from which consolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or structure on the excavation site. A quarry does not include a wayside quarry as defined in this By-law.

- 3.182 RECREATIONAL USE, ACTIVE** means a recreational use or activity with buildings or which requires alterations of soil or topography and includes such activities as golf courses, playing fields, trailer parks, campgrounds and conservation areas involving built structures.
- 3.183 RECREATIONAL USE, PASSIVE** means an activity or use of land carried out for recreational purposes which does not require the construction of buildings or the alteration of soil or topography and includes open space and environmental areas.
- 3.184 RECREATIONAL ESTABLISHMENT** means a billiard or pool hall, bowling alley, curling or skating rink or similar use.
- 3.185 RECREATIONAL VEHICLE DEALERSHIP** means a building or structure where a licensed dealer displays new recreational vehicles, including motorcycles, all terrain vehicles and snowmobiles, for sale or rent in conjunction with which there may be a recreational vehicle repair garage and gasoline bar.
- 3.186 RECYCLING FACILITY** means enclosed or unenclosed premises for the collection, composting, sorting, processing, or temporary storage of recyclable materials such as glass, tins, paper, plastic and other non-hazardous recyclable materials but does not include unlicensed motor vehicles, trees, tires, metal, salvage, liquids or hazardous wastes.
- 3.187 RENTAL CABIN OR RENTAL COTTAGE ESTABLISHMENT** means a tourist establishment designed to accommodate one family in a detached building or in one of 2 such buildings which have a common wall, in accordance with all regulations set out in this By-law.
- 3.188 REPAIR** means the provision of such facilities and the making of additions or alterations or the taking of such actions as may be required so that the property shall be in good condition. "Repair" shall be synonymous with the terms "reconstruct" and "renovate".
- 3.189 RESORT** means a tourist establishment that operates throughout all or part of the year and that has facilities for serving meals and furnishing equipment, supplies or services to persons in connection with recreational purposes.
- 3.190 RETAIL COMMERCIAL ESTABLISHMENT** means a building, or part of a building, in which goods, wares, merchandise, substances, articles or services are offered or kept for sale at retail or on a rental basis.
- 3.191 RIDING SCHOOL OR BOARDING STABLE** means an area of land or buildings which is/are used as an education centre for horse training, handling, care or for the lodging of horses. It may include accessory buildings for human habitation.
- 3.192 RIGHT-OF-WAY, PRIVATE** means a private road which affords access to abutting lots and does not include a lane, street, road or highway as herein defined.

- 3.193 SALVAGE YARD** means a place where goods, wares, merchandise, articles or things are processed for further use and where such goods, wares, merchandise, articles or things are stored wholly or partly in the open. This definition may include a junk yard, a scrap metal yard and a motor vehicle wrecking yard or premises. A Salvage Yard shall not include an establishment where the principal or main use of a lot is the storage and/or recycling of use vehicle tires.
- 3.194 SANITARY LANDFILL SITE** - see "Waste Disposal Area"
- 3.195 SANITARY SEWER** means an adequate system of underground conduits, operated either by the Corporation or by the Ministry of the Environment, which carries sewage to an adequate place of treatment which meets with the approval of the Ministry of the Environment.
- 3.196 SATELLITE DISH** means a device designed to receive communication signals from a satellite.
- 3.197 SAW AND/OR PLANING MILL** means a building, structure or area where timber is cut, sawed or planed, either to finished lumber, or as an intermediary step and may include facilities for the kiln drying of lumber and may or may not include the distribution of such products on a wholesale or retail basis.
- 3.198 SCHOOL, PUBLIC** means a school under the jurisdiction of a Board as defined by the Ministry of Education.
- 3.199 SEASONAL CAMP** means an establishment that is owned and operated by a private club or organization for the boarding and lodging of children during the summer months only, and may include such activities as boating, riding and archery.
- 3.200 SENSITIVE LAND USE** means a building, amenity area or outdoor space where routine or normal activities occurring at reasonably expected times would experience one or more adverse effect(s) such as noise, vibration, odours and other air emissions, litter, dust and other particulates, and other contaminants, generated by a nearby industrial facility or land use. The sensitive land use may be a part of the natural or built environment. Depending upon the particular facility or land use involved, a sensitive land use and associated activities may include, but are not limited to, one or a combination of:
- (a) residences, uses or facilities where people sleep, for example, dwellings, nursing homes, hospitals, trailer parks, camp grounds, mobile home parks, etc. These uses are considered to be sensitive 24 hours/day;
  - (b) permanent institutional uses such as schools, churches, municipal offices, libraries, community centres, and day care centres); and
  - (c) community and neighbourhood parks and playgrounds.

- 3.201 SERVICE SHOP** means a building or part of a building for the servicing or repairing of articles, goods or materials other than heavy machinery or equipment, or motor vehicles.
- 3.202 SERVICE SHOP, PERSONAL** means a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, such as a barber's shop, hairdressing establishment or other similar services.
- 3.203 SETBACK** means the horizontal distance from the property line, measured at right angles to such property line, to the nearest part of any building or structure on the lot; notwithstanding setback requirements to street centreline shall be as discussed in Section 4.31 of this By-law.
- 3.204 SEWAGE TREATMENT FACILITY** means a building or structure approved by the Ministry of Environment, where domestic and/or industrial waste is treated.
- 3.205 SHOPPING CENTRE** means a group of commercial uses, which has been designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants, as distinguished from a business area comprising unrelated individual uses.
- 3.206 SIGHT TRIANGLE** means the triangular space formed on a corner lot by the street lines and a line drawn from a point in one street line to a point in the other street line, each such point being 9 metres (29.53 ft.) measured along the street line from the point of intersection of the street lines. Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines. This definition shall also include the sight triangle formed on a corner lot at the intersection of a rail line and a street.
- 3.207 SIGN** means any identification, description, illustration or device illuminated or non-illuminated including any supporting structure that is visible from any public place or located on private property and exposed to the public which directs attention to a product, service, place, activity, person, institution, business or solicitation. Without limiting the generality of the foregoing, a sign includes any permanently installed or situated merchandise; or any emblem, painting, banner, pennant, placard or temporary sign designed to advertise, identify or convey information, but sign does not include window displays and flags or emblems of patriotic, civic, educational, religious organizations or private clubs.
- 3.208 STOREY** means the portion of a building that is situated between the top of any floor and the top of the next floor above it, or that is situated between the top of the floor and the ceiling above the floor, if there is no floor above it.
- 3.209 STOREY, FIRST** means the lowest storey of a building closest to finished grade having its ceiling 1.8 metres (5.9 ft.) or more above average finished grade.

- 3.210 STOREY, ONE-HALF** means that portion of a building situated wholly or in part within the roof and having its floor level not lower than 1.2 metres (3.94 ft.) below the line where roof and outer wall meet and in which there is sufficient space to provide a distance between finished floor and finished ceiling of at least 2.0 metres (6.56 ft.) over a floor area equal to at least 50 percent of the area of the floor next below.
- 3.211 STORM SEWER** means a sewer which carries storm sewage or surface runoff but excludes any sanitary sewer or any combination of sanitary sewers and storm sewers.
- 3.212 STREET OR ROAD** means a highway as defined by the *Municipal Act*, as amended, and the *Highway Traffic Act*, as amended, which affords the principal means of access to abutting lots and does not include a lane or private right-of-way as defined in this By-law.
- 3.213 STREET OR ROAD, IMPROVED PUBLIC** means a public street, road or highway under the jurisdiction of the Province of Ontario, the County or the Corporation, which is constructed to current design standards of the Province, County or Corporation, and which is maintained so as to allow normal vehicular access to adjacent properties throughout all seasons of the year.
- 3.214 STREET LINE** means the limit of the street or road allowance and is the dividing line between a lot or block and street or road.
- 3.215 STRUCTURE** means anything that is erected, built or constructed or parts joined together, the use of which requires location on the ground, or attached to something having location on the ground but does not include a sign, tourist trailer, or mobile home.
- 3.216 TILLABLE HECTARES** means the total area of land, including pasture that can be worked or cultivated to grow crops.
- 3.217 TOURIST ESTABLISHMENT** means a building, area or facilities designed or used for the accommodation of the travelling or vacationing public, and shall include a lodge, resort, hotel, motel, and a rental cabin or rental cottage establishment, but shall not include a trailer park or camp.
- 3.218 TOURIST TRAILER** means any portable living unit having no permanent foundation and supported by wheels, jacks or similar supports, used or so constructed as to permit its being used as a conveyance upon public streets or highways and duly licensable as such, and designed and constructed to permit occupancy for temporary living, eating and sleeping accommodation of persons therein, and shall be deemed to include a tent and shall not be occupied continuously or as a principle residence. This definition does not include appurtenances to a trailer or park model trailer or land-based vehicles originally designed, used or intended for water use.

- 3.219 TOURIST VEHICLE** means any self-propelled vehicle including a bus, motor home, truck or van, which is equipped for the temporary living, sleeping or eating accommodation of persons. For the purposes of this By-law, "Tourist Vehicle" shall include a Tourist Trailer.
- 3.220 TOWNSHIP STREET OR ROAD** means a street or road under the jurisdiction of the Corporation of the Township of Cramahe.
- 3.221 TRAILER** means a vehicle that is at any time drawn upon a highway by a motor vehicle, except an implement of husbandry, another motor vehicle or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled or moved upon such highway, and except a side car attached to a motorcycle, and shall be considered a separate vehicle and not part of the motor vehicle by which it is drawn, and, for the purposes of this By-law does not include a mobile home dwelling as defined herein.
- 3.221.1 SEMI-TRAILER** means a trailer designed to be operated with the forward part of its body resting upon the body or chassis of a towing vehicle.
- 3.221.2 TRAILER CONVETER DOLLY** means a device consisting of one or more axles, a fifth wheel lower-half and a tow bar.
- 3.222 TRAILER PARK OR CAMP** means a tourist establishment consisting of at least five (5) camping sites and comprising land used or maintained as grounds for the camping or temporary parking of tourist trailers, motor homes, park model trailers, truck campers, campers or tents, but does not include parks or camping grounds maintained by any department of the Government of Ontario or of Canada; or any crown corporation, commission or board.
- 3.223 USE** means, when used as a noun, the purpose for which a lot or building or structure, or any combination thereof, is design, arranged, occupied or maintained and when used as a verb, "USED" shall have a corresponding meaning.
- 3.224 VEHICLE** means an automobile, all terrain vehicle, snowmobile, motorcycle, motor assisted bicycle, traction engine, farm tractor, road-building machine, self-propelled implement of husbandry, and any other vehicle propelled or driven other than by muscular power, but not including a railroad car or other motor vehicle running only upon rails.
- 3.225 VETERINARIAN** means a person registered under the provisions of the *Veterinarians Act*, as amended.
- 3.226 VETERINARY CLINIC** means a building or part of a building in which facilities are provided for the prevention, cure and alleviation of disease and injury to animals, and in conjunction with which there may be temporary sheltering of animals during the treatment period. A Veterinary Clinic shall not include a Commercial Kennel.

- 3.227 WAREHOUSE** means a building or part of a building used for the storage and distribution of goods, wares, merchandise, substances, articles or things, and may include facilities for a wholesale or retail commercial outlet, but shall not include a cartage or transport depot.
- 3.228 WASTE DISPOSAL AREA** means a place where garbage, refuse or domestic or industrial waste, exclusive of liquid industrial waste, is disposed of or dumped, and, for the purposes of this by-law, may include a sanitary landfill site.
- 3.229 WASTE TRANSFER STATION** means premises for the temporary storage of garbage and waste materials awaiting transfer to a permanent solid waste disposal area and may include a recycling depot.
- 3.230 WATERCOURSE** means a body of water or the natural channel for a perennial or intermittent stream of water.
- 3.231 WATER FRONTAGE** means a piece of land fronting on and providing access to a watercourse, bay or lake.
- 3.232 WATER SUPPLY SYSTEM, PUBLIC** means an adequate distribution system of underground piping and related storage, including pumping and purification appurtenances operated by a municipal corporation and/or the Ministry of the Environment and/or any public utilities commission for public use.
- 3.233 WATER SUPPLY PLANT** means a building or structure, approved by the Ministry of the Environment where water is treated for human consumption.
- 3.234 WELL** means an underground source of water which has been rendered accessible by the drilling or digging of a hole from ground level to the water table and may include a private piped system from a surface water source.
- 3.235 WORKSHOP** means a building or part of a building where fabrication or manufacturing is performed by tradesmen requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a tinsmith's shop, a commercial welders shop, or similar uses.
- 3.236 YARD** means a space, appurtenant to a building or structure, located on the same lot as the building or structure, which space is open, uncovered and unoccupied from the ground to the sky except for such accessory buildings, structures or uses as are specifically permitted elsewhere in the By-law.
- 3.237 YARD, FRONT**, means a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any building or structure on the lot, the nearest outside storage use on the lot, or edge or rim of an excavation on the lot.
- 3.238 YARD, FRONT DEPTH**, means the least horizontal dimension between the front lot line of the lot and the nearest part of any building or structure on the lot, or the

nearest outside storage use on the lot, or the edge or rim of an excavation on the lot.

**3.239 YARD, REAR**, means a yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of any building or structure on the lot, or the nearest outside storage use on the lot, or the edge or rim of an excavation on the lot.

**3.240 YARD, REAR DEPTH**, means the least horizontal dimension between the rear lot line of the lot and the nearest part of any building or structure on the lot, or the nearest outside storage use on the lot, or the edge or rim of an excavation on the lot.

**3.241 YARD, REQUIRED**, means the minimum yard required by the provision of this By-law.

**3.242 YARD, SIDE**, means a yard extending from the required front yard to the required rear yard and from the side lot line of the lot to the nearest part of any building or structure on the lot, or the nearest outside storage use on the lot, or the edge or rim of an excavation on the lot.

**3.243 YARD, SIDE EXTERIOR**, means a side yard immediately adjoining a public street.

**3.244 YARD, SIDE INTERIOR**, means a side yard other than an exterior side yard.

**3.245 YARD, SIDE WIDTH**, means the least horizontal dimensions between the side lot line of the lot and the nearest part of any building or structure on the lot, or the nearest outside storage use on the lot, or edge or rim of an excavation on the lot.

**3.246 YARD, WATER**, means the yard extending from the high water mark on any body of water to the nearest wall of any building or structure on the lot.

**3.247 ZONE** means a designated area of land shown on Schedule "A" hereto and includes any special zone used in this By-law.

**3.248 ZONE PROVISIONS** means the permissible uses or activities, the minimum area and dimensions of lots, the minimum dimensions of yards, the maximum lot coverage, the minimum setback, the minimum gross floor area, the minimum landscaped open space, the maximum height of buildings, minimum parking area requirements, and all other standards and regulations of the respective Zones as are set out within the By-law.

## **PART 3B – OAK RIDGES MORAINÉ CONSERVATION PLAN AREA**

### **3B - DEFINITIONS**

- 3B.1 **Accessory Use** means a use of land, buildings or structures that is normally incidental or subordinate to the principal use, building or structure located on the same lot.
- 3B.2 **Adverse Effect** means any impairment, disruption, destruction or harmful alteration.
- 3B.3 **Adversely Affect** means to have an adverse effect on.
- 3B.4 **Agricultural Uses** means:
- (a) growing crops, including nursery and horticultural crops;
  - (b) raising livestock and other animals, including poultry and fish, for food and fur;
  - (c) aquaculture; and
  - (d) agro-forestry and maple syrup production.
- 3B.5 **Agriculture-Related Uses** means commercial and industrial uses that are:
- (a) small-scale;
  - (b) directly related to a farm operation; and
  - (c) required in close proximity to the farm operation.
- 3B.6 **Animal Agriculture** means growing, producing and raising farm animals including, without limitation:
- (a) livestock, including equines, poultry and ratites;
  - (b) fur-bearing animals;
  - (c) bees;
  - (d) cultured fish;
  - (e) deer and elk; and
  - (f) game animals and birds.
- 3B.7 **Aquifer Vulnerability** means an aquifer's intrinsic susceptibility, as a function of the thickness and permeability of overlying layers, to contamination from both human and natural impact on water quality.
- 3B.8 **Area of Natural and Scientific Interest (Earth Science)** means an area that has been:
- (a) identified as having earth science values related to protection, scientific study or education; and
  - (b) further identified by the Ministry of Natural Resources using evaluation procedures established by that Ministry, as amended from time to time.

- 3B.9 **Area of Natural and Scientific Interest (Life Science)** means an area that has been:
- (a) identified as having life science values related to protection, scientific study or education; and
  - (b) further identified by the Ministry of Natural Resources using evaluation procedures established by that Ministry, as amended from time to time.
- 3B.10 **Bed and Breakfast Establishment** means an establishment that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the traveling or vacationing public in up to three guest rooms within a single dwelling that is the principal residence of the proprietor of the establishment.
- 3B.11 **Connectivity** means the degree to which key natural heritage features are connected to one another by links such as plant and animal movement corridors, hydrological and nutrient cycling, genetic transfer, and energy flows through food webs.
- 3B.12 **Development** means the creation of a new lot, a change in land use, or the construction of buildings and structures, any of which require approval under the Planning Act, the *Environmental Assessment Act*, or the *Drainage Act*, but does not include:
- (a) the construction of facilities for transportation, infrastructure and utilities uses, as described in Section 41 of the Oak Ridges Moraine Conservation Plan by a public body; or
  - (b) for greater certainty:
    - (i) the reconstruction, repair or maintenance of a drain approved under the *Drainage Act* and in existence on November 15, 2001; or
    - (ii) the carrying out of agricultural practices on land that was being used for agricultural uses on November 15, 2001.
- 3B.13 **Dwelling Unit** means one or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupants.
- 3B.14 **Earth Science Values** means values that relate to the geological, soil and landform features of the environment.
- 3B.15 **Ecological Features** means naturally occurring land, water and biotic features that contribute to ecological integrity.
- 3B.16 **Ecological Functions** means the natural processes, products or services that living and non-living environments provide or perform within or between species,

ecosystems and landscapes, including hydrological functions and biological, physical, chemical and socio-economic interactions.

3B.17 **Ecological Integrity**, which includes hydrological integrity, means the condition of ecosystems in which:

- (a) the structure, composition and function of the ecosystems are unimpaired by stresses from human activity;
- (b) natural ecological processes are intact and self-sustaining; and
- (c) the ecosystems evolve naturally.

3B.18 **Endangered Species** means any native species, as listed in the regulations under the *Endangered Species Act*, that is at risk of extinction throughout all or part of its Ontario range if the limiting factors are not reversed.

3B.19 **Farm Vacation Home** means an establishment that provides sleeping accommodation (including participation in farm activities, meals, services, facilities and amenities for the exclusive use of guests) for the traveling or vacationing public in up to three guest rooms within a single dwelling that is located on a farm and is the principal residence of the proprietor of the establishment.

3B.20 **Fish Habitat** means the spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out the life processes, as further identified by the Department of Fisheries and Oceans (Canada).

3B.21 **Forest Access Road** means a one or two-lane unpaved road that is designed to provide access to and within a woodland for wildlife, fish and forest management purposes.

3B.22 **Forest Management** means the management of woodlands, including accessory uses such as the construction and maintenance of forest access roads and maple syrup production facilities:

- (a) for the production of wood and wood products, including maple syrup;
- (b) to provide outdoor recreation opportunities;
- (c) to maintain, and where possible, improve or restore conditions for wildlife; and
- (d) to protect water supplies.

3B.23 **Groundwater Recharge** means the replenishment of subsurface water:

- (a) resulting from natural processes, such as the infiltration of rainfall and snowmelt and the seepage of surface water from lakes, streams and wetlands; and
- (b) resulting from human intervention, such as the use of stormwater management systems.

**3B.24 Habitat of Endangered, Rare and Threatened Species** means land that:

- (a) is an area where individuals of an endangered species, a rare species or a threatened species live or have the potential to live and find adequate amounts of food, water, shelter, and space needed to sustain their population, including an area where a species concentrates at a vulnerable point in its annual or life cycle and an area that is important to a migratory or non-migratory species; and
- (b) has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

**3B.25 Hazardous Waste** has the same meaning as in Regulation 347 of the Revised Regulations of Ontario, 1990.

**3B.26 Home Business** means an occupation that:

- (a) involves providing personal or professional services or producing custom or artisanal products;
- (b) is carried on as a small-scale accessory use within a single dwelling by one or more of its residents; and
- (c) does not include uses such as an auto repair or paint shop or furniture stripping.

**3B.27 Home Industry** means a business that:

- (a) is carried on as a small-scale use that is accessory to a single dwelling or agricultural operation;
- (b) provides a service such as carpentry, metalworking, welding, electrical work or blacksmithing, primarily to the farming community;
- (c) may be carried on in whole or in part in an accessory building; and
- (d) does not include uses such as an auto repair or paint shop or furniture stripping.

**3B.28 Hydrological Cycle** means the circulation of water from the atmosphere to the earth and back through precipitation, runoff, infiltration, groundwater flow and evapotranspiration, including the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

**3B.29 Hydrological Features** means:

- (a) permanent and intermittent streams;
- (b) wetlands;
- (c) kettle lakes and their surface catchment areas;
- (d) seepage areas and springs; and
- (e) aquifers and recharge areas.

- 3B.30 **Hydrological Functions** means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.
- 3B.31 **Hydrological Integrity** means the condition of ecosystems in which hydrological features and hydrological functions are unimpaired by stresses from human activity.
- 3B.32 **Hydrologically Sensitive Feature** means a hydrologically sensitive feature as described in Section 26 of the Oak Ridges Moraine Conservation Plan.
- 3B.33 **Impervious Surface** means a surface that does not permit the infiltration of water, such as a rooftop, sidewalk, paved roadway, driveway or parking lot.
- 3B.34 **Kame** means a mound, hummock or conical hill of glacial origin.
- 3B.35 **Kettle Lake** means a depression formed by glacial action and permanently filled with water;
- 3B.36 **Key Natural Heritage Feature** means a key natural heritage feature as described in Section 22 of the Oak Ridges Moraine Conservation Plan.
- 3B.37 **Landform Features** means distinctive physical attributes of land such as slope, shape, elevation and relief.
- 3B.38 **Landform Conservation Area** means a landform conservation area as described in Section 30 of the Oak Ridges Moraine Conservation Plan.
- 3B.39 **Life Science Values** means values that relate to the living component of the environment.
- 3B.40 **Liquid Industrial Waste** has the same meaning as in Regulation 347 of the Revised Regulations of Ontario, 1990.
- 3B.41 **Lot** means a parcel of land that is:
- (a) described in a deed or other document legally capable of conveying an interest in the land; or
  - (b) shown as a lot or block on a registered plan of subdivision.
- 3B.42 **Low Intensity Recreational Uses** means recreational uses that have minimal impact on the natural environment, and require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to the following:

- (a) non-motorized trail uses;
- (b) natural heritage appreciation;
- (c) unserviced camping on public and institutional land; and
- (d) accessory uses.

**3B.43 Major Development** means development consisting of:

- (a) the creation of four or more lots;
- (b) the construction of a building or buildings with a ground floor area of 500 m<sup>2</sup> or more; or
- (c) the establishment of a major recreational use as described in Section 38 of the Oak Ridges Moraine Conservation Plan.

**3B.44 Major Recreational Uses** are recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to the following:

- (a) golf courses;
- (b) serviced playing fields;
- (c) serviced campgrounds;
- (d) ski hills.

**3B.45 Meander Belt** means the land across which a stream shifts its channel from time to time.

**3B.46 Mineral Aggregate** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act*, but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, talc, wollastonite, or other material prescribed under that Act.

**3B.47 Mineral Aggregate Operation** means:

- (a) an operation, other than a wayside pit, conducted under a licence or permit under the *Aggregate Resources Act*; and
- (b) associated facilities used in the extraction, transportation, beneficiation, processing or recycling of mineral aggregate or the production of related by-products.

**3B.48 Natural Self-Sustaining Vegetation** means self-sustaining vegetation dominated by native plant species.

**3B.49 Net Developable Area** means the area of a lot or site, less any area that is within a key natural heritage feature or a hydrologically sensitive feature.

**3B.50 Oak Ridges Moraine Conservation Plan Area and “Plan Area”** mean the areas described in Section 1.12(d) of this By-law and as defined in the Oak Ridges Moraine Conservation Plan Regulation 140/02.

3B.51 **Partial Service** means connections linking a building to:

- (a) a communal sewage or water service or a full municipal sewage or water service; and
- (b) an individual on-site sewage or water system.

3B.52 **Portable Asphalt Plant** means a temporary facility, to be dismantled at the completion of a construction project, where:

- (a) equipment is used to heat and dry mineral aggregate and to mix it with bituminous asphalt to produce asphalt paving material; and
- (b) bulk materials used in the process described in Clause (a) are kept.

3B.53 **Prime Agricultural Area** means an area that is:

- (a) designated as prime agricultural land in the relevant official plan; or
- (b) identified through an alternative agricultural land evaluation system approved by the Government of Ontario.

3B.54 **Prime Agricultural Land** means:

- (a) land where fruit and vegetable crops and greenhouse crops are grown;
- (b) agriculturally developed organic soil land; or
- (c) land with Class 1, 2 or 3 soils according to the Canada Land Inventory.

3B.55 **Rapid Infiltration Basin** means a basin or system of basins at or below surface grade that is constructed in porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of concentration, surface runoff collected from impervious surfaces.

3B.56 **Rapid Infiltration Column** means a column or system of columns at or below surface grade that is constructed in porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of concentration, surface runoff collected from impervious surfaces.

3B.57 **Rare Species** means a native species that is not currently at risk of becoming threatened but, because of its limited distribution, small population or specialized habitat needs, could be put at risk of becoming threatened through all or part of its Ontario range by changes in land use or increases in certain types of human activity.

3B.58 **Retirement Home** means a building in which:

- (a) accommodation is provided, mainly for retired persons;
- (b) common kitchen and dining facilities are provided for the residents; and

- (c) common lounges, recreation rooms and health care facilities may also be provided for the residents.

3B.59 **Sand Barrens** means land (not including land that is being used for agricultural purposes and no longer exhibits sand barrens characteristics) that:

- (a) has sparse or patchy vegetation that is dominated by plants that are:
  - (i) adapted to severe drought and low nutrient levels; and
  - (ii) maintained by severe environmental limitations such as drought, low nutrient levels and periodic disturbances such as fire.
- (b) has less than 25 percent tree cover;
- (c) has sandy soils (other than shorelines) exposed by natural erosion; depositional process or both; and
- (d) has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

3B.60 **Saturated Zone** means the zone below the water table where the spaces between soil grains are filled with water.

3B.61 **Savannah** means land (not including land that is being used for agricultural purposes and no longer exhibits savannah characteristics) that:

- (a) has vegetation with a significant component of non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- (b) has from 25 percent to 60 percent tree cover;
- (c) has mineral soils; and
- (d) has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

3B.62 **Self-Sustaining Vegetation** means vegetation dominated by plants that can grow and persist without direct human management, protection, or tending.

3B.63 **Significant** means identified as significant by the Ministry of Natural Resources, using evaluation procedures established by that Ministry, as amended from time to time.

3B.64 **Single Dwelling** means a building containing only one dwelling unit;

3B.65 **Site** means the land subject to an application.

3B.66 **Site Alteration** means activities such as filling, grading and excavation that would change the landform and natural vegetative characteristics of land, but does not include:

- (a) the construction of facilities for transportation, infrastructure and utilities uses, as described in Section 41 of the Oak Ridges Moraine Conservation Plan, by a public body, or
- (b) for greater certainty:
  - (i) the reconstruction, repair or maintenance of a drain approved under the *Drainage Act* and in existence on November 15, 2001; or
  - (ii) the carrying out of agricultural practices on land that was being used for agricultural uses on November 15, 2001.

**3B.67 Small-Scale Commercial, Industrial and Institutional Uses:**

- (a) are supportive of, complimentary to or essential to uses that are permitted in Countryside area of the Oak Ridges Moraine Conservation Plan;
- (b) do not require large-scale modification of terrain, vegetation or both or large-scale buildings and structures; and
- (c) include, but are not limited to:
  - (i) farm implement stores, feed stores and country markets;
  - (ii) portable mineral aggregate crushing plants, portable asphalt plants and composting plants; and
  - (iii) schools, places of worship, community halls, retirement homes and cemeteries, intended mainly to serve nearby Rural Settlements within the Plan Area.

**3B.68 Subwatershed** means an area that is drained by a tributary or some defined portion of a stream.

**3B.69 Surface Catchment Area** means the area including and surrounding a kettle lake or wetland, from which surface runoff drains directly into the kettle lake or wetland.

**3B.70 Sustainable**, when used with respect to a natural resource, means that the natural resource is able to support a particular use or activity without being adversely affected.

**3B.71 Tallgrass Prairie** means land (not including land that is being used for agricultural purposes and no longer exhibits tallgrass prairie characteristics) that:

- (a) has vegetation dominated by non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- (b) has less than 25 percent tree cover;
- (c) has mineral soils; and
- (d) has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

- 3B.72 **Threatened Species** means any native species that is at risk of becoming endangered throughout all or part of its Ontario range if the limiting factors are not reversed.
- 3B.73 **Time of Travel** means the time that is needed for groundwater to travel a specified horizontal distance in the saturated zone.
- 3B.74 **Unserviced Park** means a park that provides recreational opportunities and facilities, including playing fields, but without outdoor lighting, accessory commercial facilities, paved parking lots or permanent water or sewer facilities;
- 3B.75 **Valleyland** means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.
- 3B.76 **Watershed** means an area that is drained by a river and its tributaries.
- 3B.77 **Wayside Pit** means a temporary pit opened or used by or for a public body solely for the purpose of a particular project of road construction and not located on the road right-of-way.
- 3B.78 **Wellhead Protection Area** means the surface and subsurface area surrounding a water well or well field that supplies a public water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.
- 3B.79 **Wetland** means land such as a swamp, marsh, bog or fen (not including land that is being used for agricultural purposes and no longer exhibits wetland characteristics) that:
- (a) is seasonally or permanently covered by shallow water or has the water table close to or at the surface;
  - (b) has hydric soils and vegetation dominated by hydrophytic or water-tolerant plants; and
  - (c) has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.
- 3B.80 **Wildlife Habitat** means land that:
- (a) is an area where plants, animals and other organisms live or have the potential to live and find adequate amounts of food, water, shelter and space to sustain their population, including an area where a species concentrates at a vulnerable point in its annual or life cycle and an area that is important to a migratory or non-migratory species; and
  - (b) has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

3B.81 **Woodland** means a treed area, woodlot or forested area, other than a cultivated fruit or nut orchard or a plantation established for the purpose of producing Christmas trees.

3B.82 **Zone of Contribution**, when used in reference to a period of time, means the area within which the water pumped from a well originates during that time.

## SECTION 4 - GENERAL ZONE PROVISIONS

The contents of this Section are as follows:

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#### **4.1 ABANDONED EQUIPMENT AND MOTOR VEHICLES WITHOUT A CURRENT VALIDATION STICKER**

Notwithstanding the provisions of Section 4.24.7 to the contrary, no person may use any lot in any zone for the parking, storage, or locating of unused or discarded equipment or motor vehicles without a current validation sticker except that:

- 4.1.1 One such vehicle may be stored inside a private garage.
- 4.1.2 Commercial vehicles normally licensed for only part of the year may be stored on the same lot from which the business they are used in conjunction with is operated, provided that in any Residential Zone such commercial vehicle shall not exceed 1.0 tonne capacity.
- 4.1.3 Any number of such vehicles may be stored in a completely screened space that is not visible from any road or adjacent dwelling, in a General Industrial (MG) Zone.

#### **4.2 ACCESSORY BUILDINGS, STRUCTURES AND USES**

##### **4.2.1 Permitted Uses**

Where this By-law provides that a lot may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use, but shall not include the following:

- a) any occupation for gain or profit conducted within or accessory to a dwelling unit or on such lot associated therewith, except as is specifically permitted in accordance with this By-law; or
- b) any building used for human habitation except in accordance with this By-law, as is specifically permitted.

##### **4.2.2 Relation to Street**

###### **4.2.2.1 Residential Zones**

An accessory building or structure, which is not part of the principal or main building on the lot, shall not be erected closer to the street line than the principal or main building on the lot, and shall further be erected in conformity with the yard and setback requirements of the respective Residential Zone, except as may otherwise be provided for herein.

#### 4.2.2.2 Non-Residential Zones

No accessory building or structure shall be erected closer to the street line than the minimum required yard and setback requirements of the respective non-residential zone and, further, shall not be erected closer than 3.0 metres (9.84 ft.) to an interior side or rear lot line except as may otherwise be provided for herein. Notwithstanding the foregoing, a gatehouse or information kiosk or other similar accessory structure shall be permitted within a required front or side yard or within the area between the street line and the required setback.

#### 4.2.3 Relation to Principal or Main Building

Except as may otherwise be provided herein, any accessory building or structure, which is not part of the principal or main building, shall not be erected closer than 3.0 metres (9.84 ft.) to the principal or main building.

#### 4.2.4 Lot Coverage and Height

Except as otherwise provided herein, the total lot coverage of all accessory buildings and structures of a lot shall not exceed five percent (5%) of the lot area and shall be considered in addition to any other lot coverage regulations as specified in this By-law.

Notwithstanding the foregoing, within the General Industrial (MG) Zone, the total lot coverage of all accessory buildings or structures shall not exceed ten percent (10%) of the lot area.

Except as otherwise provided herein, the height of any accessory building or structure shall not exceed 7.5 metres (24.60 ft.) in the Rural (RU) Zone or Agricultural (A) Zone and 5.0 metres (16.40 ft.) in any other zone.

#### 4.2.5 Accessory Structure Encroachments

Notwithstanding the yard and setback provisions of this By-law to the contrary, drop awnings, clothes poles, flag poles, garden trellises, retaining walls, fences, signs or similar uses which comply with the licensing and/or regulatory By-laws of the Corporation, shall be permitted in any required yard or in the area between the street line and the required setback.

#### 4.2.6 Fire Escapes

Notwithstanding the yard and setback provisions of this By-law to the contrary, unenclosed fire escapes may project into any required yard a maximum distance of 1.2 metres (3.94 ft.).

#### **4.2.7 Location**

Except as otherwise provided herein, in any Residential zone category any accessory building or structure which is not part of the main building shall be erected:

- (a) to the rear of any required front yard;
- (b) with a minimum rear yard of 1.2 metres (3.94 ft.);
- (c) with a minimum side yard of 1.2 metres (3.94 ft.); and
- (d) with a minimum separation distance of 1.5 metres (4.92 ft.), from any building, structure, or part thereof, and not to be intruded upon by any awning, canopy, roof, wall or similar structure.

#### **4.2.8 Boat House, Pump House or Dock**

Notwithstanding any other provision of this By-law to the contrary, a boat house, pump house or a dock may be erected and used in the front yard of a lot fronting on a navigable waterway, provided, such accessory buildings or structures are located no closer than 1.2 metres (3.94 ft.) to the side lot line.

#### **4.2.9 Railway Spur in Industrial Zone**

Notwithstanding the yard and setback provisions of this By-law to the contrary, in an Industrial zone, a railway spur shall be permitted within any required side or rear yard, but not within a required planting strip area except for ingress and egress.

#### **4.2.10 Ornamental Structures**

Notwithstanding the yard and setback provisions of this By-law to the contrary, sills, chimneys, cornices, eaves, gutters, parapets, pilasters, or other ornamental structures may project into any required yard or the area between the street line and the required setback a maximum distance of 0.6 metres (1.97 ft.).

#### **4.2.11 Swimming Pools**

Notwithstanding the yard provisions of this By-law to the contrary, an outdoor swimming pool shall only be permitted in an interior side yard or a rear yard of a lot. Such outdoor swimming pool shall not be located within 1.2 metres (3.94 ft.) of the rear or interior side lot lines, and shall not be closer than 3.0 metres (9.84 ft.) to that portion of a rear lot line that adjoins a side lot line of an adjoining lot.

Notwithstanding the above, an outdoor swimming pool shall be permitted in an exterior side yard of a corner lot provided that such outdoor pool shall not be located closer than 3.0 metres (9.84 feet) from an exterior side lot line.

Where an outdoor swimming pool is located in an exterior side yard or a rear yard of a corner lot, the pool shall be within a pool enclosure. For the purposes of this regulation, a “pool enclosure” shall mean a fence, wall or other structure, including doors or gates, surrounding an outdoor swimming pool designed to restrict access thereto and to visually screen the pool from the street.

No water circulating or water treatment equipment such as pumps, filters or heaters shall be located closer than 3.0 metres (9.84 feet) to any side lot line or rear lot line.

#### **4.2.12 Unenclosed Porches, Steps, Patios, Decks and Balconies**

Notwithstanding the yard and setback provisions of this By-law to the contrary, unenclosed porches, steps, patios, decks and balconies, covered or uncovered, may project into any required yard a maximum distance of 1.5 metres (4.92 ft.) but not closer than 1.2 metres (3.94 ft.) to any lot line, provided that in the case of porches, steps or patios such uses are not more than 1.8 metres (5.9 ft.) above grade (measured at the floor surface elevation).

Balconies and decks that are greater than 1.8 metres (5.9 ft.) above grade (measured at the floor surface elevation) shall comply with the applicable minimum required yard of this By-law.

#### **4.2.13 Signs**

The provisions of this by-law shall not apply to prevent the erection, alteration or use of any sign provided such sign complies with any By-laws of the Corporation regulating signs.

#### **4.2.14 Temporary Buildings and Structures for Construction Uses**

A tool shed, construction trailer, scaffold or other building or structure incidental to construction is permitted in all Zones within the Corporation on the lot where construction is being undertaken and only for so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purpose of this By-law, “abandoned” shall mean the failure to proceed expeditiously with the construction work.

#### **4.2.15 Outside Storage as an Accessory Use**

The outside display and storage of goods and materials is permitted only

where such a use is accessory to a permitted use, unless specifically stated otherwise in this By-law.

#### **4.2.16 Height Exceptions for Accessory Building and Structures**

Notwithstanding the height provisions herein contained, nothing in this By-law shall apply to prevent the erection, alteration, or use of the following accessory buildings or structures provided the principal use is a use permitted within the Zone in which it is located, namely: a church spire, a belfry, a flag pole, a clock tower, a chimney, a water tank, a windmill, a communications tower or antenna less than 30 metres (98.43 ft.) in height above average ground level, air conditioner duct, grain elevator, a barn or silo, incidental equipment required for processing, and, external equipment associated with internal building equipment.

#### **4.2.17 Satellite Signal Broadcast or Receiving Dishes**

Notwithstanding any other provisions for accessory uses or structures set forth in this By-law, satellite signal broadcast or receiving dishes and their supporting towers shall be permitted in all zones.

A free-standing satellite dish with supporting tower shall only be permitted in a rear or side yard, and shall comply with the requirements of Section 4.2.7 of this By-law. Notwithstanding this provision, a satellite dish may be mounted on a building.

These requirements shall not apply to satellite signal broadcast or receiving dishes associated with communication towers, as set forth in Section 4.26 "Public Uses".

#### **4.2.18 Bunkhouses**

A Bunkhouse as defined in this By-law shall only be permitted in the Rural (RU) Zone and the Agricultural (A) Zone, and shall only be permitted on a lot by an amendment to this By-law.

### **4.3 ACCESSORY RESIDENTIAL USES**

**4.3.1** A maximum of either one (1) accessory dwelling or one (1) accessory dwelling unit shall be permitted on a lot in Zones where an accessory residential use is permitted.

**4.3.2** An accessory dwelling shall not be erected, altered or used for residential purposes within 3.0 metres (9.84 ft.) of a permitted non-residential use, and in no case shall a dwelling be erected, altered or used within 7.5 metres (24.60 ft.) of a motor vehicle service station, a motor vehicle repair garage or a motor vehicle dealership.

**4.3.3** An accessory dwelling unit shall be permitted in a non-residential building other than in a motor vehicle facility or any other non-residential building where the sale, handling or storage of gasoline or other fuels or similar flammable substances is undertaken.

**4.3.4** Where an accessory dwelling unit is a permitted use in any Zone, the following minimum floor areas shall be provided:

(a) Bachelor Dwelling Unit	37 m <sup>2</sup> (398.28 ft. <sup>2</sup> )
(b) 1 Bedroom Dwelling Unit	55 m <sup>2</sup> (592.03 ft. <sup>2</sup> )
(c) 2 Bedroom Dwelling Unit	65 m <sup>2</sup> (699.68 ft. <sup>2</sup> )
(d) 3 Bedroom Dwelling Unit	83 m <sup>2</sup> (893.43 ft. <sup>2</sup> )
(e) 3+ Bedroom Dwelling Unit	83 m <sup>2</sup> (893.43 ft. <sup>2</sup> )

plus an additional 9 m<sup>2</sup> (96.88 ft.<sup>2</sup>) for each bedroom in excess of 3

#### **4.4 BED AND BREAKFAST ESTABLISHMENTS**

**4.4.1** A Bed and Breakfast establishment shall be permitted in a single detached dwelling house only and shall have a maximum of 3 guest rooms per establishment.

**4.4.2** Bed and Breakfast establishments shall be deemed a residential use and shall be permitted only in zones where specifically provided for as a permitted use.

**4.4.3** Bed and Breakfast establishments shall conform to all regulations and requirements of the zone where permitted.

**4.4.4** Parking shall be in accordance with Section 4.24 of this By-law.

#### **4.5 BUILDING SPACING**

Building spacing shall be in accordance with the applicable provisions of the Ontario Building Code.

#### **4.6 BUFFER STRIP REGULATIONS**

##### **4.6.1 Contents**

A “buffer strip” as defined in this By-law shall consist of a visual screen having a minimum height of 1.8 metres (5.91 ft.) above the surrounding ground level and which is uninterrupted for the length of the buffer strip, except as described in 4.6.3. A buffer strip shall include a planting screen as defined in this By-law, a fence which provides a visual screen, an earth

berm, or any combination of these features. The minimum width of a buffer strip shall be 3 metres (9.84 ft.). However, where an earth berm is to be constructed, the minimum width of the buffer strip shall be the width required to construct a stable earth berm having slopes no greater than a 3:1 horizontal to vertical ratio. The portion of the buffer strip not required for placement of the visual screen shall be used for no other purpose than the planting of shrubs, flower beds, grass or a combination thereof.

#### **4.6.2 Location**

Where the interior side or rear lot line in an Industrial Zone abuts a Residential Zone or a Community and Open Space Zone category, a buffer strip adjoining such abutting lot line, or portion thereof, shall be provided on the lot within the Industrial Zone where a new industrial building, structure or use is to be established. A buffer strip shall not be required for Industrial buildings, structures or uses in existence prior to the date of passing of this By-law or for vacant land within an Industrial Zone, unless the land is used for vehicle parking or storage purposes.

#### **4.6.3 Interruption for Driveways or Pedestrian Walks**

In all cases where ingress and egress driveways or walks extend through a buffer strip, it shall be permissible to interrupt the strip within 3 metres (9.84 ft.) of the edge of such driveway or within 1.5 metres (4.92 ft.) of the edge of such walk.

#### **4.6.4 Maintenance**

Where a buffer strip is required it shall be constructed and maintained by the owner or owners of the lot on which the strip is located.

#### **4.6.5 Landscaped Open Space Supplement**

A buffer strip may form part of any landscaped open space required by this By-law.

### **4.7 DWELLING UNIT UNDER CONSTRUCTION**

Notwithstanding any other provisions of this By-law to the contrary, where a building permit has been issued for a residential dwelling, a mobile home or tourist trailer may be used for temporary human habitation.

Under no circumstances shall a mobile home or tourist trailer be occupied for temporary habitation for more than six (6) months from the date of issuance of the building permit, or until such time as the construction is completed and the building is occupied or the building permit has either expired or been revoked, whichever is the lesser period of time.

Such mobile home or trailer shall be situated in conformity with the minimum yard requirements of this By-law, and a permit shall be obtained from the Health Unit for an approved temporary sanitary waste disposal system.

#### **4.8 ESTABLISHED BUILDING LINE**

Notwithstanding the yard and setback provisions of the By-law to the contrary, where a permitted building or structure is to be erected on a lot in a built-up area, where there is an established building line extending on both sides of the lot, such permitted building or structure may be erected closer to the street line or the centreline of the street or navigable waterway, as the case may be, than required by this By-law provided such permitted building or structure is not erected closer to the street line or the centreline of the street or navigable waterway, as the case may be, than the established building line existing on the date of passing of the By-law.

Notwithstanding the above, Section 4.8 shall not apply to setbacks from Lake Ontario, as set out in Section 4.27.2.

#### **4.9 EXISTING BUILDINGS, STRUCTURES AND USES**

##### **4.9.1 Continuation of Existing Uses**

The provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this By-law, so long as it continues to be used for that purpose. Any uses which were illegal prior to the passing of this By-law shall remain illegal after the passing of this By-law.

##### **4.9.2 Non-Conforming Buildings or Structures**

The exterior of any building or structure, which at the date of passing of this By-law was lawfully used for a purpose not permissible within the Zone in which it is located, shall not be enlarged, extended, reconstructed or otherwise structurally altered, unless such building or structure is thereafter to be used for the purposes permitted within such zone, and complies with all requirements of this By-law for such Zone.

##### **4.9.3 Permitted Interior Alteration**

The interior of any building or structure, which at the date of passing of this By-law was lawfully used for a purpose not permitted within the Zone in which such building or structure is located, may be reconstructed or structurally altered in order to render the same more convenient or

commodious for the same purpose for which, at the date of passing of this By-law, such building or structure was lawfully used.

#### **4.9.4 Restoration to a Safe Condition**

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or structure or part thereof, lawfully used on the date of passing of this By-law, provided that the strengthening or restoration does not increase the building height, size or volume or change the use of such building or structure in such a manner as to contravene any provisions of this By-law.

#### **4.9.5 Reconstruction of Damaged Existing Buildings or Structures**

Nothing in this By-law shall apply to prevent the reconstruction of any lawful non-conforming building or structure which is damaged by causes beyond the control of the owner, provided such reconstruction does not increase the building height, size or volume or change the use of such building or structure.

#### **4.9.6 Non-Complying Buildings or Structures**

Nothing in this By-law shall prevent the enlargement, extension, reconstruction, renovation, repair or alteration of a building or structure, which existed at the date of passing of this By-law, which is used for a purpose specifically permitted within the Zone in which such building or structure is located, where such building or structure does not comply with the setback or one or more yards that is or are less than required under the provisions of this By-law provided that the setback or yard or yards that is or are less than required are not further reduced and that all other provisions of this By-law are complied with.

#### **4.9.7 Building Permit Issued**

The provisions of this By-law shall not apply to prevent the erection or use of any building or structure, for a purpose prohibited by this By-law, for which a permit has been issued pursuant to the *Building Code Act* prior to the date of passing of this By-law, so long as the building or structure, when erected, is used and continues to be used for the purpose for which it was erected, provided further that the permit has not been revoked pursuant to the *Building Code Act*.

#### **4.9.8 Change of Use**

The use of a lot, building or structure which under the provisions hereof is not permissible within the Zone in which such lot, building or structure is located, shall not be changed, except to a conforming use.

#### **4.10 EXISTING UNDERSIZED LOTS**

**4.10.1** Where a lot having a lesser lot area and/or lot frontage than required by this By-law is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry of Land Title Office, at the date of passing of this By-law, or where such a lot is created as a result of an expropriation, such smaller lot may be used and a single detached dwelling may be erected, altered or used on such smaller lot provided that the lot area is not less than 1,400 square metres (15,069.97 ft.<sup>2</sup>) and the lot frontage is not less than 30 metres (98.42 ft.), and further provided that the proposed use is permitted in the zone which applies to the property and complies with all other requirements of this By-law.

Notwithstanding the above, within the Village of Colborne (all lands on Schedule "A-1" of this By-law), where a lot having a lesser lot area and/or lot frontage than required by this By-law is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry of Land Title Office, at the date of passing of this By-law, or where such a lot is created as a result of an expropriation, such smaller lot may be used and a building or structure may be erected, altered or used on such smaller lot provided that all other requirements of this By-law are complied with.

In addition to the above, the use of any existing undersized lot shall be permitted only if the lot can be provided with an adequate supply of potable water, and all relevant sewage disposal requirements under the Ontario Building Code are complied with.

**4.10.2** Notwithstanding the provisions of Section 4.10.1 hereof to the contrary, lots within Reference Deposit (R.D.) Plans shall only be used for a single detached dwelling in accordance with the following:

- (a) the lot shall provide a minimum building area of 1,400 square metres (15,069.97 square feet) outside of any lands zoned Environmental Conservation (EC) on the lot;
- (b) the lot shall front upon an improved public street or road; and
- (c) two or more R.D. lots may be merged into a single lot to achieve the above requirements as necessary.

#### **4.11 FLOOD SUSCEPTIBLE LANDS IN THE VILLAGE OF COLBORNE**

Certain lands within the built-up areas of the Village of Colborne which are susceptible to flooding have been denoted by the special sub-category “(F)” zone.

The following provisions shall apply only to lands within the Village of Colborne (all lands on Schedule “A-1” of this By-law only):

##### **4.11.1 Continuation of Existing Uses**

Notwithstanding any other provisions of this By-law to the contrary, the lands exhibiting a zone category with the “(F)” sub-category may continue to be used for those uses existing as of the date of passing of this By-law.

##### **4.11.2 Calculation of Lot Area and Frontage**

Notwithstanding any other provisions of this By-law to the contrary, where a lot exhibits a zone category with the “(F)” sub-category, that portion of the lot with the “(F)” sub-category shall contribute to the calculation of lot area and lot frontage.

##### **4.11.3 Additions or Alterations**

Additions and alterations to existing buildings and structures shall only take place where they will not be subject to any flood-related damages and where they will not increase the potential for flooding on the site or upstream or downstream of the site. Additions and alterations shall be subject to the approval of the Conservation Authority.

##### **4.11.4 Repair or Replacement of Damaged or Destroyed Buildings**

Where an existing building or structure is destroyed or severely damaged by an event beyond the control of the owner, such building or structure may be repaired or reconstructed provided that floodproofing measures are implemented to the extent and level possible while taking into account the potential impact on other properties and the nature of the neighbouring properties.

#### **4.12 FRONTAGE REQUIREMENTS**

##### **4.12.1 Public Street**

No person shall erect any building or structure in any Zone unless the lot upon which such building or structure is to be erected fronts upon an improved public street, maintained year round, and further, that such building or structure complies with the setback provisions of this By-law.

#### **4.12.2 Unassumed Road**

Notwithstanding the provisions of 4.12.1 hereof to the contrary, the provisions of this By-law shall not apply to prevent the erection of a permitted building or structure on a lot in a Registered Plan of Subdivision where a properly executed subdivision agreement has been entered into with the Municipal Corporation whereunder the street or streets will not be assumed by the Municipality until such time as specified in the said agreement.

#### **4.12.3 Navigable Waterway**

Where access to any Residential Zone category is by navigable waterway, no person shall erect any building or structure on a lot unless the lot has water frontage upon the navigable waterway.

#### **4.12.4 Private Right-Of-Way**

**4.12.4.1** Notwithstanding the provisions of 4.12.1 hereof, where a building has been erected prior to the date of passage of this By-law on a lot which fronts on a private right-of-way registered on title and provides legal ingress and egress to an improved public street, the provisions of this By-law shall not apply to prevent the enlargement, alteration, extension, renovation or reconstruction of such a building or structure, provided the use of such building or structure is permissible in the zone in which it is located and that all other applicable Zone Provisions of this By-law are complied with.

**4.12.4.2** If an existing lot is located in a Limited Service Residential (LSR) Zone and if such lot does not abut a public road but does abut a private right-of-way providing access thereto, then the lot shall be exempt from the provisions of Section 4.12.1 hereof.

#### **4.13 GREATER RESTRICTIONS**

This By-law shall not be effective to reduce or mitigate any restrictions lawfully imposed by a government authority having jurisdiction to make such restrictions.

#### **4.14 GROUP HOMES**

Group Homes, with the exception of Group Homes that are licensed under the *Ministry of Correctional Services Act* or secure custody children's residences shall be permitted only in the Zones in which a Group Home is identified as a permitted use.

Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply to group homes located within the Township of Cramahe:

- (a) a maximum of one group home shall be permitted on a lot, and shall be permitted only in a single detached dwelling;
- (b) a maximum of 10 group home clients per 1,000 residents of the Municipality shall be permitted;
- (c) no group home shall be located within 1,000 metres (3,280.84 ft.) of another group home;
- (d) the establishment of a group home not in accordance with these special provisions shall require an amendment to this By-law.

#### **4.15 HOLDING ZONE PROVISIONS**

##### **4.15.1 Permitted Uses**

Where a zone symbol on “Schedule A” is followed by the Holding zone symbol “H” the permitted uses and relevant zone provisions applicable to that zone do not apply until such time as the Holding zone symbol “H” is removed in accordance with the requirements of the *Planning Act*.

Prior to the removal of the Holding zone symbol “H” only uses that existed as of the date of the adoption of the Holding zone provisions shall be permitted.

##### **4.15.2 Regulations for Permitted Uses**

All regulations and provisions which apply in a zone category where there are no Holding zone provisions in effect shall also apply where a Holding zone has been established.

##### **4.15.3 Removal of the Holding Symbols**

A Holding zone symbol shall only be removed in accordance with Section 36 of the *Planning Act*, 1990, as amended, and only when Council is satisfied that the criteria for the removal of the Holding zone symbol that are specified in the By-law that established the Holding zone symbol for the area have been met in a manner and form acceptable to Council.

Where a Holding zone symbol has been applied in relation to an existing or former Waste Disposal Area, the Holding provision shall only be removed upon the completion of criteria as outlined in the Township’s Official Plan.

## **4.16 HOME INDUSTRIES**

A home industry as defined in this By-law shall only be permitted in the Rural (RU) Zone or Agricultural (A) Zone providing such home industry complies with the following provisions:

### **4.16.1 Uses Permitted**

Permitted uses shall include those uses in accordance with the definition of "Home Industry" in this By-law.

### **4.16.2 Relationship to Principal Use**

The home industry may be operated or located in any part of an accessory building or on any part of a lot subject to the applicable provisions of this By-law. A home industry shall not be permitted to operate or locate in any part of a dwelling house on a lot.

The total number of home industries permitted shall be limited to one per lot. Where a home industry is conducted on a lot, a separate home occupation shall not be permitted on the same lot.

### **4.16.3 Occupancy**

A home industry shall only be operated by the occupant of a dwelling which is located on the same lot.

Not more than two (2) persons, other than the occupants of the premises shall be employed in the home industry.

### **4.16.4 Size**

Not more than 100 square metres (1,076.43 ft.<sup>2</sup>) of floor area of all accessory buildings or structures on any lot shall be devoted to a home industry use.

### **4.16.5 Yard Requirements**

The home industry shall only be permitted on a lot with the following minimum yard and setback provisions:

- (a) A home industry shall not be permitted to locate in any front yard.
- (b) Minimum yard requirement for accessory home industry building or activity (all other yards) 20.0 m (65.62 ft.)

- |  |                     |
|--|---------------------|
| (c) Minimum Separation Distance from any Residential, Commercial, or Community/Open Space Zone | 60.0 m (196.85 ft.) |
| (d) Minimum Separation from a dwelling located on another lot                                  | 30.0 m (98.42 ft.). |

**4.16.6 Advertising**

There shall be no external display or advertisement other than a legal sign which is a maximum size of 1.0 square metre (10.76 ft.<sup>2</sup>).

**4.16.7 Buffering**

Any area used for outdoor storage/activity or parking associated with the home industry shall be screened in such a manner as to render the materials, items or activity as not being visible from a public street or road or from adjacent properties.

**4.16.8 Parking**

Any vehicles associated with a home industry shall be parked in an area other than a public street or a required front yard. A minimum of two (2) parking spaces shall be provided in addition to those parking requirements of Section 4.24.

**4.17 HOME OCCUPATIONS**

A home occupation as defined in this By-law shall be permitted in any Zone where a dwelling house or dwelling unit is a permitted use, provided the home occupation complies with the following provisions:

**4.17.1 Relationship to Principle Use**

The home occupation shall be clearly secondary to the main use on the lot and shall not change the residential character of a dwelling unit or the lot upon which it is located.

**4.17.2 Occupancy**

Any dwelling unit containing a home occupation shall be occupied as a residence by the operator of such home occupation.

No person other than a resident of the dwelling unit shall be engaged in such home occupation.

#### **4.17.3 Size**

A home occupation may be operated or located in any part of a dwelling or accessory building provided that the area devoted to such use shall not occupy more than a floor area equivalent to 25% of the gross floor area of the dwelling or 50 square metres (538.21 ft.<sup>2</sup>) of floor area, whichever is the lesser.

#### **4.17.4 Advertising**

There shall be no external display of advertising other than a non-illuminated sign not exceeding .36 square metres (3.88 ft.<sup>2</sup>) in area and the highest point of the sign or supporting post shall not be higher than 1.2 metres (3.94 ft.) above the surrounding average grade level to indicate to persons outside that any part of the dwelling or lot is being used for a purpose other than residential.

#### **4.17.5 Display of Goods and Outside Storage**

There shall be no outside storage or outside display of materials, supplies, equipment, tools, products or goods which are used for, or result from, the home occupation.

#### **4.17.6 Sales or Rentals**

Only those goods, wares, merchandise or services that are directly related to the permitted home occupation and are produced on the premises may be offered for sale or rent.

#### **4.17.7 Public Nuisance**

The operation of a home occupation shall not create nor become a public nuisance, in particular in regard to noise, traffic or parking.

There shall be no equipment or process used which creates noise, vibration, glare, fumes, odours, or electrical interference in excess of that normally experienced in a residential neighbourhood.

#### **4.17.8 Parking**

All parking spaces shall be provided on the same lot as the home occupation, and shall be provided in accordance with the requirements of Section 4.24.

### **4.18 KENNELS**

Commercial kennels shall be located and operated in accordance with the

Municipality's Kennel By-law.

#### **4.19 LOADING SPACE REGULATIONS**

##### **4.19.1 Loading Space**

Loading or unloading spaces are required under this By-law, in accordance with the Loading Space Requirement Table and the owner of every building or structure erected or used for any purpose involving the receiving, shipping, loading or unloading of goods, wares, merchandise or raw materials shall provide and maintain on the lot loading and unloading spaces accordingly. Each loading or unloading space shall be at least 9.0 metres (29.53 ft.) long, 3.5 metres (11.48 ft.) wide and have a vertical clearance of at least 5.0 metres (16.40 ft.). In addition, adequate space shall be provided for the parking of vehicles awaiting access to the loading or unloading spaces.

**LOADING SPACE REQUIREMENT TABLE**

<b>Area of Building</b>	<b>Loading Space</b>
280 m <sup>2</sup> (3,013.99 ft. <sup>2</sup> ) or less	1 space
Exceeding 280 m <sup>2</sup> (3,013.99 ft. <sup>2</sup> ) but not 2,300 m <sup>2</sup> (24,757.80 ft. <sup>2</sup> )	2 spaces
Exceeding 2,300 m <sup>2</sup> (24,757.80 ft. <sup>2</sup> ) but not 7,500 m <sup>2</sup> (80,731.97 ft. <sup>2</sup> )	3 spaces
Exceeding 7,500 m <sup>2</sup> (80,731.97 ft. <sup>2</sup> )	3 spaces, plus 1 additional space for each additional 9,300 m <sup>2</sup> (100,107.64 ft. <sup>2</sup> ) or fractional part thereof in excess of 7,500 m <sup>2</sup> (80,731.97 ft. <sup>2</sup> )

##### **4.19.2 Access**

Access to loading spaces shall be by means of a driveway at least 6.0 metres (19.69 ft.) in width contained on the lot on which the spaces are located and leading to an improved public street as defined herein.

##### **4.19.3 Loading Space Surface**

Driveways, loading spaces, and related aisles and turning areas shall be

maintained with a stable surface which is treated so as to prevent the raising of dust.

#### **4.19.4 Location**

The loading space or spaces required herein shall be located on the lot occupied by the building, structure or use for which the loading spaces are required, and shall be located in a side or rear yard unless such space or spaces are removed from the street line a minimum distance of 15 metres (49.21 ft.) as measured from the street line to the nearest part of the loading space. No loading space shall be located closer than 7.5 metres (24.6 feet) to any other lot line.

#### **4.19.5 Additions to or Changes in Use of Existing Buildings**

The loading space requirements referred to herein shall not apply to any existing building so long as the gross floor area, as it exists, is not increased. If an addition is made to the building or structure which increases the gross floor area, then additional loading spaces shall be provided in accordance with 4.19.1 hereof and in accordance with the provisions of the Loading Space Requirement Table for such addition.

#### **4.20 LOTS CONTAINING MORE THAN ONE USE**

Where a lot contains more than one use which is not an accessory use as defined herein except for an accessory dwelling house or dwelling unit, the lot area requirement shall be the sum of the requirements for the separate uses thereof; however, the lot frontage requirement shall be the greatest of the lot frontage requirements for each individual use in the zone where such lot is located.

#### **4.21 LOTS DIVIDED INTO MORE THAN ONE ZONE**

Where an existing lot is divided into more than one zone the provisions of the applicable zone, save and except lot area and lot frontage, shall apply to each portion of such lot provided the lot as a whole has a minimum frontage of 15 metres (49.21 ft.). In such instances, the zone boundary shall be considered a lot line for the purposes of interpreting and applying the provisions and regulations of this By-law.

Notwithstanding the foregoing, no lot shall be created within any zone unless the lot created and the remnant lot comply with the minimum lot area and lot frontage requirements of the applicable zone.

Notwithstanding any other provision of this By-law to the contrary, where a portion of a lot is zoned Environmental Conservation (EC), those lands zoned Environmental Conservation (EC) may be used in calculating the minimum lot area

and minimum lot frontage requirements.

#### **4.22 MINIMUM DISTANCE SEPARATION REQUIREMENTS - AGRICULTURAL USES**

All development shall comply with the Minimum Distance Separation Formulae contained in the publication “Minimum Distance Separation (MDS) Formulae, Implementation Guidelines”, Publication 707, Ministry of Agriculture, Food and Rural Affairs, Queen’s Printer, Toronto, 2006, as amended from time to time, which is attached to this By-law as Schedule “B” and forms part of this By-law.

Notwithstanding the above, the Minimum Distance Separation I (MDS I) shall not apply to lots existing at the date of passing of this By-law which are less than 4.0 hectares (9.88 acres) in area.

#### **4.23 MOBILE VENDORS**

Mobile vendors operations shall be located and operated in accordance with the applicable Municipal by-law.

#### **4.24 PARKING AREA REGULATIONS**

##### **4.24.1 Parking Space Requirements**

The owner of every building or structure erected or used for any of the purposes hereinafter set forth shall provide and maintain for the sole use of the owner, occupant or other persons entering upon or making use of the said premises, from time to time, one or more parking spaces in accordance with the following Parking Space Requirements Table. The minimum number of off-street parking spaces required shall be calculated to the nearest whole number.

Notwithstanding the foregoing, for any property in the Village Commercial (VC) Zone adjacent to King Street East or Victoria Square Park in the Village of Colborne, such off-street parking spaces shall not be required and may instead be provided in the form of Municipally-owned parking lots or on-street parking.

## PARKING SPACE REQUIREMENTS TABLE

Type or Nature of Use	Minimum Off-Street Parking Requirements
Single Detached, Semi-Detached, Duplex, Triplex, Fourplex or Converted Dwelling Houses.	One (1) parking space per dwelling unit
Row or Apartment Dwelling Houses	1.25 parking spaces per dwelling unit
Assembly Hall, Auditorium, Arena, Community Centre, Place of Entertainment, Place of Worship, Private Club or other similar places of assembly not otherwise specified herein, an Eating Establishment, including premises licensed in accordance with the Liquor License Act, as amended.	The greater of: a) one (1) parking space per six (6) fixed seats b) one (1) parking space per 9 m <sup>2</sup> (96.88 ft. <sup>2</sup> ) c) one (1) parking space for each four (4) persons that may be legally accommodated at any one time
Bank, Business and/or Professional Office, Retail Commercial Establishment, Service Shop, Personal Service Shop	One (1) parking space for each 18 m <sup>2</sup> (193.76 ft. <sup>2</sup> ) of gross floor area of building directly related to the specified permitted use
Hospital, Home for the Aged, Nursing Home	One (1) parking space for each four (4) dwelling units, or four (4) beds, or fraction thereof
Hotel, Motel, Tourist Establishment, Trailer Camp or Park, Camping Park	1.2 parking spaces for each guest room, cottage or cabin, plus such parking facilities as are required for an eating establishment or entertainment lounge licensed in accordance with the Liquor Licence Act, as amended
Manufacturing, Processing, Assembly/ Fabricating Plant, Wholesale Establishment, or Workshop	One (1) parking space per 37 m <sup>2</sup> (398.28 ft. <sup>2</sup> ) of gross floor area or portion thereof
Medical or Dental Clinic	Six (6) parking spaces per doctor, plus one parking space for each examination room exceeding five (5) such rooms per office
Bed and Breakfast Establishments and Boarding and/or Lodging House	One (1) parking space per dwelling unit, plus one parking space per guest room
Elementary and Secondary Schools	The greater of: a) one and one-half (1½) parking spaces per classroom; or b) one (1) parking space per 9 m <sup>2</sup> (96.88 ft. <sup>2</sup> ) of floor area in the gymnasium; or c) one (1) parking space per 9 m <sup>2</sup> (96.88 ft. <sup>2</sup> ) of floor area in the auditorium
Mobile Home in a Mobile Home Park	Two (2) parking spaces per mobile home
Warehouse	One (1) parking space per 225 m <sup>2</sup> (2,421.96 ft. <sup>2</sup> ) warehousing floor area or portion thereof

Any Other Uses Permitted by this By-law	One (1) parking space per 37 m <sup>2</sup> (398.28 ft. <sup>2</sup> ) of gross floor area
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**4.24.2 Parking Area Surface**

Parking spaces, areas and driveways connecting the parking space or area with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.

**4.24.3 Parking Space Size and Access**

Parking spaces and areas shall be designed and constructed in accordance with the following:

- (a) Each required parking space shall have a minimum width of 3.0 metres (9.84 ft.) and a minimum length of 6.0 metres (19.68 feet).
- (b) Access to the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways at least 3 metres (9.84 ft.), but not more than 9 metres (29.53 ft.) in perpendicular width.
- (c) The aisles between parking spaces within a parking area shall have a minimum width of 5.5 metres (18.04 ft.).
- (d) The maximum width of any combined ingress and egress driveway ramp measured along the street line shall be 9 metres (29.53 ft.).
- (e) The minimum distance between any two driveways on one lot, or, between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be 7.5 metres (24.60 ft.).
- (f) The minimum angle of intersection between a driveway and a street line shall be 60 degrees.
- (g) Every lot shall be limited to the following number of driveways, namely:
  - (i) up to the first 30 metres (98.42 ft.) of lot frontage, not more than two driveways with a combined width not exceeding thirty percent of the lot frontage; and
  - (ii) for each additional 30 metres (98.42 ft.) of frontage, not more than one additional driveway.

#### **4.24.4 More Than One Use on a Lot**

When a building or structure accommodates more than one type of use, the parking space requirement for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate types of use, unless otherwise specified herein.

#### **4.24.5 Yards Where Permitted**

Notwithstanding the yard provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in all yards provided that no part of any parking area, other than a driveway, is located closer than 1.0 metre (3.28 ft.) to any street or lot line, or, for parking areas located within Non-Residential Zones, closer than 7.5 metres (24.60 ft.) to any Residential Zone.

#### **4.24.6 Additions to or Change in Use of Buildings**

The parking space requirements referred to herein shall not apply to any building or structure in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is made to the building or structure which increases the floor area, then parking spaces for the addition shall be provided as required by the Parking Space Requirement Table. Where a change in use of the building or structure occurs, parking spaces shall be provided in accordance with the requirements of the Parking Space Requirement Table.

#### **4.24.7 Use of Parking Spaces and Areas**

- (a) Parking areas and parking spaces required by this By-law shall be used for the parking of operative, currently licensed vehicles only, and for vehicles used in operations incidental to the permitted uses in respect of which such parking areas and spaces are required or permitted.
- (b) No person shall use any lot in a Residential Zone for the parking or storage of more than one of any commercial motor vehicle in excess of one (1.0) tonne capacity. Commercial vehicles parked or stored on a lot in a Residential Zone, other than those vehicles on a delivery or similar service call, shall be owned and/or operated by the occupant of the dwelling situated on the lot.
- (c) The outside parking or storage of not more than one trailer, truck camper, or camper trailer may be permitted on any lot in a Residential Zone, provided that such trailer or camper unit is owned and/or operated by the occupant of the dwelling situated on the lot.
- (d) Notwithstanding any provision of this By-law to the contrary, a semi-trailer as defined in this By-law, or trailer with a trailer converter dolly as

defined in this By-law, shall not be parked or stored on any lot in a Residential Zone.

#### **4.24.8 Parking Space Location on Other Lots for Non-Residential Uses**

Except as permitted in Section 4.24.1, a required parking area shall not form part of a street or lane. The required parking area shall be provided on the lot occupied by the building, structure or use for which said parking area is required, except in the case of a non-residential use, the required parking area may be provided on another lot if such parking area is not more than 150 metres (492.13 feet) from the lot requiring the parking area.

#### **4.25 PROHIBITED USES**

The following uses are prohibited in any Zone:

- (a) Blood boiling, bone boiling, extracting oil from fish or animal matter, manufacture or storage of fertilizers from dead animals or animal waste.
- (b) A track for the racing of motor vehicles, motorcycles, snowmobiles or recreational vehicles.
- (c) Except as specifically provided herein, any mobile home or any rented site for a mobile home, or any mobile home park.
- (d) Except as specifically provided herein, the use of tents and trailers for human habitation or for business or other purposes.
- (e) Waste disposal areas and sewage treatment facilities, including sewage lagoons are prohibited except where specifically permitted by this By-law.
- (f) Incinerators for the disposal of waste materials.
- (g) Except as may otherwise be specifically permitted under this By-law, no use shall be permitted which, from its nature or the materials used therein, is declared by the Ministry of the Environment and Energy, the local Health Unit or the Council of the Corporation of the Township of Cramahe to be a noxious use.

#### **4.26 PUBLIC USES**

##### **4.26.1 General**

Except as provided for in Section 4.26.2 hereof, the provisions of this By-law shall not apply to prohibit the use of any lot or the erection or use of any building or structure for the purposes of public services provided by the Corporation of the Township of Cramahe or any Public Authority including

any department of the County of Northumberland or any Department or Ministry of the Government of Canada or Ontario, or any Conservation Authority, and for the purposes of this section shall include Hydro One; any telephone or telecommunication, cable television or telegraph company; and, any natural gas distribution system operated by a company which possesses all the necessary powers, rights, licenses and franchises.

Solid waste landfill sites and sewage treatment facilities shall not be considered to be a public use for the purposes of this section.

#### **4.26.2 Location Restrictions**

Notwithstanding the provisions of Section 4.26.1 hereof to the contrary, where a particular use is specifically authorized in a zone category or categories, such use shall not be permitted in any other zone category for which it is not specifically authorized regardless of whether such use is to be carried on by a public authority.

#### **4.26.3 Streets and Installations**

Nothing in this By-law shall prevent land to be used as a street or prevent the installation of a water main, sanitary sewer main, storm sewer main, gas main, pipe line or overhead or underground hydro, telephone or other supply and/or communication line, provided that the location of such main or line has been approved by the Corporation of the Township of Cramahe. Such approval should not be required for any electric power facility authorized under the *Environmental Assessment Act*.

### **4.27 SETBACKS FROM WATER BODIES AND WATERCOURSES AND SPECIAL PROVISIONS FOR LAKE ONTARIO**

#### **4.27.1 General Setback for Buildings**

Buildings shall be set back a minimum of 30.0 metres (98.42 ft.) from the normal high water mark of all water bodies and watercourses, including the boundaries of wetlands within the Environmental Conservation (EC) Zone.

Notwithstanding any other provision of this By-law to the contrary, the setback requirements of Section 4.27.1 shall not apply to lands within the Village of Colborne (all lands on Schedule "A-1" of this By-law).

#### **4.27.2 Setbacks from Lake Ontario**

Notwithstanding Section 4.27.1, no buildings shall be located within 45 metres (147.63 ft.) of the stable toe of the slope or the high water mark of Lake Ontario, or the limit of the Environmental Conservation (EC) Zone

adjacent to the shoreline of Lake Ontario, whichever is greater.

In addition to the above, buildings shall be set back a minimum of 6.0 metres (19.68 ft.) from the boundary of the Environmental Conservation (EC) Zone adjacent to the Lake Ontario Shoreline for emergency access. Further, where the Conservation Authority has identified a dynamic beach hazard, an additional minimum development setback of 15.0 metres (49.21 ft.) in addition to the aforementioned 6.0-metre setback shall be required from the boundary of the Environmental Conservation (EC) Zone.

Section 4.8 of this By-law (Established Building Line) shall not apply to any lot that is subject to Section 4.27.2.

#### **4.27.3 Special Provisions for Lake Ontario Shoreline**

Certain lots having existing development and zoned Shoreline Residential (SR) or Limited Service Residential (LSR) adjacent to the Lake Ontario shoreline have a suffix denoted "HL", for example, "SR-HL" and "LSR-HL". The "HL" suffix recognizes that those lots may be subject to natural hazards related to Lake Ontario including flooding, erosion, wave uprush, and dynamic beach hazards. New development on lots with an "HL" suffix shall be subject to the provisions of Section 4.27.2, and shall require the approval of the Conservation Authority. Except as set out in Section 4.27.2, all other applicable provisions of the Shoreline Residential (SR) Zone and the Limited Service Residential (LSR) Zone shall apply.

#### **4.28 SETBACKS ON COUNTY ROADS**

The minimum setback from the centreline of a County road shall 18.29 metres (60.0 feet), plus the applicable front yard depth or exterior side yard width as the case may be. This provision shall not apply to any County Road within the area included on Schedule "A-1" (i.e., any County Road within the Village of Colborne).

#### **4.29 SPECIAL SEPARATION DISTANCE - INDUSTRIAL AND SENSITIVE LAND USES**

Notwithstanding the minimum yard provisions of this By-law to the contrary, the following separation distances shall apply for industrial and sensitive land uses:

**4.29.1** Industrial uses as defined herein shall be separated from sensitive land uses based on the following minimum setbacks:

- |                                   |                    |
|-----------------------------------|--------------------|
| (a) Class I Industrial Facility   | 20 m (65.62 ft.)   |
| (b) Class II Industrial Facility  | 70 m (229.66 ft.)  |
| (c) Class III Industrial Facility | 300 m (984.25 ft.) |

**4.29.2** Notwithstanding subsection 4.29.1 to the contrary, the minimum setbacks from sensitive land uses may be reduced where mitigation at the industrial source is possible.

**4.30 SPECIAL SEPARATION DISTANCES - PIPELINE RIGHT-OF-WAY**

Notwithstanding the minimum yard provisions of this By-law to the contrary the minimum setback for any building from a pipeline right-of-way shall be 10 metres (32.81 ft.)

**4.31 SPECIAL SEPARATION DISTANCES - PITS AND QUARRIES AND RESIDENTIAL AND OTHER USES**

Notwithstanding the minimum yard provisions of this By-law to the contrary the following separation distances shall apply:

**4.31.1** No pit use or quarry use (no blasting) shall be established or made within 120 metres (393.70 ft.) of any lands zoned for residential, institutional or commercial uses or an existing residential dwelling located in a Rural (RU) Zone or Agricultural (A) Zone.

**4.31.2** No lands may be zoned for residential, commercial or institutional uses nor shall a residential dwelling be constructed which is located within 120 metres (393.70 ft.) of an existing pit use or an existing quarry use (no blasting).

**4.31.3** No quarry use which includes blasting shall be established or made within 215 metres (705.38 feet) of any lands zoned for residential, institutional or commercial uses or an existing residential dwelling located in a Rural (RU) Zone or Agricultural (A) Zone.

**4.31.4** No lands may be zoned for residential, commercial or institutional uses nor shall a residential dwelling be constructed which is located within 215 metres (705.38 ft.) of an existing quarry use which includes blasting.

**4.31.5** No pit use or quarry use shall be located within 100 metres (328.08 ft.) of any lands zoned Environmental Conservation (EC) Zone or any waterbody or watercourse.

**4.32 SPECIAL SEPARATION DISTANCES - RAILWAY CORRIDORS**

Notwithstanding the minimum yard provisions of this By-law to the contrary the minimum setback for residential and institutional uses or an assembly hall or office building from a railway corridor is 120 metres (393.70 ft.).

Notwithstanding the foregoing, the minimum setback shall be 30 metres (98.42 ft.) where a 2.5 metre (8.20 ft.) high safety berm and a 1.83 metre (6.0 ft.) high chain link security fence is installed.

#### **4.33 SPECIAL SEPARATION DISTANCES - WASTE DISPOSAL AREAS**

Notwithstanding the minimum yard provisions or other separation distances of this By-law to the contrary, the minimum separation distance between a sensitive land use shall be:

- (a) 500 metres (1,640.41 feet) to a Waste Disposal Industrial (MD) Zone waste disposal area or sanitary landfill site; or
- (b) 120 metres (393.7 feet) to a Waste Disposal Industrial (MD) Zone waste transfer station, recycling facility, sewage treatment facility, or salvage yard;

except where the provisions of Section 4.29 would require a greater minimum setback.

#### **4.34 SIGHT TRIANGLES**

Notwithstanding any other provisions of this By-law to the contrary, no person shall, within a sight triangle park a motor vehicle, as defined in the *Highway Traffic Act*, or erect any building or structure which would obstruct the vision of drivers of motor vehicles or use any land for the purposes of growing shrubs or trees in excess of 1.0 metre (3.28 ft.) in height.

#### **4.35 THROUGH LOTS**

Where a lot, which is not a corner lot, has lot frontage on more than one street, the setback and front yard requirements contained herein shall apply on each street in accordance with the provisions of the Zone or Zones in which such lot is located.

#### **4.36 WAYSIDE PITS AND QUARRIES**

Notwithstanding the minimum yard provisions of this By-law to the contrary the following provisions shall apply for a wayside pit or quarry use:

- 4.36.1** No wayside pit or wayside quarry use may be established or made within 100 metres (328.08 ft.) of any lands zoned for residential, commercial or institutional uses, or lands zoned Environmental Conservation (EC).

- 4.36.2** No new residential, commercial or institutional development shall be permitted within 100 metres (328.08 ft.) of an existing wayside pit or wayside quarry for the length of time that such wayside pit or quarry is in operation.
- 4.36.3** No wayside pit or wayside quarry use may be established or made within 100 metres (328.08 ft.) of any waterbody or watercourse.
- 4.36.4** A portable asphalt plant and/or portable processing plant may be permitted within the area of such pit or quarry as an accessory use thereto.

#### **4.37 OAK RIDGES MORaine PROVISIONS**

##### **4.37.1 Single Detached Dwelling House Permitted**

- (a) Notwithstanding any provision of this By-law, within the Oak Ridges Moraine Conservation Plan Area, a single detached dwelling is a permitted use, if a single detached dwelling was a permitted principal, or accessory, use in the former Township of Cramahe Comprehensive Zoning By-law No. 99-26 as of November 15, 2001, provided the single detached dwelling complies with all other provisions of the applicable zone, and the applicable provisions of Section 4 of this By-law, and further, the applicant submits information at the time of building permit application that the use, erection and location will not, to the extent possible, adversely affect the ecological integrity of the Oak Ridges Moraine. This information may include a natural heritage evaluation and/or hydrological evaluation completed in accordance with the Oak Ridges Moraine Conservation Plan and will be approved by the Township in consultation with the local Conservation Authority. Approval of the development is subject to site plan approval by the Township. For the purposes of this zone provision, the term “single detached dwelling” as defined in Section 3.61.9 of this By-law shall mean the same as a “single dwelling” as defined in Section 3B.64.

Notwithstanding any other provision of this By-law to the contrary, where a single detached dwelling is permitted under the above provisions the applicable regulations of Section 7.2 of this By-law shall apply.

##### **4.37.2 Expansion of Existing Buildings and Structures, and Accessory Uses**

- (a) The expansion of legally existing non-agriculture-related buildings and structures in any zone is permitted to a maximum of 100 percent

of the ground floor area of the building or structure as of November 15, 2001. Provided all other regulations of this By-law are met, there is no restriction on the size of the expansion of legally existing agriculture-related buildings and structures in any zone.

- (b) New accessory uses, buildings and structures, including swimming pools, related to the existing uses are permitted in any zone provided that:
  - i) the accessory use, building or structure complies with all provisions of the applicable zone;
  - ii) such expansion complies with all provisions of the applicable zone; and
  - iii) such expansion will not, to the extent possible, adversely affect the ecological integrity of the Oak Ridges Moraine. A natural heritage evaluation and/or hydrological evaluation may be required and will be approved by the Township in consultation with the local Conservation Authority. Approval of the development is subject to site plan approval by the Township.
  
- (c) Where the expansion of an existing building or structure or the establishment of an accessory use, building or structure intrudes on areas within the Oak Ridges Moraine Environmental Zone or the Oak Ridges Moraine Environmental Plan Review Zone areas as shown on Schedules "A-3" and "A-4" of this By-law, the applicant shall submit a natural heritage evaluation and/or a hydrological evaluation completed in accordance with the Oak Ridges Moraine Conservation Plan and will be approved in conjunction with the local Conservation Authority. Approval of the development is subject to site plan approval by the Township.

#### **4.37.3 Mineral Aggregate Operation**

- (a) Notwithstanding the provisions of this by-law, existing mineral aggregate operations or existing wayside pits within the Oak Ridges Moraine Core Zone may not be expanded beyond the boundary of the area under licence or permit.
  
- (b) The establishment or expansion of a mineral aggregate operation in accordance with the policies of the Official Plan shall comply with the provisions of Section 4.31 of this By-law, with respect to the zoning on surrounding properties.

#### **4.37.4 Areas of High Aquifer Vulnerability**

- (a) Notwithstanding any other provisions of this By-law to the contrary, the following uses are prohibited within an Area of High Aquifer Vulnerability as indicated by the zone shown on Schedule “A-5” of this By-law:
  - i) generation or storage of hazardous waste or liquid industrial waste;
  - ii) waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities;
  - iii) underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and
  - iv) the use, creation, handling or storage of alfatoxin, tetrachlorodibenzo-p-dioxin, pentachlorodibenzo-p-dioxin, hexachlorodibenzo-p-dioxin, or tetrachlorodibenzo furan, or other contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

#### **4.37.5 Landform Conservation Area**

- (a) Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply within a Landform Conservation Area (Category 1) as indicated on Schedule “A-6” of this By-law.
  - i) the net developable area of the site that is disturbed shall not exceed 25 percent of the total site area; and
  - ii) the net developable area of the site that has impervious surfaces shall not exceed 15 percent of the total site area.
- (b) Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply within a Landform Conservation Area (Category 2) as indicated on Schedule “A-6” of this By-law.
  - i) the net developable area of the site that is disturbed shall not exceed 50 percent of the total site area; and
  - ii) the net developable area of the site that has impervious surfaces shall not exceed 20 percent of the total site area.

#### **4.37.6 Rapid Infiltration Basins and Columns**

Notwithstanding any other provisions of this By-law to the contrary, new rapid infiltration basins and new rapid infiltration columns as defined in Section 3B of this By-law are prohibited on lands within the Oak Ridges

Moraine Conservation Plan Area, as shown on Schedules “A-3” to “A-6” of this By-law.

#### **4.37.7 Transportation, Infrastructure and Utilities**

(a) Notwithstanding any other provisions of this By-law to the contrary, all new transportation, infrastructure and utilities uses listed below, and all upgrading or extension of existing transportation, infrastructure and utilities uses, including the opening of a road within an unopened road allowance, are prohibited on lands within an Oak Ridges Moraine Environmental Zone as shown on Schedules “A-3” and “A-4” of this By-law:

- i) public highways;
- ii) transit lines, railways and related facilities;
- iii) gas and oil pipelines;
- iv) sewage and water service systems and lines and stormwater management facilities;
- v) power transmission lines;
- vi) telecommunications lines and facilities, including broadcasting towers;
- vii) bridges, interchanges, stations, and other structures, above and below ground, that are required for the construction, operation or use of the facilities listed in Clauses i) to vi) above; and
- viii) rights-of-way required for the facilities listed in Clauses i) to vii) above.

(b) Notwithstanding Section 4.37.7(a) of this By-law to the contrary, transportation, infrastructure, and utilities uses may be permitted to cross an Oak Ridges Moraine Environmental Zone, as shown on Schedules “A-3” and “A-4” of this By-law, in accordance with all applicable policies of the Official Plan.

#### **4.37.8 Calculation of Zone Provisions – ORME Zone**

Notwithstanding any other provisions of this By-law to the contrary, lands zoned Oak Ridges Moraine Environmental (ORME) Zone on Schedules “A-3” and “A-4” may be included in the calculation of any zone provisions for adjoining lands, provided that such lands used in the calculation are part of the same lot.

#### **4.37.9 Waste Disposal Industrial and Assessment Area**

Lands Zoned MD-1 on Schedule "A-4" shall be subject to the provisions of Section 19.5.1 of this By-law.

Where a holding symbol "(H)" has been applied in relation to the "Waste Disposal Assessment Area" shown on Schedule "A-4", the provisions of Section 4.15 of this By-law shall apply, and the holding symbol "(H)" shall only be removed upon the completion of corresponding criteria as outlined in the Official Plan of the Township of Cramahe.

#### **4.37.10 Compliance with Township of Cramahe Official Plan and Oak Ridges Moraine Conservation Act and Plan**

Notwithstanding any provision of this By-law to the contrary, all development shall comply with all applicable policies of the Official Plan of the Township of Cramahe related to the Oak Ridges Moraine Conservation Plan Area.

Where there is a conflict between this By-law and the *Oak Ridges Moraine Conservation Act*, or the Oak Ridges Moraine Conservation Plan, the more restrictive provisions shall prevail.

#### **4.37.11 Existing Uses (Legal Non-Conforming Uses)**

Notwithstanding any other provisions of this By-law to the contrary, uses that existed legally as of November 15, 2001, may continue until the use(s) cease to exist.

## **SECTION 5 – RURAL (RU) ZONE**

No person shall within any Rural (RU) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **5.1 PERMITTED USES**

- 5.1.1 a single detached dwelling
- 5.1.2 a duplex dwelling
- 5.1.3 a converted dwelling containing a maximum of two dwelling units
- 5.1.4 an agricultural or farm use
- 5.1.5 a bed and breakfast establishment
- 5.1.6 a cemetery
- 5.1.7 a commercial dog kennel
- 5.1.8 a commercial greenhouse
- 5.1.9 a conservation area including recreation activities, nature study and wildlife areas, or other similar use as provides for the preservation of the natural environment
- 5.1.10 a day nursery
- 5.1.11 a farm produce outlet
- 5.1.12 a feed mill
- 5.1.13 forestry and reforestation
- 5.1.14 a garden nursery sales and supply establishment
- 5.1.15 a grain cleaning plant
- 5.1.16 a grain drying and storage facility
- 5.1.17 a group home
- 5.1.18 a home industry
- 5.1.19 a home occupation
- 5.1.20 a livestock sales barn
- 5.1.21 a portable asphalt plant
- 5.1.22 a riding or boarding stable
- 5.1.23 a veterinary clinic
- 5.1.24 a wayside pit or quarry

### **5.2 REGULATIONS FOR USES PERMITTED IN SECTION 5.1**

- 5.2.1 Minimum Lot Area: 25.0 ha (61.77 ac.)
- 5.2.2 Minimum Lot Frontage: 150.0 m (492.13 ft.)
- 5.2.3 Minimum Front Yard Depth 12.0 m (39.37 ft.)
- 5.2.4 Minimum Exterior Side Yard Width 12.0 m (39.37 ft.)
- 5.2.5 Minimum Interior Side Yard Width 6.0 m (19.69 ft.)

5.2.6	Minimum Rear Yard Depth	12.0 m (39.37 ft.)
5.2.7	Minimum Dwelling Floor Area	92.9 m <sup>2</sup> (1,000.0 ft. <sup>2</sup> )
5.2.8	Maximum Building Height	11.0 m (36.09 ft.)
5.2.9	Maximum Lot coverage of All Buildings	10%
5.2.10	Maximum Number of Dwellings Per Lot	1
5.2.11	Maximum Number of Dwelling Units Per Lot	2

### 5.3 **GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Rural (RU) Zone shall apply.

### 5.4 **SPECIAL RURAL (RU) ZONES**

#### 5.4.1 **Rural-1 (RU-1) Zone**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-1 (RU-1) Zone, the minimum lot area and minimum lot frontage requirements shall be as existing at the date of passing of this By-law.

#### 5.4.2 **Rural-2 (RU-2) Zone**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-2 (RU-2) Zone the minimum lot area and minimum lot frontage requirements shall be as existing at the date of passing of this By-law.

#### 5.4.3 **Rural-3 (RU-3) Zone**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-3 (RU-3) Zone the minimum lot area and minimum lot frontage requirements shall be as existing at the date of passing of this By-law.

#### 5.4.4 **Rural-4 (RU-4) Zone**

Notwithstanding any other provisions of this By-law, to the contrary, within the Rural-4 (RU-4) Zone, a mobile home as a farm related

accessory dwelling unit shall be permitted in addition to all other uses permitted in the Rural (RU) Zone.

**5.4.5 Rural-5 (RU-5) Zone**

Notwithstanding any other provisions or regulations of Section 5 to the contrary the following special regulations shall apply to any Rural-5 (RU-5) Zone:

- |                                      |                     |
|--------------------------------------|---------------------|
| (a) Minimum Lot Area                 | 1.0 ha (2.47 ac.)   |
| (b) Minimum Lot Frontage             | 76.0 m (249.34 ft.) |
| (c) Minimum Number of Parking Spaces | 12                  |
| (d) Minimum Number of Loading Spaces | 1                   |

**5.4.6 Rural-6 (RU-6) Zone**

In addition to the permitted uses in the Rural (RU) Zone, within the Rural-6 (RU-6) Zone, a sales barn shall also be a permitted use.

**5.4.7 Reserved**

**5.4.8 Rural-8 (RU-8) Zone**

Notwithstanding the minimum lot area and minimum lot frontage requirement for the Rural (RU) Zone, and the provisions of Section 4.31, to the contrary, within the Rural-8 (RU-8) Zone the following shall apply:

- (a) the minimum lot area and frontage requirements shall be as existing at the date of passing of this By-law; and
- (b) the minimum setback from an extractive industrial operation shall be as existed at the date of passing of this By-law.

**5.4.9 Rural-9 (RU-9) Zone**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone and the provisions of Section 4.31 and 4.22 to the contrary, within the Rural-9 (RU-9) Zone the following shall apply.

- (a) the minimum lot area and frontage requirements shall be as existing at the date of passing of this By-law.
- (b) the minimum setback from an extractive industrial operation shall be as existing as of the date of passing of this By-law; and

- (c) the minimum setback from a farm building or operation shall be as existing as of the date of passing of this By-law.

**5.4.10 Rural-10 (RU-10) Zone**

Notwithstanding the minimum lot area, minimum lot frontage, and minimum interior side yard requirements of the Rural (RU) Zone to the contrary, within the Rural-10 (RU-10) Zone the following shall apply:

- (a) Minimum Lot Area 2.0 ha (4.94 ac.)
- (b) Minimum Lot Frontage 194.0 m (636.48 ft.)
- (c) Minimum Interior Side Yard Dimensions 15.25 m (50.03 ft.)

**5.4.11 Rural-11 (RU-11) Zone**

Notwithstanding the minimum lot area requirement for the Rural (RU) Zone and the provisions of 4.31, to the contrary, within the Rural Exception No. 11 (RU-11) Zone the following shall apply:

- (a) Minimum Lot Area 25.0 ha (61.77 ac.)
- (b) The minimum setback from an extractive industrial operation shall be as existing at the date of passing of this By-law.

**5.4.12 Rural-12 (RU-12) Zone**

Notwithstanding any other provisions or regulations of the Rural (RU) Zone to the contrary, within the Rural-12 (RU-12) Zone the following special provisions shall apply:

5.4.12.1 Permitted Uses

- (a) Contractor's Yard
- (b) Workshop
- (c) Sale of all Terrain Vehicles

5.4.12.2 Regulations

- (a) Minimum Lot Area 3.0 ha (7.41 ac.)
- (b) Minimum Lot Frontage 117.0 m (289.10 ft.).

**5.4.13 Rural-13 (RU-13) Zone**

Notwithstanding the minimum lot area requirements and the maximum floor area requirement within the Rural (RU) Zone to the contrary, within the Rural-13 (RU-13) Zone, the following shall apply:

- (a) Minimum Lot Area 1.13 ha (2.79 ac.)
- (b) Maximum Floor Area 69.75 m<sup>2</sup> (228.84 ft.).

**5.4.14 Rural-14 (RU-14) Zone**

In addition to the permitted uses within the Rural (RU) Zone, in the Rural-14 (RU-14) Zone, a contractor’s yard and a workshop shall be permitted uses.

**5.4.15 Rural-15 (RU-15) Zone**

Notwithstanding the minimum front yard depth requirement of the Rural (RU) Zone to the contrary, within the Rural-15 (RU-15) Zone, all provisions of the Rural (RU) Zone shall apply save and except the following minimum front yard depth requirements which shall apply to any dwelling house erected after the 22<sup>nd</sup> day of July, 1983, on any of the following specifically noted lots located in Reference Plan No. 84.

<b>Lots</b>	<b>Minimum Front Yard Depth</b>
Lots 2 to 6, both inclusive	76.0 m (249.34 ft.)
Lots 7 to 14, both inclusive	60.0 m (196.85 ft.)

**5.4.16 Rural-16 (RU-16) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-16 (RU-16) Zone, the following provisions shall apply:

- (a) Land Affected RD Plan 23
- (b) Lot combinations as shown on the following table shall be considered as one (1) lot subject to the regulations as set out.

<b>Combination</b>	<b>Minimum Lot Area Requirement</b>	<b>Minimum Lot Frontage Requirement</b>	<b>Maximum No. of Single Detached Dwelling Houses Permitted</b>
i) Lots 1, 2, 11 and 12, RD Plan 23	5.5 ha (13.59 ac.)	140 m (459.32 ft.)	1
ii) Lot 3, RD Plan 23	1.5 ha (3.71 ac.)	60 m (196.85 ft.)	1
iii) Lot 4, RD Plan 23	1.6 ha (3.95 ac.)	60 m (196.85 ft.)	1
iv) Lot 5, RD Plan 23	1 ha (2.47 ac.)	80 m (262.47 ft.)	1

v) Lot 6, RD Plan 23	1.5 ha (3.71 ac.)	80 m (262.47 ft.)	1
vi) Lot 7, 8 and 9 RD Plan 23	4.6 ha (11.37 ac.)	87 m (285.43 ft.)	1
vii) Lots 21, 22, 25 and 26 RD Plan 23	6 ha (14.83 ac.)	125 m (410.10 ft.)	1
viii) Lot 23, RD Plan 23	1.5 ha (3.71 ac.)	64 m (209.97 ft.)	1
ix) Lot 24, RD Plan 23	1.5 ha (3.71 ac.)	64 m (209.97 ft.)	1
x) Lots 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38, RD Plan 23	11 ha (27.18 ac.)	250 m (820.21 ft.)	1

(c) Maximum number of single-detached dwelling houses 10

(d) For the purposes of calculating lot area, lot frontage and yard dimensions, each of the above described respective lot combinations shall be considered to be one lot.

#### 5.4.17 Rural-17 (RU-17) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-17 (RU-17) Zone the following provisions shall apply:

(a) Lands Affected RD Plan 58 and RD Plan 66 save and except Parts 13 to 25 inclusive and Parts 29 and 30.

(b) Lot combinations as shown on the following table shall be considered as one (1) subject to the regulations as set out.

Combination	Minimum Lot Area Requirement	Minimum Lot Frontage Requirement	Maximum No. of Single Detached Dwelling Houses Permitted
i) Part 1, RD Plan 58	1.2 ha (2.97 ac.)	45 m (147.64 ft.)	1
ii) Part 2, RD Plan 58	1.2 ha (2.97 ac.)	45 m (147.64 ft.)	1
iii) Part 3, RD Plan 58	1.2 ha (2.97 ac.)	45 m (147.64 ft.)	1

iv) Part 4, RD Plan 58	1.2 ha (2.97 ac.)	45 m (147.64 ft.)	1
v) Part 5, RD Plan 58	1 ha (2.47 ac.)	45 m (147.64 ft.)	1
vi) Part 6, RD Plan 58	0.6 ha (1.48 ac.)	45 m (147.64 ft.)	1
vii) Part 7, RD Plan 58	0.5 ha (1.24 ac.)	45 m (147.64 ft.)	1
viii) Part 8 RD Plan 58	0.4 ha (0.99 ac.)	45 m (147.64 ft.)	1
ix) Parts 9 to 23 and 25, RD Plan 58, and Parts 2 to 7, RD Plan 66	8 ha (19.77 ac.)	175 m (574.15 ft.)	1
x) Parts 8 to 12, and 26 to 28, RD Plan 66	9.5 ha (23.47 ac.)	290 m (951.44 ft.)	1

(c) Maximum number of Single Detached Dwelling Houses 10

(d) for the purposes of calculating lot area, lot frontage and yard dimensions, each of the above described respective lot combinations shall be considered to be one lot.

(e) Motor vehicle access to the ten (10) lot combinations described above shall only be from County Road No. 21. No motor vehicle access shall be from a Township Road.

#### **5.4.18 Rural-18 (RU-18) Zone**

Notwithstanding the permitted uses of the Rural (RU) Zone to the contrary, within the Rural-18 (RU-18) Zone the only permitted uses shall be a training area for dogs and any existing dwelling house or dwelling unit located on the same lot.

#### **5.4.19 Rural-19 (RU-19) Zone**

Notwithstanding the provisions and regulations of the Rural (RU) Zone to the contrary, within the Rural-19 (RU-19) Zone the following special provisions shall apply:

##### **5.4.19.1 Permitted Uses**

(a) workshop

#### 5.4.9.2 Regulations

- (a) Minimum Lot Area as existing
- (b) Minimum Lot Frontage as existing

#### 5.4.20 **Rural-20 (RU-20) Zone**

In addition to the permitted uses of the Rural (RU) Zone and notwithstanding the minimum lot area requirement of the Rural (RU) Zone to the contrary, within the Rural-20 (RU-20) Zone the following provisions shall apply:

##### 5.4.20.1 Permitted Uses

- (a) Contractor's Yard
- (b) Display and sale of travel trailers with a maximum of five (5) travel trailers being on display at any time.

##### 5.4.20.2 Regulations

- (a) Minimum Lot Area 7.4 ha (18.29 ac.).

#### 5.4.21 **Rural-21 (RU-21) Zone**

- (a) In addition to the permitted uses of the Rural Zone within the Rural-21 (RU-21) Zone, an electrical contracting business shall be permitted. In addition, within this zone a building or portion of a building may be used for the storage of electrical stock inventory and a small workshop shall be 80.0 m<sup>2</sup> (861.14 ft.).
- (b) Notwithstanding the minimum lot area requirement for the Rural (RU) Zone to the contrary, within the Rural-21 (RU-21) Zone, the minimum lot area shall be 26.0 hectares (64.25 ac.).

#### 5.4.22 **Rural-22 (RU-22) Zone**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-22 (RU-22) Zone, the minimum lot area requirement shall be 2.0 hectares (4.94 ac.).

#### 5.4.23 **Rural-23 (RU-23) Zone**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-23 (RU-23) Zone, the minimum lot

area requirement shall be 4.0 hectares (9.88 ac.).

**5.4.24 Rural-24 (RU-24) Zone**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary within the Rural-24 (RU-24) Zone, the minimum lot area requirements shall be 6.0 hectares (14.83 ac.).

**5.4.25 Rural-25 (RU-25) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-25 (RU-25) Zone, the minimum lot area requirement shall be 10.1 hectares (24.96 ac.) and the minimum lot frontage shall be 130.0 m (426.51 ft.).

**5.4.26 Rural-26 (RU-26) Zone**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-26 (RU-26) Zone, the minimum lot area requirement shall be 20.2 hectares (49.91 ac.).

**5.4.27 Rural-27 (RU-27) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-27 (RU-27) Zone, the minimum lot area requirement shall be 1.4 hectares (3.46 ac.) and the minimum lot frontage shall be 91.0 metres (298.56 ft.).

**5.4.28 Reserved**

**5.4.29 Rural-29 (RU-29) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within Rural-29 (RU-29) Zone, the minimum lot area requirement shall be 2.3 hectares (5.68 ac.) and the minimum lot frontage requirement shall be 63.0 metres (206.69 ft.).

**5.4.30 Rural-30 (RU-30) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Zone to the contrary, within the Rural-30 (RU-30) Zone. The minimum lot area requirement shall be 3.3 hectares (8.15 ac.) and the minimum lot frontage requirement shall be 45.0 metres (147.64 ft.).

**5.4.31 Rural-31 (RU-31) Zone**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-31 (RU-31) Zone, the minimum lot

area requirement shall be 3.2 hectares (7.91 ac.).

**5.4.32 Rural-31 (RU-32) Zone**

Notwithstanding the minimum lot area for the Rural Zone to the contrary, within the Rural-32 (RU-32) Zone, the minimum lot area requirement shall be 25.9 hectares (64.0 ac.).

**5.4.33 Rural-33 (RU-33) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-33 (RU-33) Zone, the minimum lot area requirement shall be 1.2 hectares (2.97 ac.) and the minimum lot frontage requirement shall be 68.0 metres (223.1 ft.).

**5.4.34 Rural-34 (RU-34) Zone**

Notwithstanding the minimum lot area for the Rural Zone to the contrary, within the Rural-34 (RU-34) Zone, the minimum lot area requirement shall be 3.8 hectares (9.39 ac.).

**5.4.35 Reserved**

**5.4.36 Reserved**

**5.4.37 Reserved**

**5.4.38 Rural-38 (RU-38) Zone**

Notwithstanding the minimum lot area requirement for the Rural (RU) Zone to the contrary, within the Rural-38 (RU-38) Zone, the minimum lot area requirement shall be 2.0 hectares (4.94 ac.).

**5.4.39 Rural-39 (RU-39) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-39 (RU-39) Zone, the minimum lot area requirement shall be 4.0 hectares (9.88 ac.) and the minimum lot frontage requirement shall be 150.0 metres (492.13 ft.).

**5.4.40 Rural-40 (RU-40) Zone**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-40 (RU-40) Zone, the minimum lot area requirement shall be 6.0 hectares (14.83 ac.).

**5.4.41 Rural-41 (RU-41) Zone**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-41 (RU-41) Zone the minimum lot area requirement shall be 10.1 hectares (24.97 ac.).

**5.4.42 Rural-42 (RU-42) Zone**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-42 (RU-42) Zone the minimum lot area requirement shall be 39.25 hectares (96.99 ac.).

**5.4.42A Rural-42A (RU-42A) Zone**

Notwithstanding the minimum lot area for the Rural (RU) Zone to the contrary, within the Rural-42A (RU-42A) Zone the minimum lot area requirement shall be 20.2 hectares (49.91 ac.).

**5.4.43 Rural-43 (RU-43) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-43 (RU-43) Zone, the minimum lot area requirement shall be 1.41 hectares (3.48 ac.) and the minimum lot frontage shall be 75.0 metres (246.1 ft.).

**5.4.44 Rural-44 (RU-44) Zone, Part Lot 11, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-44 (RU-44) Zone, the minimum lot area requirement shall be 1.0 hectare (2.47 ac.), and the minimum lot frontage shall be 88.0 metres (288.71 ft.).

**5.4.45 Rural-45 (RU-45) Zone, Part Lot 30 & 31, Concession 5 & 6**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-45 (RU-45) Zone, the minimum lot area requirement shall be 50.0 hectares (123.55 ac.).

**5.4.46 Reserved**

**5.4.47 Rural-47 (RU-47) Zone, Part Lot 23, Concession 1**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-47 (RU-47) Zone, the minimum lot area requirement shall be 12.0 hectares (29.65 ac.).

**5.4.48 Rural-48 (RU-48) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-48 (RU-48) Zone, the minimum lot area requirement shall be 5.5 hectares (13.59 ac.) and the minimum lot frontage shall be 122.0 metres (400.26 ft.).

**5.4.49 Rural-49 (RU-49) Zone**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-49 (RU-49) Zone the following shall apply:

- (a) Minimum Lot Area 2.0 ha (4.94 ac.)
- (b) Minimum Lot Frontage 195.0 m (639.76 ft.)

**5.4.50 Rural-50 (RU-50) Zone**

Notwithstanding the minimum lot area requirement for the Rural (RU) Zone to the contrary, within the Rural-50 (RU-50) Zone the minimum lot area shall be 13.5 hectares (33.36 ac.).

**5.4.51 Rural-51 (RU-51) Zone, Part Lot 20, Concession 3**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-51 (RU-51) Zone, Environmental Conservation (EC) Zone and Extractive Industrial (ME) Zone, the minimum lot area requirement shall be 37.6 hectares (92.91 ac.) and the minimum lot frontage requirement shall be 61.0 metres (200.13 ft.). Those lands within the Extractive industrial (ME) Zone have been included in determining the minimum lot area.

**5.4.52 Rural-52 (RU-52) Zone, Part Lot 33, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-52 (RU-52) Zone the minimum lot area requirement shall be 8.9 hectares (21.99 ac.) and the minimum lot frontage requirement shall be 143.0 metres (469.16 ft.).

**5.4.53 Reserved**

**5.4.54 Reserved**

**5.4.55 Reserved**

**5.4.56 Reserved**

**5.4.57 Rural-57 (RU-57) Zone, Part Lot 35, Concession 9**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-57 (RU-57) Zone, the minimum lot area requirement shall be 3.4 hectares (8.40 ft.) and the minimum lot frontage shall be 100.0 metres (328.08 ft.).

**5.4.58 Rural-58 (RU-58) Zone, Part Lot 27, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-58 (RU-58) Zone the minimum lot area requirement shall be 1.21 hectares (2.99 ac.) and the minimum lot frontage shall be 106.0 metres (347.77 ft.).

**5.4.59 Rural-59 (RU-59) Zone, Part Lots 21 and 22, Concession 8**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-59 (RU-59) Zone, the minimum lot area requirement shall be 4.07 hectares (10.06 ac.) and the minimum lot frontage shall be 188.0 metres (616.80 ft.).

**5.4.60 Rural-60 (RU-60) Zone, Part Lot 13, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-60 (RU-60) Zone, the minimum lot area requirement shall be 3.84 hectares (9.49 ac.) and the minimum lot frontage shall be 54.0 metres (177.17 ft.).

**5.4.61 Rural-61 (RU-61) Zone, Part Lot 20, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-61 (RU-61) Zone, the minimum lot area requirement shall be 4.5 hectares (11.12 ac.) and the minimum lot frontage shall be 83.8 metres (274.93 ft.).

**5.4.62 Rural-62 (RU-62) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-62 (RU-62) Zone, the minimum lot area requirement shall be 1.4 hectares (3.46 ac.) and the minimum lot frontage shall be 45.0 metres (147.64 ft.).

**5.4.63 Rural-63 (RU-63) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-63 (RU-63) Zone the minimum lot area requirement shall be 10.9 hectares (26.93 ac.) and the minimum lot frontage requirement shall be 91.0 metres (298.56 ft.).

**5.4.64 Rural-64 (RU-64) Zone, Part Lot 34, Concession 8**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-64 (RU-64) Zone, the minimum lot area requirement shall be 2.4 hectares (5.93 ac.) and the minimum lot frontage requirement shall be 58.0 metres (190.29 ft.).

**5.4.65 Rural-65 (RU-65) Zone, Part Lot 34, Concession 8**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-65 (RU-65) Zone the minimum lot area requirement shall be 5.0 hectares (12.35 ac.) and the minimum lot frontage requirement shall be 91.4 metres (299.87 ft.).

**5.4.66 Rural-66 (RU-66) Zone, Part Lot 21, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-66 (RU-66) Zone, the minimum lot area requirement shall be 2.4 hectares (5.93 ac.) and the minimum lot frontage requirement shall be 118.0 metres (387.14 ft.).

**5.4.67 Rural-67 (RU-67) Zone, Part Lot 21, Concession 6**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-67 (RU-67) Zone, the minimum lot area requirement shall be 40.0 hectares (98.84 ft.).

**5.4.68 Reserved**

**5.4.69 Rural-69 (RU-69) Zone, Part Lot 22, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-69 (RU-69) Zone the minimum lot area requirement shall be 2.0 hectares (4.94 ac.) and the minimum lot frontage requirements shall be 88.0 metres (288.71 ft.).

**5.4.70 Rural-70 (RU-70) Zone**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-70 (RU-70) Zone, the minimum lot area requirement shall be 10.1 hectares (24.96 ac.).

**5.4.71 Rural-71 (RU-71) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-71 (RU-71) Zone, the minimum lot area requirement shall be 1.3 ha (3.21 ac.) and the

minimum lot frontage shall be 70.0 metres (229.66 ft.).

**5.4.72 Rural-72 (RU-72) Zone, Part Lots 26/27, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-72 (RU-72) Zone, the minimum lot area requirement shall be 1.6 hectares (3.95 ac.) and the minimum lot frontage requirement shall be 41.0 metres (134.51 ft.).

**5.4.73 Rural-73 (RU-73) Zone, Part Lots 26/27, Concession 2**

Notwithstanding the minimum lot area and frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-73 (RU-73) Zone, the minimum lot area requirement shall be 6.0 hectares (14.83 ac.) and the minimum lot frontage requirements shall be 63.0 metres (206.69 ft.).

**5.4.74 Rural-74 (RU-74) Zone, Part Lot 32, Concession 9**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-74 (RU-74) Zone the minimum lot area requirement shall be 6.8 hectares (16.80 ac.). In addition, a contractors yard and sales and display of travel trailers will be permitted.

**5.4.75 Reserved**

**5.4.76 Rural-76 (RU-76) Zone, Part Lot 13, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-76 (RU-76) Zone, the minimum lot area requirement shall be 2.2 hectares (5.44 ac.) and the minimum lot frontage requirement shall be 130.0 metres (426.51 ft.).

**5.4.77 Rural-77 (RU-77) Zone, Part Lot 34, Concession 8**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-77 (RU-77) Zone, the minimum lot area requirement shall be 2.42 hectares (5.98 ac.) and the minimum lot frontage requirement shall be 60.96 metres (200.0 ft.).

**5.4.78 Rural-78 (RU-78) Zone, Part Lot 34, Concession 8**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-78 (RU-78) Zone, the minimum lot area requirement shall be 2.42 hectares (5.98 ac.) and the minimum lot frontage requirement shall be 61.0 metres (200.13 ft.).

**5.4.79 Rural-79 (RU-79) Zone, Part Lot 16, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-79 (RU-79) Zone the minimum lot area requirement shall be 2.5 ha (6.18 ac.) and the minimum lot frontage shall be 15.0 metres (49.21 ft.).

**5.4.80 Reserved**

**5.4.81 Rural-81 (RU-81) Zone, Part Lot 29, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-81 (RU-81) Zone, the minimum lot requirement shall be 18.21 (45.0 ac.) hectares and the minimum lot frontage requirement be 114.0 metres (374.02 ft.).

**5.4.82 Reserved**

**5.4.83 Rural-83 (RU-83) Zone, Part Lot 22, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-83 (RU-83) Zone, the minimum lot area requirement shall be 1.2 hectares (2.97 ac.) and the minimum lot frontage requirement shall be 58.0 metres (190.29 ft.).

**5.4.84 Rural-84 (RU-84) Zone, Part Lot 22, Concession 2**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-84 (RU-84) Zone, the minimum lot requirement shall be 10.1 hectares (24.96 ac.).

**5.4.85 Rural-85 (RU-85) Zone, Part Lot 35, Concession 8**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-85 (RU-85) Zone the minimum lot area requirement shall be 5.0 hectares (12.35 ac.) and the minimum lot frontage requirement shall be 130.0 metres (426.51 ft.).

**5.4.86 Rural-86 (RU-86) Zone, Part Lot 35, Concession 8**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-86 (RU-86) Zone the minimum lot area requirement shall be 5.26 hectares (13.0 ac.) and the minimum lot frontage requirement shall be 130.0 metres (426.51 ft.).

**5.4.87 Rural-87 (RU-87) Zone, Part Lot 13, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for

the Rural (RU) Zone to the contrary, within the Rural-87 (RU-87) Zone, the minimum lot area requirement shall be 1.6 hectares (3.95 ac.) and the minimum lot frontage requirement shall be 91.0 metres (298.56 ft.).

**5.4.88 Rural-88 (RU-88) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-88 (RU-88) Zone, the minimum lot area requirement shall be 3.5 hectares (8.65 ac.) and the minimum lot frontage requirement shall be 50.0 metres (164.04 ft.).

**5.4.89 Rural-89 (RU-89) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-89 (RU-89) Zone, the minimum lot area requirement shall be 7.0 hectares (17.30 ac.) and the minimum lot frontage shall be 110.0 metres (360.89 ft.) and the minimum distance from an extractive operation provided for in Section 4.31 does not apply.

**5.4.90 Reserved**

**5.4.91 Reserved**

**5.4.92 Rural-92 (RU-92) Zone, Part Lot 25, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-92 (RU-92) Zone, the minimum lot area requirement shall be 2.0 hectares (4.94 ac.) and the minimum lot frontage requirement shall be 91.4 metres (299.87 ft.).

**5.4.93 Rural-93 (RU-93) Zone, Part Lot 13, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-93 (RU-93) Zone, the minimum lot area requirement shall be 2.0 hectares (4.94 ac.) and the minimum lot frontage requirement shall be 45.0 metres (147.64 ft.).

**5.4.94 Rural-94 (RU-94) Zone, Part Lot 13, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-94 (RU-94) Zone, the minimum lot area requirement shall be 1.0 hectare (2.47 ac.) and the minimum lot frontage requirement shall be 122.0 metres (301.46 ft.).

**5.4.95 Reserved**

**5.4.96 Reserved**

**5.4.97 Rural-97 (RU-97) Zone, Part Lot 13, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-97 (RU-97) Zone, the minimum lot area requirement shall be 3.5 hectares (8.65 ac.) and the minimum lot frontage requirement shall be 85.0 metres (278.87 ft.).

**5.4.98 Rural-98 (RU-98) Zone, Part Lot 12, Concession 4**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-98 (RU-98) Zone, the minimum lot area requirement shall be 11.5 hectares (28.42 ac.) and the minimum lot frontage requirement shall be 76.2 metres (250.0 ft.).

**5.4.99 Rural-99 (RU-99) Zone, Part Lot 24, Concession 4**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-99 (RU-99) Zone, the minimum lot area requirement shall be 1.0 hectare (2.47 ac.) and the minimum lot frontage requirement shall be 130.0 metres (426.51 ft.).

**5.4.100 Reserved**

**5.4.101 Reserved**

**5.4.102 Reserved**

**5.4.103 Rural-103 (RU-103) Zone, Part Lot 22, Concession 10**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Zone to the contrary, within the Rural-103 (RU-103) Zone, the minimum lot area requirement shall be 20.0 hectares (49.42 ac.).

**5.4.104 Rural-104 (RU-104) Zone, Part Lot 35, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-104 (RU-104) Zone, the minimum lot area requirement shall be 23.0 hectares (56.83 ac.) and the minimum lot frontage requirement shall be 105.0 metres (344.49 ft.).

**5.4.105 Rural-105 (RU-105) Zone, Part Lot 16, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-105 (RU-105) Zone, the minimum lot area requirement shall be 17.0 hectares (42.01 ac.) and the minimum lot frontage requirement shall be 260.0 metres (853.02 ft.).

**5.4.106 Rural-106 (RU-106) Zone, Part Lot 15, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Zone to the contrary, within the Rural-106 (RU-106) Zone, the minimum lot area requirement shall be 1.4 hectares (3.46 ac.) and the minimum lot frontage requirement shall be 45.0 metres (147.64 ft.).

**5.4.107 Rural-107 (RU-107) Zone, Part Lot 15, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-107 (RU-107) Zone, the minimum lot area requirement shall be 1.8 hectares (4.45 ac.) and the minimum lot frontage requirement shall be 36.0 metres (118.11 ft.).

**5.4.108 Reserved [RU-108 Zone replaced by RU-175 Zone]**

**5.4.109 Reserved**

**5.4.110 Rural-110 (RU-110) Zone, Part Lot 29, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-110 (RU-110) Zone, the minimum lot area requirement shall be 11.0 hectares (27.18 ac.) and the minimum lot frontage requirement shall be 65.0 metres (213.25 ft.).

**5.4.111 Rural-111 (RU-111) Zone, Part Lot 29, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural Exception No. 111 (RU-111) Zone, the minimum lot area requirement shall be 7.0 hectares (17.30 ac.) and the minimum lot frontage requirement shall be 46.0 metres (150.92 ft.).

**5.4.112 Rural-112 (RU-112) Zone, Part Lot 28, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-112 (RU-112) Zone, the minimum lot area requirement shall be 10.5 hectares (25.95 ac.) and the minimum lot frontage shall be 182.8 metres (599.74 ft.).

**5.4.113 Rural-113 (RU-113) Zone, Part Lot 28, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-113 (RU-113) Zone, the minimum lot area requirement shall be 5.5 hectares (13.59 ac.) and the minimum lot frontage requirement shall be 120.0 metres (393.70 ft.).

**5.4.114 Rural-114 (RU-114) Zone, Part Lot 25, Concession 3**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-114 (RU-114) Zone, the minimum lot area requirement shall be 1.7 hectares (4.20 ac.) and the minimum lot frontage requirement shall be 145 metres (475.72 ft.).

**5.4.115 Rural-115 (RU-115) Zone, Part Lot 20, Concession 3**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-115 (RU-115) Zone, the minimum lot area requirement shall be 0.8 hectare (1.98 ac.) and the minimum lot frontage requirement shall be 100.0 metres (328.08 ft.).

**5.4.116 Rural-116 (RU-116) Zone, Part Lot 24, Concession 10**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-116 (RU-116) Zone, the minimum lot area requirement shall be 1.4 hectares (3.46 ac.) and the minimum lot frontage requirement shall be 90.0 metres (295.28 ft.).

**5.4.117 Reserved**

**5.4.118 Rural-118 (RU-118) Zone, Part Lot 25, Concession BF**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-118 (RU-118) Zone, the minimum lot area requirement shall be 2.0 hectares (4.94 ac.) and the minimum lot frontage requirement shall be 100.0 metres (328.08 ft.).

**5.4.119 Rural-119 (RU-119) Zone, Part Lot 25, Concession 3**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural Exception No. 119 (RU-119) Zone, the minimum lot area requirement shall be 1.0 hectare (2.47 ac.) and the minimum lot frontage requirement shall be 91.0 metres (298.56 ft.).

**5.4.120 Rural-120 (RU-120) Zone, Part Lot 27, Concession 3**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-120 (RU-120) Zone, the minimum lot area requirement shall be 6.0 hectares (14.83 ac.) and the minimum lot frontage requirement shall be 54.0 metres (177.17 ft.).

**5.4.121 Reserved**

**5.4.122 Rural-122 (RU-122) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-122 (RU-122) Zone, the minimum lot area requirement shall be 5.6 hectares (13.84 ac.) and the minimum lot frontage requirement shall be 73.0 metres (239.5 ft.).

**5.4.123 Rural-123 (RU-123) Zone, Part Lot 17, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-123 (RU-123) Zone, the minimum lot area requirement shall be 7.0 hectares (17.30 ac.) and the minimum lot frontage requirement shall be 46.0 metres (150.92 ft.).

**5.4.124 Rural-124 (RU-124) Zone, Part Lot 27, Concession 1**

Notwithstanding the minimum lot area and permitted uses for the Rural (RU) Zone to the contrary within the Rural-124 (RU-124) Zone the minimum lot area shall be 20.2 hectares (49.91 ac.). In addition, a livestock facility will not be permitted in the existing accessory building. Any future livestock facility shall comply with the minimum distance separation requirements.

**5.4.125 Rural-125 (RU-125) Zone, Part Lot 24, Concession 10**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-125 (RU-125) Zone, the minimum lot area requirement shall be 0.9 hectares (2.22 ac.) and the minimum lot frontage requirement shall be 80.0 metres (262.47 ft.).

**5.4.126 Rural-126 (RU-126) Zone, Part Lot 18, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-126 (RU-126) Zone, the minimum lot area requirement shall be 2.5 hectares (6.18 ac.) and the minimum lot frontage requirement shall be 100.0 metres (328.08 ft.).

Notwithstanding the minimum separation for a dwelling from an Extractive operation, within the Rural-126 (RU-126) Zone the minimum separation shall be as existing on the date of passing of this By-law.

**5.4.127 Rural-127 (RU-127) Zone, Part Lot 33, Concession 7**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, the minimum lot area requirement shall be 3.0 hectares (7.41 ac.) and the minimum lot frontage requirement shall be 46.0 metres (150.92 ft.).

**5.4.128 Rural-128 (RU-128) Zone, Part Lot 28, Concession 6**

Notwithstanding the minimum lot area, lot frontage and the permitted uses requirements for the Rural (RU) Zone to the contrary, within the Rural-128 (RU-128) Zone, the minimum lot area requirement shall be 11.0 hectares (27.18 ac.) and the minimum lot frontage requirement shall be 60.0 metres (196.85 ft.). Livestock shall not be housed in existing barn.

**5.4.129 Rural-129 (RU-129) Zone, Part Lot 32, Concession 5**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-129 (RU-129) Zone, the minimum lot area requirement shall be 1.4 hectares (3.46 ac.) and the minimum lot frontage requirement shall be 120.0 metres (393.7 ft.).

**5.4.130 Reserved**

**5.4.131 Rural-131 (RU-131) Zone, Part Lot 33, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-131 (RU-131) Zone, the minimum lot area requirement shall be 2.8 hectares (6.92 ac.) and the minimum lot frontage requirement shall be 137.0 metres (449.48 ft.).

**5.4.132 Rural-132 (RU-132) Zone, Part Lot 20, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-132 (RU-132) Zone, the minimum lot area requirement shall be 3.8 hectares (9.39 ac.) and the minimum lot frontage requirement shall be 85 metres (278.87 ft.).

**5.4.133 Rural-133 (RU-133) Zone, Part Lot 20, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-133 (RU-133) Zone, the minimum lot area requirement shall be 9.7 hectares (23.97 ac.) and the minimum lot frontage requirement shall be 106.0 metres (347.77 ft.).

**5.4.134 Reserved**

**5.4.135 Reserved**

**5.4.136 Reserved**

**5.4.137 Reserved**

**5.4.138 Rural-138 (RU-138) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-138 (RU-138) Zone, the minimum lot area requirement shall be 3.4 hectares (8.40 ac.) and the minimum lot frontage requirement shall be 42.6 metres (139.76 ft.).

**5.4.139 Rural-139 (RU-139) Zone, Part Lot 16, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-139 (RU-139) Zone, the minimum lot area requirement shall be 0.8 hectares (1.98 ac.) and the minimum lot frontage requirement shall be 46.0 metres (150.92 ft.).

**5.4.140 Reserved**

**5.4.141 Rural-141 (RU-141) Zone, Part Lot 26, Concession 10**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-141 (RU-141) Zone, the minimum lot area requirement shall be 1.6 hectares (3.95 ac.) and the minimum lot frontage requirement shall be 61.0 metres (200.13 ft.). A single detached dwelling house, in addition to agricultural uses and permitted accessory uses, will be permitted within the Rural-141 (RU-141) Zone.

**5.4.142 Rural-142 (RU-142) Zone, Part Lot 28, Concession 3**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Zone to the contrary, within the Rural-142 (RU-142) Zone, the minimum lot area requirement shall be 1.6 hectares (3.95 ac.) and the minimum lot frontage requirement shall be 140.0 metres (459.32 ft.).

**5.4.143 Reserved**

**5.4.144 Rural-144 (RU-144) Zone, Part Lot 13, Concession 5**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-144 (RU-144) Zone, the minimum lot area requirement shall be 31.0 hectares (76.60 ac.) and the minimum lot frontage requirement shall be 190.0 metres (623.36 ft.).

**5.4.145 Rural-145 (RU-145) Zone, Part Lot 16, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-145 (RU-145) Zone, the minimum lot area requirement shall be 2.0 hectares (4.94 ac.) and the minimum lot frontage requirement shall be 95.0 metres (311.68 ft.).

**5.4.146 Rural-146 (RU-146) Zone, Part Lot 16, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-146 (RU-146) Zone, the minimum lot area requirement shall be 5.0 hectares (12.35 ac.) and the minimum lot frontage requirement shall be 35.0 metres (114.83 ft.).

**5.4.147 Rural-147 (RU-147) Zone, Part Lot 26, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-147 (RU-147) Zone, the minimum lot area requirement shall be 3.34 hectares (8.26 ac.) and the minimum lot frontage requirement shall be 110.0 metres (360.89 ft.).

**5.4.148 Rural-148 (RU-148) Zone, Part Lot 27, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-148 (RU-148) Zone, the minimum lot area requirement shall be 4.8 hectares (11.86 ac.) and the minimum lot frontage requirement shall be 122.0 metres (400.26 ft.).

**5.4.149 Rural-149 (RU-149) Zone, Part Lot 17, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-149 (RU-149) Zone to the contrary, within the Rural-149 (RU-149) Zone, the minimum lot area shall be 25.0 hectares (61.77 ac.) and the minimum lot frontage shall be 125.0 metres (410.10 ft.).

**5.4.150 Rural-150 (RU-150) Zone, Part Lot 13, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-150 (RU-150) Zone, the minimum lot area shall be 4.0 hectares (9.88 ac.) and the minimum lot frontage shall be 61.0 metres (200.13 ft.).

**5.4.151 Rural-151 (RU-151) Zone, Part Lot 17, Concession 2**

Notwithstanding any other provisions or regulations of this By-law to the contrary the following special provisions shall apply to any Rural-151 (RU-151) Zone:

- |     |   |                     |
|-----|---|---------------------|
| (a) | Minimum Lot Area  | 1.6 ha (3.95 ac.)   |
| (b) | Minimum Lot Frontage                                    | 120.0 m (393.7 ft.) |
| (c) | Minimum Setback from an Extractive Industrial (ME) Zone | 91.0 m (298.56 ft.) |

**5.4.152 Rural-152 (RU-152) Zone, Part Lot 17, Concession 2**

Notwithstanding any other provisions or regulations of this By-law to the contrary the following special provisions shall apply to any Rural-152 (RU-152) Zone:

- |     |  |                      |
|-----|--|----------------------|
| (a) | Minimum Lot Area   | 7.0 ha (17.30 ac.)   |
| (b) | Minimum Lot Frontage                                       | 110.0 m (360.89 ft.) |
| (c) | Minimum Setback from an<br>Extractive Industrial (ME) Zone | 91.0 m (298.56 ft.)  |

**5.4.153 Rural-153 (RU-153) Zone, Part Lot 15, Concession 1**

Notwithstanding any other provisions or regulations of this By-law to the contrary the following special provisions shall apply to any Rural-153 (RU-153) Zone:

- |     |                      |                     |
|-----|----------------------|---------------------|
| (a) | Minimum Lot Area     | 9.3 ha (22.98 ac.)  |
| (b) | Minimum Lot Frontage | 46.0 m (150.92 ft.) |

**5.4.154 Rural-154 (RU-154) Zone, Part Lot 32/33, Concession 5**

Notwithstanding any other provisions or regulations of this By-law to the contrary the following special provisions shall apply to any Rural-154 (RU-154) Zone:

- |     |                      |                        |
|-----|----------------------|------------------------|
| (a) | Minimum Lot Area     | 40.0 ha (98.84 ac.)    |
| (b) | Minimum Lot Frontage | 790.0 m (2,591.86 ft.) |

**5.4.155 Rural-155 (RU-155) Zone, Part Lot 35, Concession 5**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-155 (RU-155) Zone, the minimum lot area requirement shall be 11.5 hectares (28.42 ac.) and the minimum lot frontage requirement shall be 20.0 metres (65.62 ft.).

**5.4.156 Rural-156 (RU-156) Zone, Part Lot 15/16, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-156 (RU-156) Zone, the minimum lot area requirement shall be 25.0 hectares (61.77 ac.) and the minimum lot frontage requirement shall be 30.48 metres (100 ft.).

**5.4.157 Reserved**

**5.4.158 Rural-158 (RU-158) Zone, Part Lot 19/20, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-158 (RU-158) Zone, the minimum lot area requirement shall be 18.2 hectares (45.0 ac.) and the minimum lot frontage requirement shall be 76.0 metres (250.0 ft.). Those lands within the Environmental Conservation (EC) Zone have been included in determining the minimum lot frontage and area requirements.

**5.4.159 Rural-159 (RU-159) Zone, Part Lot 15/16/17, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-159 (RU-159) Zone, the minimum lot area requirement shall be 1.0 hectare (2.5 ac.) and the minimum lot frontage requirement shall be 100.0 metres (328.0 ft.).

**5.4.160 Rural-160 (RU-160) Zone, Part Lot 12, Concession 5**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-160 (RU-160) Zone, the minimum lot area requirement shall be 30.0 hectares (74.0 ac.) and the minimum lot frontage requirement shall be 213.0 metres (700.0 ft.). The lands within the Environmental Conservation (EC) Zone have been included in determining the minimum lot area requirements.

**5.4.161 Rural-161 (RU-161) Zone, Part Lot 29, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-161 (RU-161) Zone, the minimum lot area requirement shall be 1.6 hectares (4.0 ac.) and the minimum lot frontage requirement shall be 46.0 metres (150.9 ft.). The minimum front yard depth shall remain at 60.0 metres (196.85 ft.).

**5.4.162 Rural-162 (RU-162) Zone, Part Lot 29, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-162 (RU-162) Zone, the minimum lot area requirement shall be 2.2 hectares (5.5 ac.) and the minimum lot frontage requirement shall be 60.7 metres (199.1 ft.). Those lands within the Environmental Conservation (EC) Zone have been included in determining the minimum lot area requirements. The minimum front yard depth shall remain 60.0 metres (196.85 ft.).

**5.4.163 Rural-163 (RU-163) Zone, Part Lot 35, Concession 6**

Notwithstanding the minimum lot area and front yard depth requirements for the Rural (RU) Zone to the contrary, within the Rural-163 (RU-163) Zone, the minimum lot area requirement shall be 5.29 hectares (13.07 ac.) and the minimum front yard depth requirement shall be 10.0 metres (33.0 ft.).

**5.4.164 Rural-164 (RU-164) Zone, Part Lot 31, Concession 9**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-164 (RU-164) Zone, the minimum lot area requirement shall be 1.62 hectares (4.0 ac.) and the minimum lot frontage requirement shall be 76.2 metres (250.0 ft.).

**5.4.165 Rural-165 (RU-165) Zone, Part Lot 18, Concession 1**

Notwithstanding the permitted uses for the Rural (RU) Zone, a motor vehicle dealership will be permitted, in addition to those uses of the Rural (RU) Zone. The motor vehicle dealership shall be confined to the existing non-residential building and an area of 929.0 square metres (10,000.0 square feet) abutting the building to the west. Further, the definition of a motor vehicle dealership shall be limited to include only a motor vehicle repair garage and a motor vehicle body shop.

**5.4.166 Rural-166 (RU-166) Zone, Part Lot 21, Concession 8**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-166 (RU-166) Zone, the minimum lot area requirement shall be 1.26 hectares (4.133 ac.) and the minimum lot frontage requirement shall be 112.74 metres (369.89 ft.).

**5.4.167 Rural-167 (RU-167) Zone, Part Lot 18, Concession 1**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-167 (RU-167) Zone, the minimum lot area requirement shall be 9.87 hectares (24.38 ac.).

**5.4.168 Rural-168 (RU-168) Zone, Part Lot 26, Concession 1 and B.F.C.**

Notwithstanding the provisions and regulations of the Rural (RU) Zone to the contrary, within the Rural-168 (RU-168) Zone the following special provisions shall apply:

**5.4.168.1 Permitted Uses**

- (a) a single detached dwelling
- (b) a duplex dwelling

- (c) a converted dwelling containing a maximum of two dwelling units
- (d) an agricultural or farm use (with the exception of livestock)
- (e) a bed and breakfast establishment
- (f) a farm produce outlet
- (g) forestry and reforestation
- (h) a garden nursery sales and supply establishment
- (i) a home industry
- (j) a home occupation

#### 5.4.168.2 Regulations

- (a) Minimum Lot Area 8.52 hectares (21.07 ac.)
- (b) Minimum Lot Frontage 71.02 metres (233.0 ft.)

#### 5.4.168.3 Requirements for Open Storage

No portion of the property shall be used for the open, outside storage of goods or materials used in the construction trade. All such storage must be within a building.

#### **5.4.169 Rural-169 (RU-169) Zone, Part Lot 35, Concession 9**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-169 (RU-169) Zone, the minimum lot area requirement shall be 5.38 hectares (13.3 ac.).

#### **5.4.170 Rural-170 (RU-170) Zone, Part Lot 11, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-170 (RU-170) Zone, the minimum lot area requirement shall be 3.98 hectares (9.8 ac.) and the minimum lot frontage requirement shall be 106.68 metres (350.0 ft.).

#### **5.4.171 Rural-171 (RU-171) Zone, Part Lots 25 and 26, Concession 2**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-171 (RU-171) Zone, the minimum lot area requirement shall be 24.3 hectares (60.0 ac.).

#### **5.4.172 Rural-172 (RU-172) Zone, Part Lot 26, Concession 2**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-172 (RU-172) Zone, the minimum lot area requirement shall be 6.1 hectares (15.0 ac.).

**5.4.173 Rural-173 (RU-173) Zone, Part Lot 27, Concession 4**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-173 (RU-173) Zone, the minimum lot area requirement shall be 1.2 hectares (3.0 ac.).

**5.4.174 Rural-174 (RU-174) Zone, Part Lot 25, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-174 (RU-174) Zone, the minimum lot area requirement shall be 13.8 hectares (34.11 ac.) and the minimum lot frontage requirement shall be 39.6 metres (130.0 ft.).

**5.4.175 Rural-175 (RU-175) Zone, Part Lot 25, Concession 2**

Notwithstanding any other provisions or regulations of the Rural (RU) Zone to the contrary, within the Rural-175 (RU-175) Zone, a Consulting Engineering Office shall be a permitted use, with the following provisions applying:

- (a) Minimum Lot Area 1.87 ha (4.62 ac.)
- (b) Minimum Lot Frontage 30.0 m (98.42 ft.)
- (c) Maximum Floor Area 248.0 sq. m (2,670 sq. ft.)
- (d) Additionally, an accessory building with a maximum floor area of 557.4 square metres (6,000.0 square feet) shall only be used for the storage of tools and materials and for the repairs to the tools.

**5.4.176 Rural-176 (RU-176) Zone, Part Lot 21, Concession 1**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-176 (RU-176) Zone, the minimum lot area requirement shall be 17.8 hectares (44.0 ac.).

**5.4.177 Rural-177 (RU-177) Zone, Part Lot 18, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-177 (RU-177) Zone, the minimum lot area requirement shall be 23.87 hectares (59.0 ac.) and the minimum lot frontage requirement shall be 91.4 metres (300.0 ft.).

**5.4.178 Rural-178 (RU-178) Zone, Part Lot 28, Concession 6**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-178 (RU-178) Zone, the minimum lot area requirement shall be 2.4 hectares (6.0 ac.).

**5.4.179 Rural-179 (RU-179) Zone, Part Lot 33, Concession 6**

Notwithstanding the minimum lot area, minimum lot frontage, and minimum setback requirements for the Rural (RU) Zone to the contrary, within the Rural-179 (RU-179) Zone, the minimum lot area, minimum lot frontage and minimum setback requirements shall be as existing on May 21, 2002.

**5.4.180 Reserved**

**5.4.181 Rural-181 (RU-181) Zone, Part Lot 17, Concession 5**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-181 (RU-181) Zone, the minimum lot area requirement shall be 7.48 hectares (18.5 ac.). Further, a minimum 60.0 metre (196.8 ft.) buffer between the dwelling and wetland boundary must be maintained. No construction or development activities are permitted within this buffer, including placement of fill material.

**5.4.182 Rural-182 (RU-182) Zone, Part Lot 17, Concession 5**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-182 (RU-182) Zone, the minimum lot area requirement shall be 10.5 hectares (26.0 ac.).

**5.4.183 Rural-183 (RU-183) Zone, Part Lot 33, Concession 6**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-183 (RU-183) Zone, the minimum lot area shall be as existing on October 15, 2002.

**5.4.184 Rural-184 (RU-184) Zone, Part Lot 21, Concession 3**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-184 (RU-184) Zone, the minimum lot area shall be 3.25 hectares (8.04 ac.).

**5.4.185 Reserved**

**5.4.186 Rural-186 (RU-186) Zone, Part Lot 33, Concession 2**

Notwithstanding any other provisions or regulations of the Rural (RU) Zone to the contrary, within the Rural-186 (RU-186) Zone the following special provisions shall apply:

- |     |                                  |                   |
|-----|----------------------------------|-------------------|
| (a) | Minimum Lot Area                 | 1.01 ha (2.5 ac.) |
| (b) | Minimum Lot Frontage             | 24.3 m (80.0 ft.) |
| (c) | Minimum Interior Side Yard Width | 3.0 m (9.84 ft.)  |

- (d) Any accessory buildings shall have a maximum floor area of 139.35 square metres (1,500.0 square feet)
- (e) Any accessory buildings shall have a minimum interior side lot line along the north boundary of 27.4 metres (90.0 feet).
- (f) The driveway entrance shall abut the north property line.

**5.4.187 Rural-187 (RU-187) Zone, Part Lot 17, Concession 3**

Notwithstanding any other provisions or regulations of the Rural (RU) Zone to the contrary, within the Rural-187 (RU-187) Zone the following special provisions shall apply:

- (a) Minimum Lot Area 436.6 sq. m (4,700 sq. ft.)
- (b) Minimum Lot Frontage 41.16 m (135.06 ft.)
- (c) The construction of buildings and/or structures shall be prohibited.
- (d) Lot identified as Part 1 of the new survey plan shall only be used for an approved private sewage disposal system.

**5.4.188 Rural-188 (RU-188) Zone, Part Lot 17, Concession 3**

Notwithstanding any other provisions or regulations of the Rural (RU) Zone to the contrary, within the Rural-188 (RU-188) Zone the following special provisions shall apply:

- (a) Minimum Lot Area 3,808.8 sq. m (41,000.0 sq. ft.)
- (b) Minimum Lot Frontage 85.3 m (280.0 ft.)

**5.4.189 Rural-189 (RU-189) Zone, Part Lot 27, Concession 2**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-189 (RU-189) Zone, the minimum lot area shall be 7.2 hectares (18.0 ac.).

Notwithstanding the uses permitted in the Environmental Conservation (EC) Zone to the contrary, a development envelope shall be permitted for the construction of a single detached dwelling and accessory type structures. The development envelope shall be shown on a Site Plan which must be approved by the Lower Trent Region Conservation Authority, the County of Northumberland and the Municipality prior to any construction taking place. The maximum distance for development into the EC Zone from the north boundary shall not exceed 30.48 metres (100 feet).

**5.4.190 Rural-190 (RU-190) Zone, Part Lot 21, Concession 1**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-190 (RU-190) Zone, the minimum lot area requirement shall be 12.14 hectares (30.0 ac.).

**5.4.191 Rural-191 (RU-191) Zone, Part Lots 23 and 24, Concession 1**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-191 (RU-191) Zone, the minimum lot area requirement shall be 15.25 hectares (37.69 ac.).

**5.4.192 Rural-192 (RU-192) Zone, Part Lots 23 and 24, Concession 1**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-192 (RU-192) Zone, the minimum lot area requirement shall be 12.9 hectares (31.88 ac.).

**5.4.193 Rural-193 (RU-193) Zone, Part Lot 32, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-193 (RU-193) Zone, the minimum lot area requirement shall be 2.69 hectares (6.65 ac.) and the minimum lot frontage requirement shall be 96.0 metres (315.0 ft.).

**5.4.194 Reserved**

**5.4.195 Rural-195 (RU-195) Zone, Part Lot 11, Concession 1**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-195 (RU-195) Zone, the minimum lot area requirement shall be 18.67 hectares (46.15 ac.).

**5.4.196 Rural-196 (RU-196) Zone, Part Lot 33, Concession 7**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-196 (RU-196) Zone, the minimum lot area requirement shall be 7.58 hectares (18.75 ac.), and there shall be a 30-metre setback from the normal high water mark of a watercourse.

**5.4.197 Reserved**

**5.4.198 Rural-198 (RU-198) Zone, Part Lot 21, Concession 2**

Notwithstanding any other provisions or regulations of the Rural (RU) Zone to the contrary, within the Rural-198 (RU-198) Zone the following special provisions shall apply:

- (a) Minimum Lot Area 7.28 ha (18.0 ac.)
- (b) Minimum Lot Frontage 30.48 m (100.0 ft.)
- (c) The minimum setback requirements for accessory buildings shall be as existing as of November 16, 2004.
- (d) In addition, any existing accessory buildings shall be used for

storage only. Livestock/animals shall not be permitted in any existing accessory buildings.

**5.4.199 Rural-199 (RU-199) Zone, Part Lot 30, Concession 2**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-199 (RU-199) Zone, the minimum lot area requirement shall be 10.11 hectares (25.0 ac.) and the minimum lot frontage requirement shall be 46.3 metres (152.0 ft.).

**5.4.200 Rural-200 (RU-200) Zone, Part Lots 17 and 18, Concession 2**

Notwithstanding the minimum lot area, minimum lot frontage and minimum setback requirements for the Rural (RU) Zone to the contrary, within the Rural-200 (RU-200) Zone, the minimum lot area requirement shall be 6.07 hectares (15.0 ac.), the minimum lot frontage requirement shall be 75.2 metres (247.0 ft.), and the minimum setback requirements shall be as existing on June 21, 2005.

**5.4.201 Rural-201 (RU-201) Zone, Part Lot 33, Concession 2**

Notwithstanding any other provisions or regulations of the Rural (RU) Zone to the contrary, within the Rural-201 (RU-201) Zone the following special provisions shall apply:

- (a) Minimum Lot Area 10.0 ha (24.7 ac.)
- (b) Minimum Lot Frontage 70.0 m (229.66 ft.)
- (c) Where a portion of a lot with a Rural-201 (RU-201) Zone is zoned Environmental Conservation (EC), the portion of the lot zoned EC shall contribute to the calculation of minimum lot area for the Rural-201 (RU-201) Zone.

**5.4.202 Rural-202 (RU-202) Zone, Part Lot 35, Concession 5**

Notwithstanding the minimum lot area, lot frontage and minimum interior side yard requirements for the Rural (RU) Zone to the contrary, within the Rural-202 (RU-202) Zone, the minimum lot area requirement shall be 3.64 hectares (9.0 ac.), the minimum lot frontage requirement shall be 30.48 metres (100.0 ft.), and the minimum interior side yard width (for the south side only) shall be 45.72 metres (150 feet).

**5.4.203 Rural-203 (RU-203) Zone, Part Lot 31, Concession 2**

Notwithstanding any other provisions or regulations of the Rural (RU) Zone to the contrary, within the Rural-203 (RU-203) Zone the following special provisions shall apply:

(a)	Minimum Lot Area	0.38 ha (0.94 ac.)
(b)	Minimum Lot Frontage	36.5 m (119.75 ft.)
(c)	Minimum Front Yard Depth	8.0 m (26.2 ft.)
(d)	Minimum South Side Yard Width	As existing on September 20, 2005
(e)	Minimum Number of Parking Spaces	12
(f)	Minimum Number of Loading Spaces	1

**5.4.204 Rural-204 (RU-204) Zone, Part Lot 13, Concession 2**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-204 (RU-204) Zone, the minimum lot area requirement shall be 5.68 hectares (14.04 ac.).

**5.4.205 Rural-205 (RU-205) Zone, Part Lots 15 and 16, Conc. B.F.C.**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-205 (RU-205) Zone, the minimum lot area requirement shall be 10.926 hectares (27.0 ac.).

**5.4.206 Rural-206 (RU-206) Zone, Part Lot 15, Conc. B.F.C.**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-206 (RU-206) Zone, the minimum lot area requirement shall be 4.047 hectares (10.0 ac.), and the minimum lot frontage requirement shall be 135.9 metres (446.0 ft.).

**5.4.207 Rural-207 (RU-207) Zone, Part Lot 25, Concession 1**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-207 (RU-207) Zone, the minimum lot area requirement shall be 1.01 hectares (2.5 ac.), and the minimum lot frontage requirement shall be 30.48 metres (100.0 ft.). And further, notwithstanding the minimum setback requirements for the Rural (RU) Zone to the contrary, within the RU-207 Zone the minimum setback requirements for existing structures shall be as existing on May 16, 2006.

**5.4.208 Rural-208 (RU-208) Zone, Part Lot 25, Concession 2**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-208 (RU-208) Zone, the minimum lot area requirement shall be 7.28 hectares (18.0 ac.), and the minimum lot frontage requirement shall be 44.19 metres (145.0 ft.). And further, notwithstanding the minimum setback requirements for the Rural (RU) Zone to the contrary, within the RU-208 Zone the minimum setback requirements for existing structures

shall be as existing on May 16, 2006.

**5.4.209 Rural-209 (RU-209) Zone, Part Lot 25, Concession 2**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-209 (RU-209) Zone, the minimum lot area requirement shall be 3.23 hectares (8.0 ac.), and the minimum lot frontage requirement shall be 30.48 metres (100.0 ft.). And further, notwithstanding the minimum setback requirements for the Rural (RU) Zone to the contrary, within the RU-209 Zone the minimum setback requirements for existing structures shall be as existing on May 16, 2006.

**5.4.210 Rural-210 (RU-210) Zone, Part Lot 35, Concession 6**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-210 (RU-210) Zone, the minimum lot area requirement shall be 6.47 hectares (16.0 ac.). And further, notwithstanding the minimum setback requirements for the Rural (RU) Zone to the contrary, within the RU-210 Zone the minimum setback requirements for existing structures shall be as existing on August 8, 2006.

**5.4.211 Rural-211 (RU-211) Zone, Part Lot 12, Concession 1**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-211 (RU-211) Zone, the minimum lot area requirement shall be 2.83 hectares (7.0 ac.), and the minimum lot frontage requirement shall be 53.34 metres (175.0 ft.).

**5.4.212 Rural-212 (RU-212) Zone, Part Lot 12, Concession 1**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-212 (RU-212) Zone, the minimum lot area requirement shall be 9.3 hectares (23.0 ac.). Those lands within the Environmental Conservation (EC) Zone have been included in determining the minimum lot area. And further, notwithstanding the minimum setback requirements for the Rural (RU) Zone to the contrary, within the RU-212 Zone the minimum setback requirements for existing structures shall be as existing on August 8, 2006. In addition, any existing accessory buildings shall be used for storage only. Livestock/animals shall not be permitted in any existing accessory buildings.

### **5.4.213 Rural-213 (RU-213) Zone, Part Lot 11, Concession 1**

Notwithstanding any other provisions or regulations of the Rural (RU) Zone to the contrary, within the Rural-213 (RU-213) Zone the following special provisions shall apply:

#### **5.4.213.1 Permitted Uses**

In addition to the uses permitted by the Rural (RU) Zone, the following uses shall be permitted:

(a) A Contractor or Tradesman's Yard

For the purposes of the Rural-213 (RU-213) Zone, a "Contractor or Tradesman's Yard" shall include the assembly of log home shells, including the import and outside storage of logs; cutting, shaping, fitting and assembly of timbers for the shells of log homes; and disassembling of the log structures for permanent erection elsewhere. The definition of "Contractor or Tradesman's Yard" set out in Section 3.47 of this By-law shall not apply.

(b) A Self-Storage Rental Building

For the purposes of the Rural-213 (RU-213) Zone, a "Self-Storage Rental Building" shall mean a non-residential building containing separate self-storage units divided by a wall from the floor to the ceiling, each storage unit having an independent entrance from the exterior of the building, and designed to be rented or leased on a short-term basis to the general public strictly for the private storage of goods, materials or equipment.

#### **5.4.213.2 General Regulations for the RU-213 Zone**

(a) Minimum Lot Area 2.02 hectares (5.0 ac.)

(b) Minimum Lot Frontage 29.0 metres (95.14 ft.)

#### **5.4.213.3 Special Regulations for a Contractor or Tradesman's Yard**

(a) No more than two (2) log home shells may be assembled or stored on the site at any one time.

(b) Requirements for Outside Storage:

No portion of a lot zoned RU-213 shall be used for the

outside storage of goods or materials unless the following provisions are complied with:

- (i) Such outside storage is accessory to a Contractor or Tradesman's Yard as defined in Section 5.4.213.1;
- (ii) Such outside storage complies with the yard and setback regulations of the Rural (RU) Zone; and
- (iii) No outside storage use shall cover more than 35% of the lot area.

**5.4.213.4 Special Regulations for Self-Storage Rental Buildings**

- (a) Minimum Front Yard Depth 12.0 m (39.37 ft.)
- (b) Minimum Interior Side Yard Width 20.0 m (65.62 ft.)
- (c) Minimum Exterior Side Yard Width 12.0 m (39.37 ft.)
- (d) Minimum Rear Yard Depth 12.0 m (39.37 ft.)
- (e) Maximum Number of Self-Storage Rental Buildings 3 only
- (f) Minimum Separation Between Self-Storage Rental Buildings 9.144 m (30.0 ft.)
- (g) Maximum Floor Area per Building 557.4 sq. m (6,000.0 sq. ft.)
- (h) Maximum Building Height 3.81 m (12.5 ft.)
- (i) Outside storage shall be prohibited.

**5.4.214 Rural-214 (RU-214) Zone, Part Lots 32 and 33, Concession 4**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-214 (RU-214) Zone, the minimum lot area requirement shall be 6.4 hectares (16.0 ac.), and the minimum lot frontage requirement shall be 31.6 metres (104.0 ft.). And further, notwithstanding the minimum setback requirements for the Rural (RU) Zone to the contrary, within the RU-214 Zone the minimum setback requirements for existing structures shall be as existing on February 20, 2007.

**5.4.215 Rural-215 (RU-215) Zone, Part Lot 22, Concession 2**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-215 (RU-215) Zone, the minimum lot area requirement shall be 23.47 hectares (58.0 ac.).

**5.4.216 Rural-216 (RU-216) Zone, Part Lot 17, Concession 6**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-216 (RU-216) Zone, the minimum lot area requirement shall be 2.2 hectares (5.4 ac.).

**5.4.217 Rural-217 (RU-217) Zone, Part Lot 17, Concession 6**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-217 (RU-217) Zone, the minimum lot area requirement shall be 6.05 hectares (15.0 ac.).

**5.4.218 Rural-218 (RU-218) Zone, Part Lot 24, Concession 7**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-218 (RU-218) Zone, the minimum lot area requirement shall be 1.21 hectares (3.0 ac.), and the minimum lot frontage requirement shall be 120.0 metres (393.0 ft.). In addition to the permitted uses for the Rural (RU) Zone, within the Rural-218 (RU-218) Zone a concrete batching plant shall be permitted.

**5.4.219 Rural-219 (RU-219) Zone, Part Lot 24, Concession 7**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-219 (RU-219) Zone, the minimum lot area requirement shall be 21.44 hectares (53.0 ac.). The existing residential uses as well as the existing contractor's yard shall continue to be permitted uses. "Existing" shall mean on May 15, 2007.

**5.4.220 Rural-220 (RU-220) Zone, Part Lot 16, Concession 3**

Notwithstanding any other provisions or regulations of the Rural (RU) Zone to the contrary, within the Rural-220 (RU-220) Zone the following special provisions shall apply:

- (a) A maximum of one (1) building for accessory/storage uses only may be erected.
- (b) An accessory/storage building may only be erected on Part 2 of Registered Plan 38R-2456.
- (c) No residential uses shall be permitted.
- (d) The maximum ground floor area of a permitted accessory/storage building shall be 111.48 square metres (1,200.0 square feet).
- (e) The minimum lot area shall be 3.23 hectares (8.0 ac.).
- (f) The minimum setback from all property boundaries shall be 3.0 metres (9.84 ft.).
- (g) An accessory building shall be permitted on a lot with frontage on a private road or right-of-way.
- (h) The accessory/storage building on lands zoned RU-220, being Parts 1, 2 and 3 on Registered Plan 38R-2456 shall only be used as an accessory use to a principal or main use on lands commonly known as 57 McDonald Road, Concession 3, Part of Lot 17. (The lands zoned RU-220 and 57 McDonald Road shall be merged on title.)

**5.4.221 Rural-221 (RU-221) Zone, Part Lot 24, Concession 6**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-221 (RU-221) Zone, the minimum lot area requirement shall be 2.02 hectares (5.0 ac.), and the minimum lot frontage requirement shall be 91.44 metres (300.0 ft.). Any future livestock facility shall comply with the minimum distance separation requirements.

**5.4.222 Rural-222 (RU-222) Zone, Part Lot 24, Concession 6**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-222 (RU-222) Zone, the minimum lot area requirement shall be 5.66 hectares (14.0 ac.). All livestock facilities shall comply with the minimum distance separation requirements.

**5.4.223 Rural-223 (RU-223) Zone, Part Lot 22, Concession 5**

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone to the contrary, within the Rural-223 (RU-223) Zone, the minimum lot area requirement shall be 4.85 hectares (12.0 ac.). Further, notwithstanding the minimum setback requirements for the Rural (RU) Zone to the contrary, within the Rural-223 (RU-223) Zone the minimum setback requirements for existing structures shall be as existing on November 20, 2007. And further, any livestock facility shall comply with the minimum distance separation requirements.

**5.4.224 Rural-224 (RU-224) Zone, Part Lot 22, Concession 2**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-224 (RU-224) Zone, the minimum lot area requirement shall be 0.73 hectares (1.82 ac.), and the minimum lot frontage requirement shall be 60.6 metres (199.0 ft.). Further, notwithstanding the minimum setback requirements for the Rural (RU) Zone to the contrary, within the Rural-224 (RU-224) Zone the minimum setback requirements for existing structures shall be as existing on December 18, 2007. And further, any existing accessory buildings shall be used for storage only. Livestock/animals shall not be permitted in any existing accessory buildings. Those lands within the Environmental Conservation (EC) Zone have been included in determining the minimum lot area.

**5.4.225 Rural-225 (RU-225) Zone, Part Lot 31, Concessions 5 and 6**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-

225 (RU-225) Zone, the minimum lot area requirement shall be 7.68 hectares (19.0 ac.), and the minimum lot frontage requirement shall be 76.2 metres (250.0 ft.). Those lands within the Environmental Conservation (EC) Zone have been included in determining the minimum lot area.

**5.4.226 Rural-226 (RU-226) Zone, Part Lot 11, Concession 1**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-226 (RU-226) Zone, the minimum lot area requirement shall be 5.0 hectares (12.5 ac.), and the minimum lot frontage requirement shall be 45.7 metres (150.0 ft.). Further, notwithstanding the minimum setback requirements for the Rural (RU) Zone to the contrary, within the Rural-226 (RU-226) Zone the minimum setback requirements for existing structures shall be as existing on January 15, 2008.

**5.4.227 Rural-227 (RU-227) Zone, Part Lot 29, Concession 6**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-227 (RU-227) Zone, the minimum lot area requirement shall be 1.1 hectares (2.7 ac.), and the minimum lot frontage requirement shall be 100.5 metres (330.0 ft.). Further, notwithstanding the minimum setback requirements for the Rural (RU) Zone to the contrary, within the Rural-227 (RU-227) Zone the minimum setback requirements for existing structures shall be as existing on January 15, 2008.

**5.4.228 Rural-228 (RU-228) Zone, Part Lot 29, Concession 6**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-228 (RU-228) Zone, the minimum lot area requirement shall be 4.4 hectares (11.0 ac.), and the minimum lot frontage requirement shall be 85.3 metres (280.0 ft.). Further, notwithstanding the minimum setback requirements for the Rural (RU) Zone to the contrary, within the Rural-228 (RU-228) Zone the minimum setback requirements for existing structures shall be as existing on January 15, 2008.

## **SECTION 6 - AGRICULTURAL (A) ZONE**

No person shall within any Agricultural (A) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **6.1 PERMITTED USES**

- 6.1.1 a single detached dwelling
- 6.1.2 a converted dwelling containing a maximum of two dwelling units
- 6.1.3 an agricultural or farm use
- 6.1.4 a bed and breakfast establishment
- 6.1.5 a cemetery
- 6.1.6 a commercial dog kennel
- 6.1.7 a conservation area including recreation activities, nature study and wildlife areas, or other similar use as provides for the preservation of the natural environment
- 6.1.8 a farm produce outlet
- 6.1.9 a feed mill
- 6.1.10 forestry and reforestation
- 6.1.11 a grain cleaning plant
- 6.1.12 a grain drying and storage facility;
- 6.1.13 a group home
- 6.1.14 a home industry
- 6.1.15 a home occupation
- 6.1.16 a livestock sales barn
- 6.1.17 a portable asphalt plant
- 6.1.18 a riding or boarding stable
- 6.1.19 a veterinary clinic
- 6.1.20 a wayside pit or quarry

### **6.2 REGULATIONS FOR USES PERMITTED IN SECTION 6.1**

- |       |                                   |                                    |
|-------|-----------------------------------|------------------------------------|
| 6.2.1 | Minimum Lot Area                  | 38.0 ha (93.90 ac.)                |
| 6.2.2 | Minimum Lot Frontage              | 150.0 m (492.13 ft.)               |
| 6.2.3 | Minimum Front Yard Depth          | 12.0 m (39.37 ft.)                 |
| 6.2.4 | Minimum Exterior Side Yard Width  | 12.0 m (39.37 ft.)                 |
| 6.2.5 | Minimum Interior Side Yard Width  | 6.0 m (19.69 ft.)                  |
| 6.2.6 | Minimum Rear Yard Depth           | 12.0 m (39.37 ft.)                 |
| 6.2.7 | Minimum Dwelling House Floor Area | 92.9 m <sup>2</sup> (1,000.00 ft.) |

6.2.8	Maximum Building Height	11.0 m (36.09 ft.)
6.2.9	Maximum Lot Coverage of All Buildings	10%
6.2.10	Maximum Number of Dwelling Houses Per Lot	1
6.2.11	Maximum Number of Dwelling Units Per Lot	2

### **6.3 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land building or structure permitted within the Agricultural (A) Zone shall apply.

### **6.4. SPECIAL AGRICULTURAL (A) ZONES**

#### **6.4.1 Agricultural-1 (A-1) Zone**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-1 (A-1) Zone the minimum lot area and minimum lot frontage requirements shall be as existing at the date of passing of this By-law.

#### **6.4.2 Agricultural-2 (A-2) Zone**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-2 (A-2) Zone the minimum lot area and minimum lot frontage requirements shall be as existing at the date of passing of this By-law.

#### **6.4.3 Agricultural-3 (A-3) Zone**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-3 (A-3) Zone, the minimum lot area requirement shall be 2.0 hectares (4.94 ac.).

#### **6.4.4 Agricultural-4 (A-4) Zone**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-4 (A-4) Zone the minimum lot area requirement shall be 4.0 hectares (9.88 ac.).

#### **6.4.5 Agricultural-5 (A-5) Zone**

Notwithstanding the minimum lot area requirements for the Agricultural

(A) Zone to the contrary, within the Agricultural-5 (A-5) Zone, the minimum lot area requirement shall be 6.0 hectares (14.83 ac.).

**6.4.6 Agricultural-6 (A-6) Zone**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-6 (A-6) Zone, the minimum lot area requirement shall be 20.2 hectares (49.91 ac.).

**6.4.7 Agricultural-7 (A-7) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-7 (A-7) Zone, the minimum lot area requirements shall be 1.3 hectares (3.21 ac.) and the minimum lot frontage requirement shall be 97.0 metres (318.24 ft.).

**6.4.8 Agricultural-8 (A-8) Zone**

Notwithstanding the minimum lot area for the Agricultural (A) Zone to the contrary, within the Agricultural-8 (A-8) Zone, the minimum lot area requirement shall be 40.47 hectares (100.0 ac.).

**6.4.9 Agricultural-9 (A-9) Zone**

Notwithstanding the minimum lot area for the Agricultural (A) Zone to the contrary, within the Agricultural-9 (A-9) Zone, the minimum lot area requirement shall be 38.85 hectares (96.0 ac.).

**6.4.10 Agricultural-10 (A-10) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-10 (A-10) Zone, the minimum lot area requirement shall be 1.8 hectares (4.45 ac.) and the minimum lot frontage requirement shall be 20.0 metres (65.62 ft.).

**6.4.11 Agricultural-11 (A-11) Zone**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-11 (A-11) Zone, the minimum lot area requirement shall be 6.0 hectares (14.83 ac.).

**6.4.12 Agricultural-12 (A-12) Zone**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-12 (A-12) Zone, the minimum lot area requirement shall be 10.1 hectares (24.96 ac.).

**6.4.13 Agricultural-13 (A-13) Zone - Part Lot 13, Concession 9**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-13 (A-13) Zone the minimum lot area requirement shall be 39.25 hectares (96.99 ac.).

**6.4.14 Agricultural-14 (A-14) Zone**

Notwithstanding the minimum lot area for the Agricultural (A) Zone to the contrary, within the Agricultural-14 (A-14) Zone to the contrary, the minimum lot area requirement shall be 20.2 hectares (49.91 ac.).

**6.4.15 Agricultural-15 (A-15) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-15 (A-15) Zone, the minimum lot area shall be 6.4 hectares (15.81 ac.) and the minimum lot frontage shall be 140.0 metres (459.32 ft.).

**6.4.16 Agricultural-16 (A-16) Zone - Part Lots 23 and 24, Concession 5**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-16 (A-16) Zone the minimum lot area requirement shall be 78.3 hectares (193.48 ac.).

**6.4.17 Agricultural-17 (A-17) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-17 (A-17) Zone the minimum lot area requirement shall be 1.4 hectares (3.46 ac.) and the minimum lot frontage requirement shall be 91.4 metres (299.87 ft.).

**6.4.18 Agricultural-18 (A-18) Zone**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-18 (A-18) Zone the minimum lot area requirement shall be 16.18 hectares (39.98 ac.).

**6.4.19 Agricultural-19 (A-19) Zone - Part Lot 20, Concession 3**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-19 (A-19) Zone, the minimum lot area requirement shall be 35.6 hectares (87.97 ac.) and the minimum lot frontage 0.0 metres (0.0 ft.).

Those lands placed within the Environmental Conservation (EC) Zone

and Extractive Industrial (ME) Zone have been included in determining the minimum lot area.

**6.4.20 Agricultural-20 (A-20) Zone, Part Lot 22, Concession 2**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-20 (A-20) Zone, the minimum lot area requirement shall be 10.1 hectares (24.96 ac.).

**6.4.21 Agricultural-21 (A-21) Zone, Part Lot 27, Concession 3**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) zone to the contrary, within the Agricultural-21 (A-21) Zone, the minimum lot area requirement shall be .8 hectares (1.98 ac.) and the minimum lot frontage 58 metres (190.29 ft.). The setback provisions of Section 4.31 of this By-law do not apply.

**6.4.22 Agricultural-22 (A-22) Zone, Part Lot 27 and 28, Concession 3**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-22 (A-22) Zone, the minimum lot area requirement shall be 34 hectares (84.01 ac.).

Those lands placed within the Environmental Conservation (EC) Zone and Extractive Industrial (ME) Zone have been included in determining the minimum lot area. The setback provisions of Section 4.31 of this By-law do not apply.

**6.4.23 Agricultural-23 (A-23) Zone, Part Lot 15, Concession 9**

Notwithstanding the provisions and regulations of the Agricultural (A) Zone to the contrary, within the Agricultural-23 (A-23) Zone, a home occupation shall include the servicing and repair of farm equipment from a 15.24 metre x 10.67 metre (50 x 35 ft.) shop.

**6.4.24 Agricultural-24 (A-24) Zone, Part Lot 22, Concession 5**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-24 (A-24) Zone, the minimum lot area requirement shall be 3.6 hectares (8.90 ac.) and the minimum lot frontage requirement shall be 60 metres (196.85 ft.).

**6.4.25 Agricultural-25 (A-25) Zone, Part Lot 29, Concession 4**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone, to the contrary, within the Agricultural-25 (A-25) Zone, the minimum lot area requirement shall be 1.6 hectares (3.95 ac.).

**6.4.26 Agricultural-26 (A-26) Zone, Part Lot 29, Concession 4**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-26 (A-26) Zone, the minimum lot area requirement shall be 36.0 hectares (88.95 ac.).

**6.4.27 Agricultural-27 (A-27) Zone, Part Lot 19, Concession 5**

Notwithstanding the minimum lot area for the Agricultural (A) Zone to the contrary, within the Agricultural-27 (A-27) Zone, the minimum lot area requirement shall be 1.6 hectares (3.95 ac.).

**6.4.28 Agricultural-28 (A-28) Zone, Part Lot 30, Concession 5**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-28 (A-28) Zone, the minimum lot area requirement shall be 30 hectares (74.13 ac.) and the minimum lot frontage requirement shall be 100.0 metres (328.08 ft.).

**6.4.29 Agricultural-29 (A-29) Zone, Part Lot 22, Concession 4**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-29 (A-29) Zone, the minimum lot area requirements shall be 0.4 hectares (0.99 ac.) and the minimum lot frontage requirement shall be 61 metres (200.13 ft.).

Notwithstanding the permitted uses of Section 6.1 to the contrary, within the Agricultural-29 (A-29) Zone a single detached dwelling house, motor vehicle body shop and associated uses will be permitted.

**6.4.30 Agricultural-30 (A-30) Zone, Part Lot 11/12, Concession 4**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-30 (A-30) Zone, the minimum lot area requirement shall be 40.4 hectares (99.83 ac.) and the minimum lot frontage requirement shall be 150.0 metres (492.13 ft.).

**6.4.31 Agricultural-31 (A-31) Zone, Part Lot 15, Concession 3**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-31 (A-31) Zone, the minimum lot area requirement shall be 7.4 hectares (18.29 ac.) and the minimum lot frontage requirement shall be 100.0 m (328.08 ft.).

**6.4.32 Agricultural-32 (A-32) Zone, Part of Lot 15, Concession 3**

Notwithstanding the minimum lot area requirement and minimum rear yard setback requirement for the Agricultural (A) Zone to the contrary, within the Agricultural-32 (A-32) Zone the following provisions shall apply:

- |     |  |                      |
|-----|--|----------------------|
| (a) | Minimum Lot Area                                 | 18.0 ha (44.48 ac.)  |
| (b) | Minimum Rear Yard Setback<br>(from Reddick Road) | 185.0 m (606.96 ft.) |

In addition lot frontage shall be along either Trenear Road or Little Lake Road.

**6.4.32A Agricultural-32A (A-32A) Zone, Part of Lot 32, Concession 8**

Notwithstanding the minimum lot area requirement for the Agricultural (A) Zone to the contrary, within the Agricultural-32A (A-32A) Zone the following provision shall apply:

- |     |                  |                  |
|-----|------------------|------------------|
| (a) | Minimum Lot Area | 2.3 ha (5.7 ac.) |
|-----|------------------|------------------|

**6.4.33 Agricultural-33 (A-33) Zone, Part Lot 16, Concession 3**

Notwithstanding the permitted uses and the provisions for home occupation to the contrary, within the Agricultural-33 (A-33) Zone a home occupation shall include the display and sale of hydroponics equipment.

**6.4.34 Agricultural-34 (A-34) Zone, Part Lot 22, Concession 4**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-34 (A-34) Zone, the minimum lot area requirement shall be 17.0 hectares (42.01 ac.) and the minimum lot frontage requirement shall be 85.0 metres (278.87 ft.).

**6.4.35 Agricultural-35 (A-35) Zone, Part Lot 29, Concession 7**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-35 (A-35) Zone, the minimum lot area requirement shall be 2.0 hectares (4.94 ac.) and the minimum lot frontage requirement shall be 107.0 metres (351.05 ft.).

**6.4.36 Agricultural-36 (A-36) Zone, Part Lot 17, Concession 4**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-36 (A-36)

Zone, the minimum lot area requirement shall be 16.0 hectares (39.5 ac.) and the minimum lot frontage requirement shall be 95.0 metres (311.7 ft.).

**6.4.37 Agricultural-37 (A-37) Zone, Part Lot 14, Concession 9**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-37 (A-37) Zone, the minimum lot area requirement shall be 0.66 hectares (1.65 ac.) and the minimum lot frontage requirement shall be 73.0 metres (240.0 ft.).

**6.4.38 Agricultural-38 (A-38) Zone, Part Lot 14, Concession 2**

Notwithstanding the minimum lot area requirement for the Agricultural (A) Zone to the contrary, within the Agricultural-38 (A-38) Zone, the minimum lot area requirement shall be 3.65 hectares (9.027 ac.).

**6.4.39 Agricultural-39 (A-39) Zone, Part Lot 14, Concession 2**

Notwithstanding the minimum lot area requirement for the Agricultural (A) Zone to the contrary, within the Agricultural-39 (A-39) Zone, the minimum lot area requirement shall be 36.695 hectares (90.674 ac.).

**6.4.40 Agricultural-40 (A-40) Zone, Part Lot 13, Concession 2**

Notwithstanding the minimum lot area requirement for the Agricultural (A) Zone to the contrary, within the Agricultural-40 (A-40) Zone, the minimum lot area requirement shall be 1.53 hectares (3.78 ac.).

**6.4.41 Agricultural-41 (A-41) Zone, Part Lot 27, Concession 4**

Notwithstanding the minimum lot area requirement for the Agricultural (A) Zone to the contrary, within the Agricultural-41 (A-41) Zone, the minimum lot area requirement shall be 21.8 hectares (54.0 ac.).

**6.4.42 Agricultural-42 (A-42) Zone, Part Lots 32 and 33, Concession 4**

Notwithstanding any other provisions or regulations of the Agricultural (A) Zone to the contrary, within the Agricultural-42 (A-42) Zone, a motor vehicle repair garage shall be confined to the existing non-residential building and an area of 366.0 square metres (1,200.0 square feet) abutting the front of the building for the parking of a maximum of six (6) vehicles.

**6.4.43 Agricultural-43 (A-43) Zone, Part Lot 13, Concession 10**

Notwithstanding the minimum lot area requirement for the Agricultural (A)

Zone to the contrary, within the Agricultural-43 (A-43) Zone, the minimum lot area requirement shall be 35.09 hectares (86.71 ac.).

**6.4.44 Agricultural-44 (A-44) Zone, Part Lot 21, Concession 3**

Notwithstanding the minimum lot area requirement for the Agricultural (A) Zone to the contrary, within the Agricultural-44 (A-44) Zone, the minimum lot area requirement shall be 35.6 hectares (88.0 ac.).

**6.4.45 Agricultural-45 (A-45) Zone, Part Lot 22, Concession 4**

Notwithstanding the minimum lot area requirement for the Agricultural (A) Zone to the contrary, within the Agricultural-45 (A-45) Zone, the minimum lot area requirement shall be 16.26 hectares (40.2 ac.).

**6.4.46 Reserved**

**6.4.47 Agricultural-47 (A-47) Zone, Part Lots 33 and 34, Concession 3**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-47(A-47) Zone, the minimum lot area requirement shall be 36.4 hectares (90.0 ac.).

**6.4.48 Agricultural-48 (A-48) Zone, Part Lot 22, Concession 4**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-48 (A-48) Zone, the minimum lot area requirement shall be 14.9 hectares (37.0 ac.).

**6.4.49 Agricultural-49 (A-49) Zone, Part Lot 17, Concession 10**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-49 (A-49) Zone, the minimum lot area requirement shall be 29.1 hectares (72.0 ac.) and the minimum lot frontage requirement shall be 60.96 metres (200.0 ft.).

**6.4.50 Agricultural-50 (A-50) Zone, Part Lot 17, Concession 10**

Notwithstanding the minimum lot area and lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-50 (A-50) Zone, the minimum lot area requirement shall be 7.4 hectares (18.3 ac.) and the minimum lot frontage requirement shall be 142.3 metres (467.0 ft.).

**6.4.51 Agricultural-51 (A-51) Zone, Part Lot 28, Concession 4**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-51 (A-51) Zone, the minimum lot area requirement shall be 36.4 hectares (90.0 ac.).

**6.4.52 Agricultural-52 (A-52) Zone, Part Lot 26, Concession 4**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-52 (A-52) Zone, the minimum lot area requirement shall be 37.6 hectares (93.0 ac.).

**6.4.53 Agricultural-53 (A-53) Zone, Part Lot 22, Concession 4**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-53 (A-53) Zone, the minimum lot area requirement shall be 11.0 hectares (27.2 ac.). Those lands within the Environmental Conservation (EC) Zone shall be included in determining the minimum lot area for the A-53 Zone.

**6.4.54 Agricultural-54 (A-54) Zone, Part Lot 22, Concession 4**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-54 (A-54) Zone, the minimum lot area requirement shall be 4.5 hectares (11.1 ac.) and the minimum lot frontage requirement shall be 46.0 metres (150.92 ft.). Those lands within the Environmental Conservation (EC) Zone shall be included in determining the minimum lot area for the A-54 Zone. The required minimum lot frontage for the A-54 Zone shall be determined by that part of the property within the Rural Residential (RR) Zone.

**6.4.55 Agricultural-55 (A-55) Zone, Part Lots 32 and 33, Concession 4**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-55 (A-55) Zone, the minimum lot area requirement shall be 16.1 hectares (40.0 ac.), and the minimum lot frontage requirement shall be 45.7 metres (150.0 ft.). Those lands within the Environmental Conservation (EC) Zone shall be included in determining the minimum lot area for the A-55 Zone.

**6.4.56 Agricultural-56 (A-56) Zone, Part Lot 24, Concession 3**

Notwithstanding the minimum lot area requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-56 (A-56) Zone, the minimum lot area requirement shall be 20.23 hectares (50.0 ac.). Any existing accessory buildings shall be used for storage only.

Livestock/animals shall not be permitted in any existing accessory buildings.

**6.4.57 Agricultural-57 (A-57) Zone, Part Lots 15 and 16, Concession 10**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Agricultural (A) Zone to the contrary, within the Agricultural-57 (A-57) Zone, the minimum lot area requirement shall be 12.1 hectares (29.9 ac.), and the minimum lot frontage requirement shall be 121.92 metres (400.0 ft.). Further, prior to any development a site plan shall be submitted to the Conservation Authority for their review to ensure that all structures are located an appropriate distance back from the top of slope. Those lands within the Environmental Conservation (EC) Zone shall be included in determining the minimum lot area for the A-57 Zone.

## **SECTION 7 - RURAL RESIDENTIAL (RR) ZONE**

No person shall within any Rural Residential (RR) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **7.1 PERMITTED USES**

- 7.1.1 a single detached dwelling
- 7.1.2 a duplex dwelling
- 7.1.3 a converted dwelling with a maximum of two dwelling units, provided one dwelling unit has a maximum dwelling unit area of 65.0 square metres
- 7.1.4 a bed a breakfast establishment
- 7.1.5 a group home
- 7.1.6 a home occupation
- 7.1.7 a private or public park

### **7.2 REGULATIONS FOR USES PERMITTED IN SECTION 7.1**

7.2.1	Minimum Lot Area	0.4 ha (0.99 ac.)
7.2.2	Minimum Lot Frontage	45.72 m (150.0 ft.)
7.2.3	Minimum Front Yard Depth	12.0 m (39.37 ft.)
7.2.4	Minimum Exterior Side Yard Width	12.0 m (39.37 ft.)
7.2.5	Minimum Interior Side Yard Width	6.0 m (19.69 ft.)
7.2.6	Minimum Rear Yard Depth	12.0 m (39.37 ft.)
7.2.7	Minimum Dwelling Floor Area	92.9 m <sup>2</sup> (1,000.0 ft. <sup>2</sup> )
7.2.8	Maximum Building Height	11.0 m (36.09 ft.)
7.2.9	Maximum Lot Coverage of All Buildings	15%
7.2.10	Minimum Landscaped Open Space	30%
7.2.11	Maximum Number of Dwellings Per Lot	1
7.2.12	Maximum Number of Dwelling Units Per Lot	2

### **7.3 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Rural Residential (RR) Zone shall apply.

### **7.4 SPECIAL RURAL RESIDENTIAL (RR) ZONES**

#### **7.4.1 Rural Residential-1 (RR-1) Zone**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-1 (RR-1) Zone the minimum lot area and minimum lot frontage requirements shall be as existing at the date of passing of this By-law.

#### **7.4.2 Rural Residential-2 (RR-2) Zone**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-2 (RR-2) Zone the minimum lot area and minimum lot frontage requirements shall be as existing at of the date of passing of this By-law.

#### **7.4.3 Rural Residential-3 (RR-3) Zone**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural Residential (RR) Zone and the provisions of Section 4.31 to the contrary, within the Rural Residential-3 (RR-3) Zone the following shall apply:

- (a) the minimum lot area and minimum lot frontage shall be as existing as of the date of passing of this By-law;
- (b) the minimum setback from an extractive industrial operation shall be as existing as of the date of passing of this By-law.

#### **7.4.4 Rural Residential-4 (RR-4) Zone**

Notwithstanding the minimum lot frontage requirement to the contrary and in addition to the permitted uses within the Rural Residential (RR) Zone within the Rural Residential-4 (RR-4) Zone the following shall apply:

- (a) Minimum Lot Frontage 110.0 m (360.89 ft.)
- (b) A duplex house containing two dwelling units shall also be permitted.

**7.4.5 Rural Residential-5 (RR-5) Zone**

In addition to the permitted uses in the Rural Residential (RR) Zone, a workshop shall also be a permitted use in the Rural Residential-5 (RR-5) Zone.

**7.4.6 Rural Residential-6 (RR-6) Zone**

Notwithstanding the minimum lot area requirement for the Rural Residential (RR) Zone, and the provisions of Section 4.33, within the Rural Residential-6 (RR-6) Zone the following shall apply:

- (a) Minimum Lot Area 0.30 ha (0.74 ac.)
- (b) Minimum Distance from a Waste Disposal Area 182.0 m (597.11 ft.).

**7.4.7 Rural Residential-7 (RR-7) Zone**

Notwithstanding the minimum lot frontage requirement and the permitted uses in the Rural Residential (RR) Zone, within the Rural Residential-7 (RR-7) Zone the following shall apply:

- (a) Minimum Lot Frontage 100.0 m (328.08 ft.)
- (b) A duplex dwelling house with no restriction on the maximum dwelling unit area.

**7.4.8 Rural Residential-8 (RR-8) Zone**

Notwithstanding the minimum lot frontage requirement in the Rural Residential (RR) Zone, to the contrary, within the Rural Residential-8 (RR-8) Zone the minimum lot frontage shall be 44.0 metres (144.36 ft.).

**7.4.9 Rural Residential-9 (RR-9) Zone**

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-9 (RR-9) Zone the minimum lot area and minimum lot frontage requirements shall be as existing at the date of passing of this By-law.

**7.4.10 Rural Residential-10 (RR-10) Zone**

In addition to the uses permitted in the Rural Residential (RR) Zone and notwithstanding the minimum lot area and minimum lot frontage requirement of the Rural Residential (RR) Zone to the contrary, within the

Rural Residential-10 (RR-10) Zone the following shall apply:

- (a) a semi detached dwelling house shall be permitted;
- (b) the minimum lot area and minimum lot frontage requirements shall be as existing at the date of passing of this By-law.

**7.4.11 Rural Residential-11 (RR-11) Zone**

Notwithstanding the minimum lot frontage requirement for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-11 (RR-11) Zone the minimum lot frontage shall be 100.0 metres (328.08 ft.) and access shall be from Trenear Road.

**7.4.12 Rural Residential-12 (RR-12) Zone**

Notwithstanding the minimum lot area, minimum lot frontage and minimum front yard depth requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-12 (RR-12) Zone the minimum lot area and minimum lot frontage requirements shall be as existing at the date of passing of this By-law and the minimum front yard depth requirement shall be 60.0 metres (196.85 ft.).

**7.4.13 Rural Residential-13 (RR-13) Zone**

Notwithstanding the minimum lot area minimum lot frontage and minimum front yard depth requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-13 (RR-13) Zone the minimum lot area and minimum lot frontage requirements shall be as existing at the date of passing of this By-law and the minimum front yard depth requirements shall be 60.0 metres (196.85.ft).

**7.4.14 Rural Residential-14 (RR-14) Zone**

In addition to the uses permitted in the Rural Residential (RR) Zone and notwithstanding the minimum lot area and minimum lot frontage requirements of the Rural Residential (RR) Zone to the contrary, within the Rural Residential-14 (RR-14) Zone the following shall apply:

- (a) Additional Permitted Uses:
  - i) Display and sale of used motor vehicles with a maximum of ten (10) motor vehicles being on display at any time;
  - ii) an accessory building to be used as an office and minor repair garage for vehicles offered for sale.

- (b) The minimum lot area and minimum lot frontage requirements shall be as existing at the date of passing of this By-law.

**7.4.15 Rural Residential-15 (RR-15) Zone**

Notwithstanding any other provisions or regulations of the Rural Residential (RR) Zone to the contrary, within the Rural Residential-15 (RR-15) Zone, the minimum lot area requirement shall be 0.8 hectares (1.98 ac.).

**7.4.16 Rural Residential-16 (RR-16) Zone**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-16 (RR-16) Zone, the minimum lot area requirement shall be 3.2 hectares (7.91 ac.) and the minimum lot frontage shall be 277.9 metres (911.75 ft.).

**7.4.17 Rural Residential-17 (RR-17) Zone, Part Lot 27, Concession 6**

Notwithstanding the minimum lot area requirement for the Rural Residential (RR) Zone to the contrary within the Rural Residential-17 (RR-17) Zone, the minimum lot area shall be 0.85 hectares (2.10 ac.).

**7.4.18 Rural Residential-18 (RR-18) Zone, Part Lot 27, Concession 5**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-18 (RR-18) Zone the minimum lot area requirement shall be 1.21 hectares (2.99 ac.) and the minimum lot frontage shall be 105.0 metres (344.49 ft.).

**7.4.19 Rural Residential-19 (RR-19) Zone, Part Lot 22, Concession 1**

Notwithstanding the minimum lot area requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-19 (RR-19) Zone, the minimum lot area requirement shall be 1.3 hectares (3.21 ac.).

**7.4.20 Rural Residential-20 (RR-20) Zone, Part Lot 32, Concession 9**

Notwithstanding the minimum lot area requirement for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-20 (RR-20) Zone the minimum lot area shall be 0.52 hectares (1.28 ac.).

**7.4.21 Rural Residential-21 (RR-21) Zone, Part of Lot 30, Concession 2**

Notwithstanding the permitted uses of the Rural Residential (RR) Zone,

permitted uses shall include a tow truck/towing operation and a related vehicle compound.

**7.4.22 Rural Residential-22 (RR-22) Zone, Part Lot 20, Concession 2**

Notwithstanding the minimum lot area for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-22 (RR-22) Zone, the minimum lot area requirement shall be 0.8 hectares (1.98 ac.).

**7.4.23 Rural Residential-23 (RR-23) Zone, Part Lot 33, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-23 (RR-23) Zone, the minimum lot area requirement shall be 0.8 hectares (1.98 ac.) and the minimum lot frontage requirement shall be 24.0 metres (78.74 ft.).

**7.4.24 Rural Residential-24 (RR-24) Zone, Part Lot 27, Concession 2**

Notwithstanding the minimum lot area requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-24 (RR-24) Zone, the minimum lot area shall be 0.7 hectares (1.73 ac.).

**7.4.25 Rural Residential-25 (RR-25) Zone, Part Lot 12, Concession 4**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-25 (RR-25) Zone, the minimum lot area requirement shall be 2.0 hectares (4.94 ac.) and the minimum lot frontage requirement shall be 90.0 metres (295.28 ft.).

**7.4.26 Reserved**

**7.4.27 Rural Residential-27 (RR-27) Zone, Part Lot 16, Concession 1**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-27 (RR-27) Zone, the minimum lot area requirement shall be 0.9 hectares (2.22 ac.) and the minimum lot frontage requirement shall be 45.0 metres (147.64 ft.).

**7.4.28 Reserved**

**7.4.29 Rural Residential-29 (RR-29) Zone, Part Lot 29, Concession 3**

Notwithstanding the provisions for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-29 (RR-29) Zone, development shall be restricted to the south side, or as approved by the local Health Unit.

**7.4.30 Rural Residential-30 (RR-30) Zone, Part Lot 15, Concession 3**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-30 (RR-30) Zone, the minimum lot area requirement shall be 2.0 hectares (4.94 ac) and the minimum lot frontage requirement shall be 46.0 metres (150.92 ft.). Access shall be from Trenear Road.

**7.4.31 Rural Residential-31 (RR-31) Zone, Part Lot 17, Concession 2**

Notwithstanding the minimum separation distance for a dwelling from a sand and gravel operation to the contrary, within the Rural Residential-31 (RR-31) Zone, the minimum distance shall be 22.0 metres (72.18 ft.).

**7.4.32 Rural Residential-32 (RR-32) Zone, Part Lot 29, Concession 3**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-32 (RR-32) Zone, the minimum lot area requirement shall be 0.8 hectares (1.98 ac.) and the minimum lot frontage requirement shall be 91.0 metres (298.56 ft.). Notwithstanding the minimum interior side yard requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-32 (RR-32) Zone the minimum east yard shall be 35.0 metres (114.83 ft.).

**7.4.33 Rural Residential-33 (RR-33) Zone, Part Lot 32/33, Concession 6**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-33 (RR-33) zone, the minimum lot area requirement shall be 3.0 hectares (7.41 ac.) and the minimum lot frontage requirement shall be 350.0 metres (1,148.29 ft.).

**7.4.34 Rural Residential-34 (RR-34) Zone, Part Lot 17/18, Concession 2**

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-34 (RR-34) Zone, the minimum lot area requirement shall be 1.0 hectare (2.47 ac.) and the minimum lot frontage requirement shall be 46.0 metres (150.92 ft.).

Notwithstanding the provisions of Subsection 4.31 to the contrary, within the Rural Residential-34 (RR-34) Zone the minimum setback from and Extractive Industrial operation shall be as existing at the date of passing of this By-law.

**7.4.35 Rural Residential-35 (RR-35) Zone, Part Lot 32, Concession 6**

Notwithstanding any other provisions or regulations of this By-law to the contrary the following special provisions shall apply to any Rural Residential-35 (RR-35) Zone:

- (a) Minimum Lot Area 0.4 ha (0.99 ac.)
- (b) Minimum Lot Frontage 46 m (150.92 ft.)
- (c) Minimum Setback from an Environmental Conservation (EC) Zone boundary as existing

**7.4.36 Rural Residential-36 (RR-36) Zone, Part Lots 25/26, Concession 1**

Notwithstanding any other provisions or regulations of this By-law to the contrary the following special provisions shall apply to any Rural Residential-36 (RR-36) Zone:

- (a) Minimum Lot Area 0.6 ha (1.48 ac.)
- (b) Maximum number of residential lots permitted 68
- (c) No building shall be constructed within 3.0 metres (9.84 ft.) of an Environmental Conservation (EC) Zone.

Notwithstanding the provisions of Section 4.32 to the contrary, within the RR-36 Zone the minimum setback from a railway corridor for Lots 32, 33 and 39 shall be as follows:

- (a) Lot 32 102.0 m (334.65 ft.)
- (b) Lot 33 112.0 m (367.45 ft.)
- (c) Lot 39 114.0 m (374.02 ft.)

**7.4.37 Rural Residential-37 (RR-37) Zone, Part Lot 24, Concession 4**

Notwithstanding the minimum lot area requirement for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-37 (RR-37) Zone, the minimum lot area requirement shall be 0.356 hectares (0.88 ac.) for each parcel (one being the severed and one being the retained) granted under file number B/7/00.

**7.4.38 Rural Residential-38 (RR-38) Zone, Part Lot 21, Concession 1**

Notwithstanding the minimum lot frontage and minimum front yard depth requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-38 (RR-38) Zone, the minimum lot frontage requirement shall be 42.0 metres (137.8 feet), and the minimum front yard depth requirement shall be 42 metres (137.8 feet).

**7.4.39 Rural Residential-39 (RR-39) Zone, Part Lot 21, Concession 1**

Notwithstanding the minimum lot frontage and minimum front yard depth requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-39 (RR-39) Zone, the minimum lot frontage requirement shall be 42.0 metres (137.8 feet), and the minimum front yard depth requirement shall be 30.0 metres (98.4 feet).

**7.4.40 Rural Residential-40 (RR-40) Zone, Part Lot 21, Concession 1**

Notwithstanding Section 4.28, "Setbacks on County Roads" to the contrary, within the Rural Residential-40 (RR-40) Zone, the front lot line shall be deemed to be the lot line adjacent to the road allowance between Lots 20 and 21, and the minimum setback for all buildings and structures from County Road No. 2 road allowance shall be 42 metres (137.8 feet).

**7.4.41 Rural Residential-41 (RR-41) Zone, Part Lot 33, Concession 2**

Notwithstanding any other provisions or regulations of the Rural Residential (RR) Zone to the contrary, within the Rural Residential-41 (RR-41) Zone the following special provisions shall apply:

- (a) Minimum Lot Area 0.2 ha (0.51 ac.)
- (b) Minimum Lot Frontage 43.5 m (143.0 ft.)
- (c) Minimum Front Yard Depth 0.0 m (0.0 ft.)  
There is an Encroachment Agreement with the Municipality for the existing porch on the front elevation.
- (d) In addition, any accessory building shall be used for storage only. Livestock/animals shall not be permitted in any accessory buildings.

**7.4.42 Rural Residential-42 (RR-42) Zone, Part Lot 24, Concession 2**

Notwithstanding any other provisions or regulations of the Rural Residential (RR) Zone to the contrary, within the Rural Residential-42 (RR-42) Zone the following special provisions shall apply:

- (a) Minimum Interior Side Yard Width 2.1 m (7.0 ft.)
- (b) Minimum Rear Yard Width 6.6 m (21.9 ft.)

(c) The maximum number of dwelling units per lot shall remain at two (2).

**7.4.43 Rural Residential-43 (RR-43) Zone, Part Lot 21, Concession 1**

Notwithstanding the minimum front yard depth and the minimum interior side yard width requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-43 (RR-43) Zone, the maximum front yard depth shall be 18.28 metres (60.0 feet), and the maximum interior side yard (for the north side only) shall be 15.24 metres (50.0 feet).

**7.4.44 Reserved**

**7.4.45 Rural Residential-45 (RR-45) Zone, Part Lot 11, Concession 1**

Notwithstanding the minimum lot area and minimum setback requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-45 (RR-45) Zone, the minimum lot area requirement shall be 0.4 hectares (0.99 ac.), and the minimum setback requirements shall be as existing on August 10, 2004.

**7.4.46 Reserved**

**7.4.47 Rural Residential-47 (RR-47) Zone, Part Lot 21, Concession 2**

Notwithstanding the minimum lot frontage requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-47 (RR-47) Zone, the minimum lot frontage requirement shall be 30.48 metres (100.0 feet).

**7.4.48 Rural Residential-48 (RR-48) Zone, Part Lots 17 and 18, Conc. 2**

Notwithstanding the maximum number of dwelling units per lot and the minimum setback requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-48 (RR-48) Zone, the maximum number of dwelling units per lot shall be four (4), and the minimum setback requirements shall be as existing on June 21, 2005. In addition, an existing accessory building with a maximum floor area of 297.28 square metres (3,200 square feet) shall also be permitted.

**7.4.49 Rural Residential-49 (RR-49) Zone, Part Lot 26, Concession 4**

Notwithstanding the minimum interior side yard width requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-49 (RR-49) Zone, the minimum interior side yard (for the south side only) shall be 45.72 metres (150.0 feet).

**7.4.50 Rural Residential-50 (RR-50) Zone, Part Lot 11, Concession 4**

Notwithstanding the minimum setback requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-50 (RR-50) Zone, the minimum setback requirements shall be as existing on July 12, 2005.

**7.4.51 Rural Residential-51 (RR-51) Zone, Part Lot 31, Concession 2**

Notwithstanding any other provisions or regulations of the Rural Residential (RR) Zone to the contrary, within the Rural Residential-51 (RR-51) Zone the following special provisions shall apply:

- |                                   |                     |
|-----------------------------------|---------------------|
| (a) Minimum Lot Frontage          | 44.0 m (144.36 ft.) |
| (b) Minimum Front Yard Depth      | 6.0 m (19.7 ft.)    |
| (c) Minimum South Side Yard Width | 5.5 m (18.0 ft.)    |

**7.4.52 Rural Residential-52 (RR-52) Zone, Part Lots 23 and 24, Conc. 3**

Notwithstanding any other provisions or regulations of the Rural Residential (RR) Zone to the contrary, within the Rural Residential-52 (RR-52) Zone the following special provisions shall apply:

- |                          |                     |
|--------------------------|---------------------|
| (a) Minimum Lot Area     | 0.3 ha (0.74 ac.)   |
| (b) Minimum Lot Frontage | 35.0 m (114.83 ft.) |

**7.4.53 Reserved**

**7.4.54 Rural Residential-54 (RR-54) Zone, Part Lot 23, Concession 1**

Notwithstanding the minimum lot area requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-54 (RR-54) Zone, the minimum lot area requirement shall be 0.81 hectares (2.0 ac.).

The Holding (“H”) symbol on the RR-54 Zone on Schedule “A” shall be removed only at such time as a subdivision agreement between the Municipality and the owner has been executed and registered against the lands to which it applies.

**7.4.55 Rural Residential-55 (RR-55) Zone, Part Lot 24, Conc. 3**

Notwithstanding any other provisions or regulations of the Rural Residential (RR) Zone to the contrary, within the Rural Residential-55 (RR-55) Zone the entrance driveway shall only be permitted access from the existing portion of Honey Road (“existing” shall mean as of May 2007).

**7.4.56 Rural Residential-56 (RR-56) Zone, Part Lot 32, Concession 6**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-56 (RR-56) Zone, no development shall be permitted within 30.0 metres (98.4 ft.) of the edge of the creek and pond.

**7.4.57 Rural Residential-57 (RR-57) Zone, Part Lot 29, Concession 6**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-57 (RR-57) Zone, no development shall be permitted within 30.0 metres (98.4 ft.) of the edge of the wetland boundary, which is along the south boundary line of the property. Additionally, future development shall comply with the following setbacks:

- |                                  |                    |
|----------------------------------|--------------------|
| (a) Minimum Front Yard Depth     | 12.0 m (39.37 ft.) |
| (b) Minimum West Side Yard Width | 6.0 m (19.69 ft.)  |
| (c) Minimum East Side Yard Width | 6.0 m (19.69 ft.)  |
| (d) Minimum Rear Yard Depth      | 30.0 m (98.42 ft.) |

**7.4.58 Rural Residential-58 (RR-58) Zone, Part Lot 32, Concession 6**

Notwithstanding the minimum lot frontage requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-58 (RR-58) Zone, the minimum lot frontage requirement shall be 28.3 metres (93.0 feet). Further, no development shall be permitted within 30.0 metres (98.4 ft.) of the edge of the pond. Additionally, future development shall comply with the following setbacks:

- |                                  |                     |
|----------------------------------|---------------------|
| (a) Minimum Front Yard Depth     | 12.19 m (40.0 ft.)  |
| (b) Minimum West Side Yard Width | 30.48 m (100.0 ft.) |
| (c) Minimum East Side Yard Width | 6.096 m (20.0 ft.)  |
| (d) Minimum Rear Yard Depth      | 30.48 m (100.0 ft.) |

**7.4.59 Rural Residential-59 (RR-59) Zone, Part Lot 29, Concession 6**

Notwithstanding the minimum setback requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-59 (RR-59) Zone, the minimum setback requirements for existing structures shall be as existing on January 15, 2008.

**7.4.60 Rural Residential-60 (RR-60) Zone, Part Lot 29. B.F.C.**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-60 (RR-60) Zone the following provisions shall apply:

- |                          |                              |
|--------------------------|------------------------------|
| (a) Minimum Lot Area     | 487.72 sq. m (5,250 sq. ft.) |
| (b) Minimum Lot Frontage | 12.8 m (42.0 ft.)            |

- (c) Minimum Interior Side Yard 1.5 m (5.0 ft.)
- (d) Minimum Dwelling Floor Area 67.63 sq. m (728.0 sq. ft.)

Further, notwithstanding the provisions of Section 4.12 to the contrary, in the Rural Residential-60 (RR-60) Zone, a building may be erected on a lot that does not abut a public road.

**7.4.61 Rural Residential-61 (RR-61) Zone, Part Lots 28 and 29, B.F.C.**

Notwithstanding the provisions of Section 4.12 of this By-law to the contrary, an existing lot within the Rural Residential-61 (RR-61) Zone may front on a private right-of-way.

**SECTION 8 - RESIDENTIAL 1 (R1) ZONE**

No person shall within any Residential 1 (R1) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**8.1 PERMITTED USES**

- 8.1.1 a single detached dwelling
- 8.1.2 a converted dwelling with a maximum of two dwelling units, provided one dwelling unit has a maximum dwelling unit area of 65.0 square metres
- 8.1.3 a bed a breakfast establishment
- 8.1.4 a group home
- 8.1.5 a home occupation
- 8.1.6 a public park

**8.2 REGULATIONS FOR USES PERMITTED IN SECTION 8.1**

8.2.1 Minimum Lot Area

	Public Water Supply and Public Sewage Disposal	Public Water Supply and Private Sewage Disposal	Private Water Supply and Private Sewage Disposal
Single Detached Dwelling	450 sq. m	1,400 sq. m	2,050 sq. m
Converted Dwelling	650 sq. m	1,950 sq. m	2,050 sq. m

8.2.2 Minimum Lot Frontage

	Public Water Supply and Public Sewage Disposal	Public Water Supply and Private Sewage Disposal	Private Water Supply and Private Sewage Disposal
Single Detached Dwelling	15.0 m	30.0 m	38.0 m
Converted Dwelling	21.0 m	43.0 m	38.0 m

8.2.3 Minimum Front Yard Depth 7.5 m (24.60 ft.)

8.2.4 Minimum Exterior Side Yard Width 7.5 m (24.60 ft.)

8.2.5 Minimum Interior Side Yard Width

(a) Public Water and Public Sewage Services 1.2 m (3.94 ft.)

(b) Public Water Supply Only or Private Services	3.0 m (9.84 ft.)
8.2.6 Minimum Rear Yard Depth	7.5 m (24.60 ft.)
8.2.7 Minimum Dwelling Floor Area	92.9 m <sup>2</sup> (1,000.0 ft. <sup>2</sup> )
8.2.8 Maximum Building Height	11.0 m (36.09 ft.)
8.2.9 Maximum Lot Coverage of All Buildings	30%
8.2.10 Minimum Landscaped Open Space	30%
8.2.11 Maximum Number of Dwellings Per Lot	1
8.2.12 Maximum Number of Dwelling Units per Lot	2 (where a converted dwelling is a permitted use)

### **8.3 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Residential 1 (R1) Zone shall apply.

### **8.4 SPECIAL RESIDENTIAL 1 (R1) ZONES**

#### **8.4.1 Residential 1-1 (R1-1) Zone, Part Lot 33, Concession 7**

Notwithstanding the minimum lot area requirements for the Residential 1 (R1) Zone to the contrary, within the Residential 1-1 (R1-1) Zone, the minimum lot area requirement shall be 1,765 square metres (18,998.92 ft.<sup>2</sup>).

#### **8.4.2 Residential 1-2 (R1-2) Zone, Part Lot 34, Concession 7**

Notwithstanding the minimum lot area requirements for the Residential 1 (R1) Zone to the contrary, within the Residential 1-2 (R1-2) Zone, the minimum lot area requirement shall be 0.3 ha (0.74 ac.).

#### **8.4.3 Residential 1-3 (R1-3) Zone, Part Lot 34, Concession 7**

Notwithstanding the minimum rear yard depth requirements for the Residential 1 (R1) Zone to the contrary, within the Residential 1-3 (R1-3) Zone, the minimum rear yard depth requirement shall be 9.0 m (29.53 ft.).

**8.4.4 Residential 1-4 (R1-4) Zone, Part Lot 33, Concession 2**

Notwithstanding the minimum front yard depth requirements for the Residential 1 (R1) Zone to the contrary, within the Residential 1-4 (R1-4) Zone, the minimum front yard depth shall be 3.1 metres (10.2 ft.).

**8.4.5 Residential 1-5 (R1-5) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-5 (R1-5) Zone, the minimum lot frontage for a lot serviced by only a public water system shall be 25.6 metres (86.94 ft.).

**8.4.6 Residential 1-6 (R1-6) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-6 (R1-6) Zone, the minimum lot frontage for a lot serviced by only a public water system shall be 24.5 metres (80.38 ft.).

**8.4.7 Residential 1-7 (R1-7) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-7 (R1-7) Zone, the minimum lot frontage for a lot serviced by only a public water system shall be 24.5 metres (80.38 ft.), and the minimum lot area shall be 1.1 hectare (2.7 ac.).

**8.4.8 Residential 1-8 (R1-8) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-8 (R1-8) Zone, the minimum lot frontage for a lot serviced by only a public water system shall be 25.5 metres (83.66 ft.).

**8.4.9 Residential 1-9 (R1-9) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-9 (R1-9) Zone, the minimum lot frontage for a lot serviced by only a public water system shall be 15.0 metres (49.21 ft.).

**8.4.10 Residential 1-10 (R1-10) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-10 (R1-10) Zone, the minimum lot frontage shall be 0.0 metres (0.0 ft.), and the minimum lot area shall be 0.65 hectares (1.6 ac.).

**8.4.11 Residential 1-11 (R1-11) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-11 (R1-11) Zone, the minimum lot frontage shall be 35.0 metres (114.83 ft.), and the minimum lot area shall be 1.75 hectares (4.32 ac.).

**8.4.12 Residential 1-12 (R1-12) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-12 (R1-12) Zone, the following special provisions shall apply:

- (a) Minimum Lot Frontage 20.0 m (65.62 ft.)
- (b) Maximum Number of Lots one (1) only
- (c) Maximum Ground Floor Area for an existing accessory building other than a barn 101.0 sq. m (1,087.19sq. ft.)
- (d) No livestock facility shall be permitted.
- (e) An accessory building which may contain an artist's studio, but which shall not contain a dwelling unit, shall be permitted.
- (f) An existing barn, which shall be used as an accessory building to a residential use or an apple orchard operation, shall be permitted.
- (g) All other uses of Section 8.1 shall be permitted.
- (h) "Existing" shall mean as of April 25, 1994.

**8.4.13 Reserved**

**8.4.14 Residential 1-14 (R1-14) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-14 (R1-14) Zone the following special provisions shall apply:

- (a) Minimum Lot Area 537.3 m<sup>2</sup>  
(for a lot serviced by a public water system and a sanitary sewer system) (5,783.86 ft.<sup>2</sup>)
- (b) Minimum Front Yard Depth 2.92 m (9.6 ft.)
- (c) Minimum Exterior Side Yard Width 6.49 m (21.3 ft.)
- (d) Minimum Interior Side Yard Width 1.82 m (6.0 ft.)
- (e) Minimum Rear Yard Depth 6.0 m (19.7 ft.)

**8.4.15 Residential 1-15 (R1-15) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-15 (R1-15) Zone the following special provision shall apply:

- (a) Minimum Lot Area 493.68 m<sup>2</sup>  
(for a lot serviced by a public water system and a sanitary sewer system) (5,314.1 ft.<sup>2</sup>)

**8.4.16 Residential 1-16 (R1-16) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-16 (R1-16) Zone the following special provisions shall apply:

- (a) Minimum Lot Area 464.5 m<sup>2</sup> (5,000 ft.<sup>2</sup>)
- (b) Minimum Lot Frontage 15.24 m (50.0 ft.)

**8.4.17 Residential 1-17 (R1-17) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-17 (R1-17) Zone the following special provisions shall apply:

- (a) Minimum Lot Area 435.0 m<sup>2</sup> (4,682.0 ft.<sup>2</sup>)
- (b) Minimum Lot Frontage 15.24 m (50.0 ft.)

**8.4.18 Reserved**

**8.4.19 Residential 1-19 (R1-19) Zone (Colborne Creek)**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-19 (R1-19) Zone the following special provisions shall apply:

- (a) Minimum Lot Frontage 15.0 m (49.2 ft.)
- (b) Minimum Front Yard Depth 6.5 m (21.32 ft.)  
Except for lots where the side lot lines are not parallel or the front lot line is not a straight line, in which case the minimum front yard depth shall be 7.5 m (24.606 ft.)
- (c) Minimum Interior Side Yard Width 1.2 m (4.0 ft.)
- (d) Minimum Ground Floor 110.0 m<sup>2</sup> (1,184.0 ft.<sup>2</sup>)
- (e) Maximum Lot Coverage 35%
- (f) Maximum Building Height 8.0 m (26.246 ft.)  
Except where servicing limitations require a raised residential

structure in which case the maximum building height shall be shall be 9.15 m (30.020 ft.)

- (g) Each dwelling shall include a private garage with a minimum floor area of 37.2 m<sup>2</sup> (400.0 ft.<sup>2</sup>)
- (h) All habitable floor area shall be located in the first storey or below, except for lofts having a maximum floor area of 41.8 m<sup>2</sup> (450.0 ft.<sup>2</sup>)
- (i) Notwithstanding Section 4.2 of this By-law, no accessory structures or buildings shall be permitted except for awnings attached to the main building, flag poles, clothes lines/poles, retaining walls and fences. Fences shall only be permitted in accordance with the regulation stipulations in this exception.
- (j) Fences shall be prohibited in the front yard and exterior side yard. All other fencing shall be chain link with a maximum height of 1.5 m (5.0 ft.).
- (k) One boat not exceeding 8.5 metres in length, one tourist vehicle not exceeding 8.5 metres in length, or one tourist trailer not exceeding 8.5 metres in length (exclusive of hitch or tongue) will only be permitted in the R1-19 Zone if they are stored inside.
- (l) In addition to the provisions of Section 4.2.17 of this By-law, satellite dishes shall have a maximum diameter of 60.9 cm (24.0 inches)
- (m) In addition to the provisions of Section 8.2.10 of this By-law, a minimum of 30% of the front yard shall be landscaped open space, and no more than 50% of the front yard shall be paved.
- (n) All driveways and outside parking spaces shall be hard surfaced with asphalt, concrete, bricks, pavers or similar materials. Gravel surfaces shall be prohibited.
- (o) Notwithstanding Section 8.1 of this By-law, within the R1-19 Zone, a boarding or lodging house and a group home shall be prohibited.

#### **8.4.20 Residential 1-20 (R1-20) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-20 (R1-20) Zone, the minimum south interior side yard width shall be 6.0 metres (19.69 ft.).

#### **8.4.21 Residential 1-21 (R1-21) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-21 (R1-21) Zone, the minimum interior side yard width shall be 1.8 metres (5.91 ft.).

#### **8.4.22 Residential 1-22 (R1-22) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-22 (R1-22) Zone the following special provisions shall apply:

(a) Minimum Lot Frontage (For a lot serviced by a public water system and a sanitary sewer system)	15.0 m (49.26 ft.)
(b) Minimum Front Yard Depth	3.35 m (10.99 ft.)
(c) Minimum Interior Side Yard Width (East side, for dwelling)	1.77 m (5.81 ft.)
(d) Minimum Interior Side Yard Width (East side, for accessory building)	0.0 m (0.0 ft.)
(e) Maximum Lot Coverage	40%
(f) Maximum number of dwelling units per lot	1

**8.4.23 Residential 1-23 (R1-23) Zone**

Notwithstanding any other provisions or regulations for the Residential 1 (R1) Zone to the contrary, within the Residential 1-23 (R1-23) Zone the following special provisions shall apply:

(a) Minimum Lot Frontage (For a lot serviced by a public water system and a sanitary sewer system)	16.11 m (52.88 ft.)
(b) Minimum Front Yard Depth (For dwelling)	5.53 m (18.16 ft.)
(c) Minimum Interior Side Yard Width (West side)	0.3 m (1.0 ft.)
(d) Minimum Interior Side Yard Width (West side, for accessory building)	0.0 m (0.0 ft.)
(e) Maximum Lot Coverage	45%
(f) Maximum number of dwelling units per lot	1

## SECTION 9 - RESIDENTIAL 2 (R2) ZONE

No person shall within any Residential 2 (R2) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### 9.1 PERMITTED USES

- 9.1.1 a single detached dwelling
- 9.1.2 a duplex dwelling
- 9.1.3 a semi-detached dwelling
- 9.1.4 a converted dwelling with a maximum of two dwelling units, provided one dwelling unit has a maximum dwelling unit area of 65.0 square metres
- 9.1.5 a bed and breakfast establishment
- 9.1.6 a group home in a single detached dwelling only
- 9.1.7 a home occupation
- 9.1.8 a public park

### 9.2 REGULATIONS FOR USES PERMITTED IN SECTION 9.1

#### 9.2.1 Minimum Lot Area

	Public Water Supply and Public Sewage Disposal	Public Water Supply and Private Sewage Disposal	Private Water Supply and Private Sewage Disposal
Single Detached Dwelling	450 sq. m	1,400 sq. m	2,050 sq. m
Duplex or Converted Dwelling	650 sq. m	1,950 sq. m	Not Permitted
Semi-Detached Dwelling on Same Lot	650 sq. m	1,950 sq. m	Not Permitted
Semi-Detached Dwelling on Separate Lot	325 sq. m	975 sq. m	Not Permitted

#### 9.2.2 Minimum Lot Frontage

	Public Water Supply and Public Sewage Disposal	Public Water Supply and Private Sewage Disposal	Private Water Supply and Private Sewage Disposal
Single Detached Dwelling	15.0 m	30.0 m	38.0 m
Duplex or Converted Dwelling	21.0 m	43.0 m	Not Permitted
Semi-Detached Dwelling on Same Lot	21.0 m	43.0 m	Not Permitted
Semi-Detached Dwelling on Separate Lot	10 m	21 m	Not Permitted

9.2.3	Minimum Front Yard Depth	7.5 m (24.60 ft.)
9.2.4	Minimum Exterior Side Yard	7.5 m (24.60 ft.)
9.2.5	Minimum Interior Side Yard Width:	
	(a) Semi detached dwelling	3.0 m (9.84 ft.) on one side and 0.0 m (0.0 ft.) on the attached side
	(b) Other Permitted Uses	3.0 m (9.84 ft.)
9.2.6	Minimum Rear Yard Depth	7.5 m (24.60 ft.)
9.2.7	Minimum Dwelling Unit Area:	
	(a) single detached dwelling	92.9 m <sup>2</sup> (1,000.0 ft. <sup>2</sup> )
	(b) duplex, converted or semi-detached dwelling	85.0 m <sup>2</sup> (914.96 ft. <sup>2</sup> )
9.2.8	Maximum Building Height	11.0 m (36.09 ft.)
9.2.9	Maximum Lot Coverage of All Building	35%
9.2.10	Minimum Landscaped Open Space	30%
9.2.11	Maximum Number of Dwellings Per Lot	1
9.2.12	Maximum Number of Dwelling Units Per Lot	2

### **9.3 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted in the Residential 2 (R2) Zone shall apply.

### **9.4 SPECIAL RESIDENTIAL 2 (R2) ZONES**

#### **9.4.1 Residential 2-1 (R2-1) Zone**

Notwithstanding the permitted uses of Section 9.1 to the contrary, within the Residential 2-1 (R2-1) Zone a maximum of 3 dwelling units will be permitted in the existing building.

Notwithstanding the minimum lot area and lot frontage requirements for the Residential 2 (R2) Zone to the contrary, within the Residential 2-1 (R2-1) Zone, the minimum lot area requirement shall be 0.4 hectares (0.99 ac.) and the minimum lot frontage requirement shall be 45.0 metres (147.64 ft.).

**9.4.2 Residential 2-2 (R2-2) Zone**

Notwithstanding any other provisions or regulations for the Residential 2 (R2) Zone to the contrary, within the Residential 2-2 (R2-2) Zone the minimum front yard depth shall be 4.8 metres (15.75 ft.) and the minimum number of parking spaces shall be four (4).

**9.4.3 Residential 2-3 (R2-3) Zone**

Notwithstanding any other provisions or regulations for the Residential 2 (R2) Zone to the contrary, within the Residential 2-3 (R2-3) Zone an existing converted dwelling may contain a maximum of three (3) dwelling units.

**9.4.4 Residential 2-4 (R2-4) Zone**

Notwithstanding any other provisions or regulations for the Residential 2 (R2) Zone to the contrary, within the Residential 2-4 (R2-4) Zone an existing converted dwelling may contain a maximum of four (4) dwelling units.

**9.4.5 Reserved**

**9.4.6 Residential 2-6 (R2-6) Zone, Part Lot 31, Concession 1**

Notwithstanding any other provisions or regulations for the Residential 2 (R2) Zone to the contrary, within the Residential 2-6 (R2-6) Zone the minimum lot frontage requirement shall be 18.59 metres (61.0 ft.).

**SECTION 10 - RESIDENTIAL 3 (R3) ZONE**

No person shall within any Residential 3 (R3) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**10.1 PERMITTED USES**

- 10.1.1 an apartment dwelling
- 10.1.2 a multi-unit dwelling
- 10.1.3 a row dwelling
- 10.1.4 a home occupation
- 10.1.5 a public park

**10.2 REGULATIONS FOR USES PERMITTED IN SECTION 10.1**

10.2.1 Minimum Lot Area

	Public Water Supply and Public Sewage Disposal	Public Water Supply and Private Sewage Disposal	Private Water Supply and Private Sewage Disposal
Apartment Dwelling	204.0 sq. m per dwelling unit	Not permitted	Not Permitted
Row Dwelling	230 sq. m per dwelling unit	Not permitted	Not Permitted
Multi-Unit Dwelling	204.0 sq. m	Not Permitted	Not Permitted

10.2.2 Minimum Lot Frontage:

	Public Water Supply and Public Sewage Disposal	Public Water Supply and Private Sewage Disposal	Private Water Supply and Private Sewage Disposal
Apartment Dwelling	45.0 m	Not Permitted	Not Permitted
Row Dwelling	36.0	Not Permitted	Not Permitted
Multi-Unit Dwelling	45.0 m	Not Permitted	Not Permitted

- 10.2.3 Minimum Front Yard Depth 7.5 m (24.60 ft.)
- 10.2.4 Minimum Exterior Side Yard 7.5 m (24.60 ft.)
- 10.2.5 Minimum Interior Side Yard Width: 7.5 m (24.60 ft.)
- 10.2.6 Minimum Rear Yard Depth 10.5 m (34.45 ft.)

10.2.7 Minimum Dwelling Unit Area:

(a) Bachelor Dwelling Unit	37.0 m <sup>2</sup> (398.28 ft. <sup>2</sup> )
(b) 1 Bedroom Dwelling Unit	55.0 m <sup>2</sup> (592.03 ft. <sup>2</sup> )
(c) 2 Bedroom Dwelling Unit	65.0 m <sup>2</sup> (699.68 ft. <sup>2</sup> )
(d) 3 Bedroom Dwelling Unit	83.0 m <sup>2</sup> (893.43 ft. <sup>2</sup> )
(e) 3+ Bedroom Dwelling Unit	83.0 m <sup>2</sup> (893.43 ft. <sup>2</sup> )
plus an additional 9 m <sup>2</sup> (96.88 ft. <sup>2</sup> ) for each bedroom in excess of 3	

10.2.8 Maximum Lot Coverage of All Building 35%

10.2.9 Minimum Landscaped Open Space 35%

10.2.10 Maximum Building Height 12.5 m (41.01 ft.) or 4 storeys, whichever is greater

10.2.11 Maximum Number of Dwellings per Lot 1

**10.3 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted in the Residential 3 (R3) Zone shall apply.

**10.4 SPECIAL RESIDENTIAL 3 (R3) ZONES**

**10.4.1 Residential 3-1 (R3-1) Zone**

Notwithstanding the provisions and regulations of the Residential 3 (R3) Zone to the contrary, within the Residential 3-1 (R3-1) Zone the following special provisions shall apply:

10.4.1.1 Permitted Uses

- (a) A four-unit row dwelling only
- (b) Accessory uses

10.4.1.2 Regulations

- (a) Maximum Height of Building one (1) storey
- (b) Maximum Gross Floor Area per Dwelling Unit 60.0 m<sup>2</sup> (645.86 ft.<sup>2</sup>)
- (c) Maximum Number of Dwelling Units 4
- (d) Maximum Lot Coverage 25%

## 10.4.2 Residential 3-2 (R3-2) Zone

Notwithstanding the provisions and regulations of the Residential 3 (R3) Zone to the contrary, within the Residential 3-2 (R3-2) Zone the following special provisions shall apply:

### 10.4.2.1 Permitted Uses

- (a) A four-unit row dwelling only
- (b) Accessory uses

### 10.4.2.2 Regulations

- (a) Maximum Height of Building one (1) storey
- (b) Maximum Gross Floor Area per Dwelling Unit 60.0 m<sup>2</sup> (645.86 ft.<sup>2</sup>)
- (c) Maximum Number of Dwelling Units 4
- (d) Maximum Lot Coverage 25%
- (e) Minimum Lot Frontage 30.0 m (98.43 ft.)
- (f) Minimum Lot Area 1,300.0 m<sup>2</sup> (13,993.54 ft.<sup>2</sup>)
- (g) Minimum Interior Side Yard Width 3.5 m (11.48 ft.)
- (h) Minimum Exterior Side yard Width 6.0 m (19.69 ft.)

## 10.4.3 Residential 3-3 (R3-3) Zone

Notwithstanding the provisions and regulations of the Residential 3 (R3) Zone to the contrary, within the Residential 3-3 (R3-3) Zone the following special provisions shall apply:

### 10.4.3.1 Permitted Uses

- (a) A three-unit row dwelling only
- (b) Accessory uses

### 10.4.3.2 Regulations

- (a) Maximum Height of Building one (1) storey
- (b) Minimum Lot Area 1,050.0 m<sup>2</sup> (11,302.47 ft.<sup>2</sup>)
- (c) Minimum Interior Side Yard Width 3.5 m (11.48 ft.)
- (d) Minimum Exterior Side Yard Width 6.0 m (19.69 ft.)
- (e) Minimum Rear Yard Depth 9.0 m (29.53 ft.)

#### **10.4.4 Residential 3-4 (R3-4) Zone**

Notwithstanding the provisions and regulations of the Residential 3 (R3) Zone to the contrary, within the Residential 3-4 (R3-4) Zone the following special provisions shall apply:

##### 10.4.4.1 Permitted Uses

- (a) A triplex dwelling only
- (b) Accessory uses

##### 10.4.4.2 Regulations

- (a) Minimum Front Yard Depth 0.3 m (0.98 ft.)
- (b) Minimum Number of Parking Spaces 5
- (c) For the purposes of the R3-4 Zone, a “triplex dwelling” shall mean the whole of a dwelling that is divided horizontally into three (3) separate dwelling units, each of which has a separate independent entrance either directly from the outside or through a common vestibule.

#### **10.4.5 Residential 3-5 (R3-5) Zone, 123 King Street East, Colborne**

Notwithstanding any other provisions or regulations for the Residential 3 (R3) Zone to the contrary, within the Residential 3-5 (R3-5) Zone the following special provisions shall apply:

- (a) A minimum of eight (8) bachelor dwelling units in an apartment dwelling shall have a minimum dwelling unit floor area of 37.0 square metres (398.28 square feet).
- (b) A maximum of fourteen (14) bachelor dwelling units in an apartment dwelling shall have a minimum dwelling unit floor area of 31.58 square metres (340.0 square feet).
- (c) The maximum height of an apartment dwelling shall be two (2) storeys.
- (d) Where a building on a lot is in a court form, the distance between opposite side walls of the building forming the court shall not be less than 5.0 metres (16.4 feet).
- (e) Play areas shall not be required.

**SECTION 11 - ESTATE RESIDENTIAL (ER) ZONE**

No person shall within any Estate Residential (ER) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**11.1 PERMITTED USES**

- 11.1.1 a single detached dwelling
- 11.1.2 a home occupation
- 11.1.3 a private or public park

**11.2 REGULATIONS FOR USES PERMITTED IN SECTION 11.1**

11.2.1	Minimum Lot Area	0.8 ha (1.98 ac.)
11.2.2	Minimum Lot Frontage	60.0 m (196.85 ft.)
11.2.3	Minimum Front Yard Depth	12.0 m (39.37 ft.)
11.2.4	Exterior Side Yard Width	12.0 m (39.37 ft.)
11.2.5	Interior Side Yard Width	6.0 m (19.69 ft.)
11.2.6	Rear Yard Depth	1.0 m (39.37 ft.)
11.2.7	Minimum Dwelling Floor Area	140.0 m <sup>2</sup> (1,507 ft. <sup>2</sup> )
11.2.8	Maximum Building Height	11.0 m (36.09 ft.)
11.2.9	Maximum Lot Coverage of All Buildings	15%
11.2.10	Minimum Landscaped Open Space Requirement	30%
11.2.11	Maximum Number of Dwellings Per Lot	1
11.2.12	Maximum Number of Dwelling Units Per Lot	1

**11.3 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Estate Residential (ER) Zone shall apply.

## **11.4 SPECIAL ESTATE RESIDENTIAL (ER) ZONES**

### **11.4.1 Estate Residential 1 (ER-1) Zone, Part Lot 24, Concession 2**

Notwithstanding the regulations for uses permitted in the Estate Residential (ER) Zone, within the Special Estate Residential-1 (ER-1) Zone, the following special provisions shall apply:

- (a) Minimum Lot Frontage                      46.0 metres (150.92 ft.)

Where a Holding (“H”) symbol applies to an ER-1 Zone on Schedule “A”, Council may consider a by-law to remove the “H” symbol only following the execution of a subdivision agreement between the Township and the owner, and once the subdivision plan has received final approval and has been registered.

### **11.4.2 Estate Residential 2 (ER-2) Zone, Part Lot 24, Concession 2**

Notwithstanding the regulations for uses permitted in the Estate Residential (ER) Zone, within the Special Estate Residential-2 (ER-2) Zone, the following special provisions shall apply:

- (a) Minimum Westerly Side Yard            80.0 metres (262.47 ft.)

Where a Holding (“H”) symbol applies to an ER-2 Zone on Schedule “A”, Council may consider a by-law to remove the “H” symbol only following the execution of a subdivision agreement between the Township and the owner, and once the subdivision plan has received final approval and has been registered.

### **11.4.3 Estate Residential 3 (ER-3) Zone, Part Lot 24, Concession 2**

Notwithstanding the regulations for uses permitted in the Estate Residential (ER) Zone, within the Special Estate Residential-3 (ER-3) Zone, the following special provisions shall apply:

- (a) Minimum Lot Frontage                      48.0 metres (157.48 ft.)  
(b) Minimum Front Yard Depth                20.0 metres (72.18 ft.)

Where a Holding (“H”) symbol applies to an ER-3 Zone on Schedule “A”, Council may consider a by-law to remove the “H” symbol only following the execution of a subdivision agreement between the Township and the owner, and once the subdivision plan has received final approval and has been registered.

### **11.4.4 Estate Residential 4 (ER-4) Zone, Part Lot 33, Concession 2**

Notwithstanding the regulations for uses permitted in the Estate

Residential (ER) Zone, within the Special Estate Residential-4 (ER-4) Zone, the following special provisions shall apply:

- (a) Minimum Lot Area                    4,850 square metres (52,206.6 sq. ft.)
- (b) Minimum Lot Frontage            58.0 metres (190.2 ft.)

**11.4.5    Estate Residential 5 (ER-5) Zone, Part Lot 33, Concession 2**

Notwithstanding the regulations for uses permitted in the Estate Residential (ER) Zone, within the Special Estate Residential-5 (ER-5) Zone, the following special provisions shall apply:

- (a) Minimum Lot Frontage                    27.0 metres (88.5 ft.)

**11.4.6    Estate Residential 6 (ER-6) Zone, Part Lots 32 and 33, Concession 2**

Notwithstanding the regulations for uses permitted in the Estate Residential (ER) Zone, within the Special Estate Residential-6 (ER-6) Zone, the following special provisions shall apply:

- (a) Minimum Lot Frontage                    50.0 metres (164.0 ft.)
- (b) Special Archaeological Setback: No building or structure, including any part of a sewage disposal system, shall be located north of the dashed line identified as “Archaeological Setback” on Map 5 of Schedule “A” of this By-law.

**SECTION 12 - SHORELINE RESIDENTIAL (SR) ZONE**

No person shall with a Shoreline Residential (SR) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**12.1 PERMITTED USES**

- 12.1.1 a single detached dwelling
- 12.1.2 a seasonal dwelling
- 12.1.3 a bed and breakfast establishment
- 12.1.4 a home occupation
- 12.1.5 a park

**12.2 REGULATIONS FOR USES PERMITTED IN SECTION 12.1**

12.2.1	Minimum Lot Area	0.4 ha (0.99 ac.)
12.2.2	Minimum Lot Frontage	30.0 m (98.42 ft.)
12.2.3	Minimum Front Yard Depth	7.5 m (24.60 ft.)
12.2.4	Minimum Exterior Side Yard Width	7.5 m (24.60 ft.)
12.2.5	Minimum Interior Side Yard Width	3.0 m (9.84 ft.)
12.2.6	Minimum Rear Yard Depth	7.5 (24.60 ft.)
12.2.7	Minimum Water Yard	30.0 m (98.42 ft.)
12.2.8	Minimum Dwelling Floor Area	85.0 m <sup>2</sup> (914.96 ft. <sup>2</sup> )
12.2.9	Maximum Building Height	11.0 m (36.09 ft.)
12.2.10	Maximum Lot Coverage of All Buildings	25%
12.2.11	Minimum Landscaped Open Space	30%
12.2.12	Maximum Number of Dwellings Per Lot	1
12.2.13	Maximum Number of Dwelling Units Per Lot	1

### **12.3 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Shoreline Residential (SR) Zone shall apply.

### **12.4 SPECIAL SHORELINE RESIDENTIAL (SR) ZONES**

#### **12.4.1 Reserved**

## **SECTION 13 – LIMITED SERVICE RESIDENTIAL (LSR) ZONE**

No person shall with a Limited Service Residential (LSR) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **13.1 PERMITTED USES**

- 13.1.1 a single detached dwelling in accordance with Section 4.12.4
- 13.1.2 a seasonal dwelling in accordance with Section 4.12.4
- 13.1.3 a home occupation
- 13.1.4 a private or public park

### **13.2 REGULATIONS FOR USES PERMITTED IN SECTION 13.1**

13.2.1	Minimum Lot Area	0.4 ha (0.99 ac.) or as existing at the date of passing of this By-law, whichever is less.
13.2.2	Minimum Lot Frontage	30.0 m (98.42 ft.) or as existing at the date of passing of this By-law, whichever is less.
13.2.3	Minimum Front Yard Depth	7.5 m (24.6 ft.)
13.2.4	Minimum Exterior Side Yard Width	7.5 m (24.6 ft.)
13.2.5	Minimum Interior Side Yard Width	3.0 m (9.84 ft.)
13.2.6	Minimum Rear Yard Depth	7.5 m (24.6 ft.)
13.2.7	Minimum Water Yard	30.0 m (98.42 ft.)
13.2.8	Minimum Dwelling Floor Area	85.0 m <sup>2</sup> (914.96 ft. <sup>2</sup> )
13.2.9	Maximum Building Height	11.0 m (36.09 ft.)
13.2.10	Maximum Lot Coverage of All Buildings	25%
13.2.11	Minimum Landscaped Open Space	30%
13.2.12	Maximum Number of Dwellings Per Lot	1

**13.3 PRIVATE RIGHT-OF-WAY**

In a Limited Service Residential (LSR) Zone, there is no commitment or requirement by the Corporation to assume responsibility for ownership or maintenance of any private right-of-way or lane. The intent of the Limited Service Residential (LSR) Zone is to recognize existing residential development and lots on private rights-of-way.

**13.4 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Limited Service Residential (LSR) Zone shall apply.

**13.5 SPECIAL LIMITED SERVICE RESIDENTIAL (LSR) ZONES**

**13.5.1 Limited Service Residential-1 (LSR-1) Zone, Part Lot 26, B.F.C.**

Notwithstanding the provisions of the Limited Service Residential (LSR) Zone to the contrary, within the Limited Service Residential-1 (LSR-1) Zone the following provisions shall apply:

- (a) minimum lot area 0.18 ha (0.45 ac.)
- (b) minimum rear yard depth 6.43 m (21.1 ft.)

**13.5.2 Limited Service Residential-2 (LSR-2) Zone, Part Lot 26, B.F.C.**

Notwithstanding the provisions of the Limited Service Residential (LSR) Zone to the contrary, within the Limited Service Residential-2 (LSR-2) Zone the following provisions shall apply:

- (a) minimum lot area 0.21 ha (0.52 ac.)
- (b) minimum front yard depth 3.05 m (10.0 ft.)
- (c) minimum dwelling floor area 20.9 square m (225.0 sq. ft.)

## **SECTION 14 - GENERAL COMMERCIAL (GC) ZONE**

No person shall within any General Commercial (GC) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **14.1 PERMITTED USES**

- 14.1.1 an accessory single detached dwelling
- 14.1.2 an accessory dwelling unit
- 14.1.3 an assembly hall, auditorium, community centre or elderly persons centre
- 14.1.4 an auction barn
- 14.1.5 a building supply outlet or lumber yard
- 14.1.6 a business, professional or administrative office, including a bank or financial establishment
- 14.1.7 a commercial greenhouse
- 14.1.8 a commercial or private club
- 14.1.9 a day nursery
- 14.1.10 an eating establishment
- 14.1.11 an equipment sales, rental and repair establishment, including a farm implement and equipment sales and service establishment
- 14.1.12 a flea market
- 14.1.13 a funeral home
- 14.1.14 a garden nursery sales and supply establishment
- 14.1.15 a hotel or motel
- 14.1.16 a laundromat
- 14.1.17 a laundry or dry cleaners establishment
- 14.1.18 a medical or dental clinic
- 14.1.19 a miniature golf course
- 14.1.20 any type of motor vehicle facility excluding a motor vehicle body shop
- 14.1.21 a place of entertainment
- 14.1.22 a place of worship
- 14.1.23 a printing or publishing establishment
- 14.1.24 a propane refill establishment
- 14.1.25 a recreational establishment
- 14.1.26 a recreation vehicle, marine or travel trailer dealership
- 14.1.27 a retail commercial establishment, including a convenience store or food supermarket
- 14.1.28 a service shop, including a personal service shop
- 14.1.29 a public transportation depot or terminal
- 14.1.30 a parking lot
- 14.1.31 a public park
- 14.1.32 a veterinary clinic

## 14.2 REGULATIONS FOR USES PERMITTED IN SECTION 14.1

### 14.2.1 Minimum Lot Area

	Public Water Supply and Public Sewage Disposal	Public Water Supply and Private Sewage Disposal	Private Water Supply and Private Sewage Disposal
Motor Vehicle Fuel Establishments	2,050 sq. m	2,050 sq. m	2,800 sq. m
Hotel or Motel	3,700 sq. m	3,700 sq. m	4,600 sq. m
Other Permitted Uses	1,400 sq. m	1,400 sq. m	2,800 sq. m
Where an accessory dwelling is included, the minimum lot area shall be increased by:	550 sq. m	1,400 sq. m	2,050 sq. m
Where a dwelling unit is included in a portion of a non-residential building, the minimum lot area shall be increased by:	185 sq. m	185 sq. m	370 sq. m

### 14.2.2 Minimum Lot Frontage:

	Public Water Supply and Public Sewage Disposal	Public Water Supply and Private Sewage Disposal	Private Water Supply and Private Sewage Disposal
Motor Vehicle Fuel Establishments	38.0 m	46.0 m	53.0 m
Auction Barn; Building Supply Outlet or Lumber Yard; Commercial Greenhouse; Equipment Sales, Rental and Repair Establishment; Flea Market; Garden Nursery Establishment; Hotel; Motel	30.0 m	30.0 m	53.0 m
Other Permitted Uses	25.0 m	25.0 m	30.0 m

14.2.3 Minimum Front Yard 12.0 m (39.37 ft.)

14.2.4 Minimum Exterior Side Yard Width 12.0 m (39.37 ft.)

14.2.5	Minimum Interior Side Yard Width	6.0 m (19.69 ft.)
	- except where the interior side lot line abuts a Residential Zone, the minimum interior side yard shall be	9.0 m (29.53 ft.)
14.2.6	Minimum Rear Yard Depth	7.5 m (24.60 ft.)
14.2.7	Minimum Accessory Single Detached Dwelling Floor Area	92.9 m <sup>2</sup> (1,000.0 ft. <sup>2</sup> )
14.2.8	Maximum Building Height	11.0 m (36.09 ft.)
14.2.9	Maximum Lot Coverage of All Buildings:	
	(a) Motor Vehicle Fuel Establishment, Hotel or Motel	20%
	(b) Other Permitted Uses	40%
14.2.10	Minimum Landscaped Open Space:	
	(a) Motor Vehicle Fuel Establishment, Hotel or Motel	5%
	(b) Other Permitted uses	Not Applicable
14.2.11	Maximum Number of Dwelling Units or Dwellings Per Lot	1 only.

### **14.3 BUFFER STRIP REQUIREMENTS**

Where the interior side or rear lot line abuts a Residential, Open Space or Community Facility Zone a buffer strip shall be provided in accordance with Section 4.6 of this By-law.

### **14.4 REQUIREMENTS FOR OPEN STORAGE**

14.4.1 Every open storage use shall be accessory to the main building on the lot;

14.4.2 An open storage use shall not be permitted in the front yard.

### **14.5 DWELLING UNIT LOCATION**

A dwelling unit located in a non-residential building shall not be permitted in

portions of the first or ground floor level of the building having direct access to a front or exterior side yard, or to the adjacent street where no yard exists.

#### **14.6 FUEL PUMP LOCATION**

14.6.1 Notwithstanding any other provisions of this By-law to the contrary, a fuel pump island or fuel pumps, as part of or as accessory to a motor vehicle fuel establish shall be located in accordance with the following:

- (a) the minimum distance between any portion of the pump island or fuel pumps and any street line or any rear or interior side lot line is not less than 4.5 m (14.76 ft.); and
- (b) where a lot is a corner lot, no portion of any pump island or fuel pumps shall be located closer than 3.0 metres (9.84 ft.) to a straight line between a point in the front lot line and point in the exterior lot line, such point being distant 15.0 metres (49.21 ft.) from the intersection of such lines.

14.6.2 Bulk fuel and propane storage tanks shall be installed in accordance with the provisions of the Gasoline Handling Act or the Ontario Propane Storage Handling and Utilization Code as may be applicable.

#### **14.7 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the General Commercial (GC) Zone shall apply.

#### **14.8 SPECIAL GENERAL COMMERCIAL (GC) ZONES**

##### **14.8.1 General Commercial-1 (GC-1) Zone**

In addition to the uses permitted within the General Commercial (GC) Zone, within the General Commercial-1 (GC-1) Zone the following uses shall also be permitted:

- (a) the growing of agricultural produce;
- (b) buildings, facilities and areas for the sale of agricultural produce and souvenirs, demonstrations, information centres and guided tours;
- (c) areas where animals can be kept for viewing by visitors;
- (d) a children's train ride, which shall operate as an accessory use to a

main permitted use on the property.

**14.8.2 Reserved**

**14.8.3 General Commercial-3 (GC-3) Zone**

Notwithstanding any provisions of this by-law to the contrary, within the General Commercial-3 (GC-3) Zone the minimum setback from the centreline of County Road 25 for an existing single detached dwelling shall be 39.0 metres (127.95 ft.).

**14.8.4 General Commercial-4 (GC-4) Zone**

Notwithstanding the permitted uses within the General Commercial (GC) Zone to the contrary, within the General Commercial-4 (GC-4) Zone, a machine shop will be permitted in addition to the uses permitted within the General Commercial (GC) Zone.

**14.8.5 General Commercial-5 (GC-5) Zone**

Notwithstanding the permitted uses within the General Commercial (GC) Zone within the General Commercial-5 (GC-5) Zone, the manufacturing and sales of wood cupolas and accessory wood products will be permitted.

**14.8.6 Reserved**

**14.8.7 General Commercial-7 (GC-7) Zone**

Notwithstanding the permitted uses and the minimum lot area requirements of the General Commercial (GC) Zone to the contrary, within the General Commercial-7 (GC-7) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) eating establishment, but not including a Liquor Licensed Premises
- (ii) accessory buildings, structures and uses.

(b) Minimum Lot Area 1,440.0 m<sup>2</sup>  
(15,500.54 ft.<sup>2</sup>)

**14.8.8 General Commercial- 8 (GC- 8) Zone – 139 King St. East**

Notwithstanding the permitted uses and the regulations for the General Commercial (GC) Zone to the contrary, within the General Commercial-8 (GC-8) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) an art gallery
- (ii) an art studio
- (iii) a crafts workshop
- (iv) retail sales related to a permitted use
- (v) outside display and sales
- (vi) accessory uses

(b) Regulations:

- (i) All permitted uses with the exception of 14.8.8(a)(v) and (vi) shall be located in an existing building;
- (ii) No dwelling or dwelling unit shall be permitted in a GC-8 Zone.

**14.8.9 General Commercial-9 (GC-9) Zone**

Notwithstanding any other provisions or regulations for the General Commercial (GC) Zone to the contrary, within the General Commercial-9 (GC-9) Zone a planting strip shall consist of at least a 0.9 m (2.95 ft.) wide grass strip immediately adjacent to the lot line or portion thereof where such planting strip is required.

**14.8.10 General Commercial-10 (GC-10) Zone**

Notwithstanding the permitted uses for the General Commercial (GC) Zone to the contrary, within the General Commercial-10 (GC-10) Zone the following provisions shall apply:

(a) Permitted Uses (permitted uses shall be restricted to the following):

- (i) a funeral home
- (ii) an accessory dwelling unit
- (iii) accessory uses

**14.8.11 General Commercial-11 (GC-11) Zone**

Notwithstanding the permitted uses and the regulations for the General Commercial (GC) Zone to the contrary, within the General Commercial-11 (GC-11) Zone the following provisions shall apply:

(a) Permitted Uses (permitted uses shall be restricted to the following):

- (i) a farm produce outlet for the sale of agricultural products produced on the farm where such outlet is located or elsewhere.

- (ii) accessory uses
- (b) Regulations:
  - (i) The maximum total floor area for a retail farm produce outlet building shall be 58.0 square metres (624.3 square feet).
  - (ii) The maximum total floor area for an accessory storage building shall be 67.0 square metres (721.2 square feet).

**14.8.12 General Commercial-12 (GC-12) Zone**

Notwithstanding the permitted uses for the General Commercial (GC) Zone to the contrary, within the General Commercial-12 (GC-12) Zone the following provisions shall apply:

- (a) Permitted Uses:
  - (i) all uses permitted in Section 4.1
  - (ii) a motor vehicle body shop

**14.8.13 General Commercial-13 (GC-13) Zone, 208 and 208A King Street E.**

Notwithstanding the permitted uses for the General Commercial (GC) Zone to the contrary, within the General Commercial-13 (GC-13) Zone the following provisions shall apply:

- (a) Permitted Uses (permitted uses shall be restricted to the following):
  - (i) a dwelling unit in a non-residential building
  - (ii) a business or professional office
  - (iii) a commercial greenhouse
  - (iv) a convenience store
  - (v) a dry cleaning or laundry outlet
  - (vi) an eating establishment and take-out eating establishment
  - (vii) a garden nursery sales and supply establishment
  - (viii) a laundromat
  - (ix) a medical clinic
  - (x) a personal service shop
  - (xi) a post office
  - (xii) a public use
  - (xiii) a commercial or private club
  - (xiv) a retail commercial establishment
  - (xv) accessory uses

**SECTION 15 - VILLAGE COMMERCIAL (VC) ZONE**

No person shall within any Village Commercial (VC) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**15.1 PERMITTED USES**

- 15.1.1 a dwelling unit in a non-residential building
- 15.1.2 a bank or financial institution
- 15.1.3 a business, professional or administrative office
- 15.1.4 a commercial or private club
- 15.1.5 a day nursery
- 15.1.6 a dry cleaning or laundry outlet
- 15.1.7 an eating establishment
- 15.1.8 a funeral home
- 15.1.9 a hotel
- 15.1.10 a laundromat
- 15.1.11 a medical or dental clinic
- 15.1.12 a motor vehicle fuel establishment
- 15.1.13 a motor vehicle rental establishment
- 15.1.14 a motor vehicle repair garage
- 15.1.15 outside display and sale
- 15.1.16 a parking lot
- 15.1.17 a place of entertainment
- 15.1.18 a post office
- 15.1.19 a public park
- 15.1.20 a recreational establishment
- 15.1.21 a retail commercial establishment, including a convenience store
- 15.1.22 a service shop, including a personal service shop
- 15.1.23 a tavern (liquor licensed premises)
- 15.1.24 a veterinary clinic
- 15.1.25 a video rental and sales establishment

**15.2 REGULATIONS FOR USES PERMITTED IN SECTION 15.1**

- 15.2.1 Minimum Lot Area As existing
- 15.2.2 Minimum Lot Frontage As existing
- 15.2.3 Minimum Front Yard 12.0 m (39.37 ft.)
- 15.2.4 Minimum Exterior Side Yard Width 12.0 m (39.37 ft.)
- 15.2.5 Minimum Interior Side Yard Width 6.0 m (19.69 ft.)
  - except where the interior side lot line abuts a

	Residential Zone, the minimum interior side yard shall be	9.0 m (29.53 ft.)
15.2.6	Minimum Rear Yard Depth	7.5 m (24.60 ft.)
15.2.7	Minimum Landscaped Open Space	5%
15.2.8	Maximum Building Height	15.5 m (50.85 ft.)
15.2.9	Maximum Lot Coverage	80% or as existing

### **15.3 BUFFER STRIP REQUIREMENTS**

Where the interior side or rear lot line abuts a Residential, Open Space or Community Facility Zone a buffer strip shall be provided in accordance with Section 4.6 of this By-law.

### **15.4 REQUIREMENTS FOR OUTSIDE DISPLAY AND SALES AREAS**

- 15.4.1 No outside display or sales area shall be permitted except in accordance with the following provisions:
- (a) Such outside display or sales area shall be accessory to the use of the main building on the lot;
  - (b) No outside display or sales area shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a Residential Zone or abuts a lot having a residential use situated thereon;
  - (c) No outside display or sales area shall be permitted in a side yard adjacent to a side lot line of such lot which abuts a Residential Zone or abuts a lot having a residential use situated thereon.
  - (d) Outside display and sales shall comply with all applicable regulatory by-laws of the Municipality.

### **15.5 OUTSIDE STORAGE NOT PERMITTED**

Outside storage shall not be permitted.

### **15.6 DWELLING UNIT LOCATION**

No dwelling unit or units may be located on the ground floor.

Notwithstanding Section 15.1, a dwelling unit shall not be a permitted use on a lot used for a motor vehicle fuel establishment.

## **15.7 SPECIAL PROVISIONS FOR A HOTEL USE**

15.7.1 Notwithstanding any other provisions of this By-law to the contrary, a hotel shall be located in accordance with the following:

- |                                   |  |
|-----------------------------------|--|
| (a) Minimum Lot Frontage          | 30.0 m (98.43 ft.)                             |
| (b) Maximum Lot Coverage          | 75%  |
| (c) Minimum Landscaped Open Space | 5%   |
| (d) Minimum Guest Room Floor Area | 23.0 m <sup>2</sup> (247.58 ft. <sup>2</sup> ) |

## **15.8 SPECIAL PROVISIONS FOR A MOTOR VEHICLE FUEL ESTABLISHMENT**

15.8.1 Notwithstanding any other provisions of this By-law to the contrary, a motor vehicle fuel establishment shall be located in accordance with the following:

- |                                      |  |                   |
|--------------------------------------|--|-------------------|
| (a) Minimum Lot Frontage             | 38.0 m (124.76 ft.)  |                   |
| (b) Minimum Front Yard Depth         | 12.0 m (39.37 ft.)   |                   |
| (c) Minimum Exterior Side Yard Width | 12.0 m (39.37 ft.)   |                   |
| (d) Minimum Interior Side Yard Width | 6.0 m (19.69 ft.)  |                   |
|                                      | except where the interior side lot line abuts a Residential or Development Zone, the minimum interior side Yard width shall be | 9.0 m (29.53 ft.) |
| (e) Minimum Rear Yard Depth          | 7.5 m (24.61 ft.)  |                   |
| (f) Minimum landscaped open space    | 5%   |                   |

## **15.9 FUEL PUMP LOCATION**

15.9.1 Notwithstanding any other provisions of this By-law to the contrary, a fuel pump island or fuel pumps, as part of or as accessory to a motor vehicle fuel establishment shall be located in accordance with the following:

- (a) the minimum distance between any portion of the pump island or fuel pumps, including a canopy over a pump island, and any street line shall be 4.5 metres (14.76 feet);
- (b) the minimum distance between any portion of the pump island or fuel pumps, including a canopy over a pump island, and any other lot line shall be 4.5 metres (14.76 feet); and
- (c) where a lot is a corner lot, no portion of any pump island or fuel pumps, including a canopy over a pump island, shall be located closer than 3 metres (9.84 feet) to a sight triangle.

## **15.10 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Village Commercial (VC) Zone shall apply.

## **15.11 SPECIAL VILLAGE COMMERCIAL (VC) ZONES**

### **15.11.1 Village Commercial-1 (VC-1) Zone**

Notwithstanding any other provisions or regulations for the Village Commercial (VC) Zone to the contrary, within the Village Commercial-1 (VC-1) Zone the minimum number of on-site parking spaces shall be two (2).

## **SECTION 16 - RECREATION COMMERCIAL (RC) ZONE**

No person shall within a Recreation Commercial (RC) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **16.1 PERMITTED USES**

- 16.1.1 an accessory single detached dwelling
- 16.1.2 an accessory dwelling unit
- 16.1.3 an assembly hall, auditorium, community centre or elderly persons centre
- 16.1.4 a business, professional or administrative office, including a bank or financial establishment
- 16.1.5 a commercial greenhouse
- 16.1.6 a commercial or private club
- 16.1.7 a driving range
- 16.1.8 an eating establishment
- 16.1.9 an equipment sales, rental and repair establishment
- 16.1.10 a garden nursery sales and supply establishment
- 16.1.11 a golf course
- 16.1.12 a laundromat
- 16.1.13 a laundry or dry cleaners establishment
- 16.1.14 a miniature golf course
- 16.1.15 any type of motor vehicle facility excluding a motor vehicle body shop
- 16.1.16 a place of entertainment or worship
- 16.1.17 a propane refill station
- 16.1.18 a recreational establishment
- 16.1.19 a retail commercial establishment, including a convenience store or food supermarket
- 16.1.20 a service shop, including a personal service shop
- 16.1.21 a recreational vehicle, marine or travel trailer sales and service establishment
- 16.1.22 a tourist establishment, including a hotel or motel
- 16.1.23 a trailer park or camp
- 16.1.24 a public transportation depot
- 16.1.25 a private or public park
- 16.1.26 a marina, including marine dealer or marine facility
- 16.1.27 a parking lot

## 16.2 REGULATIONS OR USES PERMITTED IN SECTION 16.1

### 16.2.1 Minimum Lot Area

	Public Water Supply and Public Sewage Disposal	Public Water Supply and Private Sewage Disposal	Private Water Supply and Private Sewage Disposal
Motor Vehicle Fuel Establishments	2,050 sq. m	2,050 sq. m	2,800 sq. m
Hotel or Motel	3,700 sq. m	3,700 sq. m	4,600 sq. m
Trailer Park or Camp or Seasonal Camp	--	--	4,000 sq. m
Lodge, Resort or Tourist Establishment	1,200 sq. m plus 230 sq. m for each guest room, tourist cottage or cabin in excess of 4	1,200 sq. m plus 700 sq. m for each guest room, tourist cottage or cabin in excess of 4	1,200 sq. m plus 930 sq. m for each guest room, tourist cottage or cabin in excess of 4
Other Permitted Uses	1,400 sq. m	1,400 sq. m	2,800 sq. m
Where an accessory dwelling is included, the minimum lot area shall be increased by:	550 sq. m	1,400 sq. m	2,050 sq. m
Where a dwelling unit is included in a portion of a non-residential building, the minimum lot area shall be increased by:	185 sq. m	185 sq. m	370 sq. m

16.2.2 Minimum Lot Frontage:

	Public Water Supply and Public Sewage Disposal	Public Water Supply and Private Sewage Disposal	Private Water Supply and Private Sewage Disposal
Motor Vehicle Fuel Establishments	38.0 m	46.0 m	53.0 m
Commercial Greenhouse; Equipment Sales, Rental and Repair Establishment; Garden Nursery Establishment; Hotel; Motel	30.0 m	30.0 m	53.0 m
Trailer Park or Camp or Seasonal Camp	--	--	100 m
Lodge, Resort or Tourist Establishment	46.0 m	46.0 m	46.0 m
Other Permitted Uses	25.0 m	25.0 m	30.0 m

16.2.3 Minimum Front Yard Depth:

- (a) Trailer Park or Camp or Seasonal Camp 15.0 m (49.21 ft.)
- (b) Other Permitted Uses 12.0 m (39.37 ft.)

16.2.4 Minimum Exterior Side Yard Width:

- (a) Trailer Park or Camp or Seasonal Camp 15.0 m (49.21 ft.)
- (b) Other Permitted Uses 12.0 m (39.37 ft.)

16.2.5 Minimum Interior Side Yard Width:

- (a) Trailer Park or Camp or Seasonal Camp 15.0 m (49.21 ft.)
- (b) Other Permitted Uses 6.0 m (19.69 ft.)
  - except where the interior side lot line abuts a Residential Zone, the minimum interior side yard shall be 9.0 m (29.53 ft.)

16.2.6 Minimum Rear Yard Depth:

- (a) Trailer Park or Camp or Seasonal Camp 15.0 m (49.21 ft.)
- (b) Other Permitted Uses 7.5 m (24.60 ft.)

16.2.7	Minimum Lot Depth for a Trailer Park or Camp or Seasonal Camp	90.0 m (295.28 ft.)
16.2.8	Minimum Accessory Single Detached Dwelling Floor Area	92.9 m <sup>2</sup> (1,000.0 ft. <sup>2</sup> )
16.2.9	Maximum Building Height	11.0 m (36.09 ft.)
16.2.10	Maximum Lot Coverage of All Buildings:	
	(a) Motor Vehicle Fuel Establishment, Hotel or Motel	20%
	(b) Trailer Park or Camp or Seasonal Camp	10%
	(c) Other Permitted Uses	40%
16.2.11	Minimum Landscaped Open Space:	
	(a) Motor Vehicle Fuel Establishment, Hotel or Motel	5%
	(b) Other Permitted uses	Not Applicable
16.2.12	Maximum Number of Dwelling Units or Dwellings Per Lot	1 only
16.2.13	Minimum Distance between any building in a lodge, resort or tourist establishment	6.0 m (19.69 ft.)

### **16.3 REQUIREMENTS FOR CAMPING LOTS**

Minimum Area	185 m <sup>2</sup> (1,991.39 ft. <sup>2</sup> )
Minimum Frontage	9.0 m (29.53 ft.)

### **16.4 BUFFER STRIP REQUIREMENTS**

Where the interior side or rear lot line abuts a Residential, Open Space or Community Facility Zone a buffer strip shall be provided in accordance with Section 4.6 of this By-law.

## **16.5 REQUIREMENTS FOR OPEN STORAGE**

**16.5.1** Every open storage use shall be accessory to the main building on the lot;

**16.5.2** An open storage use shall not be permitted in the front yard.

## **16.6 DWELLING UNIT LOCATION**

A dwelling unit located in a non-residential building shall not be permitted in portions of the first or ground floor level of the building having direct access to a front or exterior side yard, or to the adjacent street where no yard exists.

## **16.7 FUEL PUMP LOCATION**

**16.7.1** Notwithstanding any other provisions of this By-law to the contrary, a fuel pump island or fuel pumps, as part of or as accessory to a motor vehicle fuel establishment shall be located in accordance with the following:

- (a) the minimum distance between any portion of the pump island or fuel pumps and any street line or any rear or interior side lot line is not less than 4.5 metres (14.76 ft.); and
- (b) where a lot is a corner lot, no portion of any pump island or fuel pumps shall be located closer than 3 metres (9.84 ft.) to a straight line between a point in the front lot line and point in the exterior lot line, such point being distant 15 metres (49.21 ft.) from the intersection of such lines.

**16.7.2** Bulk fuel and propane storage tanks shall be installed in accordance with the provisions of the Gasoline Handling Act or the Ontario Propane Storage handling and utilization Code as may be applicable.

## **16.8 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Recreation Commercial (RC) Zone shall apply.

## **16.9 SPECIAL RECREATIONAL COMMERCIAL ZONES**

### **16.9.1 Recreational Commercial-1 (RC-1) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within

the Recreational Commercial-1 (RC-1) Zone the following provisions apply:

(a) Permitted Uses:

- (i) one (1) single detached dwelling house
- (ii) dormitory residential units for a maximum of fifty (50) students plus support staff
- (iii) a private, summer only, art camp
- (iv) uses and facilities which are incidental and subordinate to the private, summer only, art camp such as, but not limited to studios, dining areas, administrative offices, recreational facilities and classrooms.

- (b) Minimum Lot Area 3.0 ha (7.41 ac.)
- (c) Minimum Lot Frontage 150.0 m (492.13 ft.)
- (d) Minimum Front Yard Depth 9.1 m (29.86 ft.)
- (e) Minimum Interior Side Yard 13.0 m (42.65 ft.)
- (f) Minimum Setback from Street Centreline 19.0 m (62.34.ft.)
- (g) Maximum Lot Coverage 10%
- (h) Minimum Off-Street Parking Spaces 50
- (i) Buffer Strip

A buffer strip shall be required around the perimeter of the property having a minimum width of 15 metres (49.21 ft.) except on the south border, the buffer strip shall be 9 metres (29.53 ft.).

**16.9.2 Recreational Commercial-2 (RC-2) Zone**

Notwithstanding the permitted uses of the Recreational Commercial (RC) Zone to the contrary, within the Recreational Commercial-2 (RC-2) Zone the only permitted uses shall be an eating establishment and trailer camp or park and any existing dwelling house or dwelling unit located on the same lot.

**SECTION 17 - GENERAL INDUSTRIAL (MG) ZONE**

No person shall within a General Industrial (MG) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**17.1 PERMITTED USES**

- 17.1.1 an accessory single detached dwelling
- 17.1.2 an accessory dwelling unit
- 17.1.3 an agricultural use
- 17.1.4 a building supply outlet or lumber yard
- 17.1.5 a business office as an accessory use to a permitted use specified herein
- 17.1.6 a cartage or transport depot and yard facilities
- 17.1.7 a dry cleaning or laundry establishment
- 17.1.8 any type of equipment sales, rental and service establishment
- 17.1.9 a feed mill or seed cleaning plant
- 17.1.10 a general contractor's or tradesman's yard and related shop facilities
- 17.1.11 a manufacturing, processing, assembly or fabricating plant and including a machine or welding shop, or a workshop
- 17.1.12 any type of motor vehicle facility, including a motor vehicle body shop
- 17.1.13 a Municipal, County, Provincial or other public works yard, or maintenance depot
- 17.1.14 outside storage
- 17.1.15 a propane refill station
- 17.1.16 a retail commercial establishment, including a factory outlet, as an accessory use to a permitted use specified herein
- 17.1.17 a public transportation depot
- 17.1.18 a saw mill and/or planing mill
- 17.1.19 a service shop
- 17.1.20 a warehouse
- 17.1.21 a parking lot

**17.2 REGULATIONS FOR USES PERMITTED IN SECTION 17.1**

17.2.1	Minimum Lot Area	0.4 ha (0.99 ac.)
17.2.2	Minimum Lot Frontage	40.0 m (131.23 ft.)
17.2.3	Minimum Front Yard Depth	15.0 m (49.21 ft.)
17.2.4	Minimum Exterior Side Yard Width	15.0 m (49.21 ft.)
17.2.5	Minimum Interior Side Yard Width	3.0 m (9.84 ft.)
17.2.6	Minimum Rear Yard Depth	7.5 m (24.60 ft.)

17.2.7 Special Yard Requirements:

- (a) Where a side or rear yard abuts a railroad right-of-way, the minimum yard shall be 30.0 m (98.42 ft.)
- (b) Where lands in an Industrial Zone are adjacent to any other Zone the minimum yard required shall be increased by 9.0 m (29.53 ft.)
- (c) Required front and exterior side yards shall be open and unobstructed by any structure or parking or loading area for motor vehicles except that any such yard may be used for the purposes of visitor parking

17.2.8 Minimum Accessory Single Detached Dwelling Floor Area 92.9 m<sup>2</sup> (1,000.0 ft.<sup>2</sup>)

17.2.9 Maximum Building Height 11.0 m (36.09 ft.)  
- Notwithstanding a building or any portion thereof may be erected above a height of 11 m (36.09 ft.) provided such portion is set back an additional 1 metre (3.28 ft.) for each metre above 11 m (36.09 ft.), to the minimum front, side or rear setback requirements herein

17.2.10 Maximum Lot Coverage of All Buildings 30%

17.2.11 Maximum Number of Dwelling Units or Dwellings Per Lot 1 only

**17.3 BUFFER STRIP REQUIREMENTS:**

Where the interior side or rear lot line abuts a Residential, Open Space or Community Facility Zone a buffer strip shall be provided in accordance with Section 4.6 of this By-law.

**17.4 REQUIREMENTS FOR OUTSIDE STORAGE**

No portion of a lot shall be used for the outside storage of goods or materials unless such storage is within a building, or unless the following provisions are complied with:

- (a) Such storage is accessory to the use of the main building on the lot;

- (b) Such outside storage complies with the yard and setback regulations for the General Industrial (MG) Zone, however no open storage use shall be located in a front or exterior side yard;
- (c) No outside storage use shall cover more than 35 percent of the lot area;
- (d) Every outside storage use shall be enclosed within a fence consisting of at least an eight-wire farm fence which is maintained in good condition.

## **17.5 DWELLING UNIT LOCATION**

A dwelling unit in a non residential building shall not be permitted in portions of the first or ground floor level of the building having direct access to a front or exterior side yard, or to the adjacent street where no yard exists.

## **17.6 FUEL PUMP LOCATION**

**17.6.1** Notwithstanding any other provisions of this By-law to the contrary, a fuel pump island or fuel pumps, as part of or as accessory to a motor vehicle fuel establishment shall be located in accordance with the following:

- (a) the minimum distance between any portion of the pump island or fuel pumps and any street line or any rear or interior side lot line is not less than 4.5 metres (14.76 ft.); and
- (b) where a lot is a corner lot, no portion of any pump island or fuel pumps shall be located closer than 3 metres (9.84 ft.) to a straight line between a point in the front lot line and point in the exterior lot line, such point being distant 15 metres (49.21 ft.) from the intersection of such lines.

**17.6.2** Bulk fuel and propane storage tanks shall be installed in accordance with the provisions of the Gasoline Handling Act or the Ontario Propane Storage Handling and Utilization Code as may be applicable.

## **17.7 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the General Industrial (MG) Zone shall apply.

## 17.8 SPECIAL GENERAL INDUSTRIAL (MG) ZONES

### 17.8.1 General Industrial-1 (MG-1) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-1 (MG-1) Zone the following shall apply:

(a) Permitted Uses:

All uses permitted in the General Industrial (MG) Zone shall apply with the exception of an accessory dwelling house or dwelling unit or agricultural uses.

(b) Servicing Requirement:

All permitted uses shall be serviced by a municipal water supply system.

(c) Minimum Lot Area 0.4 ha (0.99 ac.)

(d) Minimum Lot Frontage 45.72 m (150.0 ft.)

(e) Minimum Yard Requirements:

(i) front and rear yard depths and exterior side yard width 15.0 m (49.21 ft.)

(ii) interior side yard width 7.5 m (24.60 ft.)

(f) Minimum Landscaped Open Space Requirement 5%

(g) Maximum Lot Coverage All Buildings 50%

(h) Off Street Parking Space Requirements

TYPE OR NATURE OF USE	MINIMUM OFF-STREET PARKING REQUIREMENTS
Office	1.0 parking space per 185 m <sup>2</sup> (1,991.39 ft. <sup>2</sup> ) of gross floor area or portion thereof
Warehouse	1.0 parking space per 225 m <sup>2</sup> (2,421.96 ft. <sup>2</sup> ) of warehousing floor area or portion thereof
Manufacturing, processing, assembling, and/or fabricating plant and other permitted uses	1.0 parking space per 37 m <sup>2</sup> (398.28 ft. <sup>2</sup> ) of manufacturing floor area or portion thereof

**17.8.2 General Industrial-2 (MG-2) Zone**

Notwithstanding the permitted uses of the General Industrial (MG) Zone to the contrary, within the General Industrial-2 (MG-2) Zone the only permitted uses shall be a salvage yard and accessory retail sales of motor vehicles and any existing dwelling house or dwelling unit located on the same lot.

**17.8.3 General Industrial-3 (MG-3) Zone**

Notwithstanding the permitted uses of the General Industrial (MG) Zone to the contrary, within the General Industrial-3 (MG-3) Zone, the use or storage of hazardous chemicals shall not be permitted.

In addition, further development or redevelopment of the lands zoned General Industrial-3 (MG-3) shall be subject to site plan control, and that in addition to matters set out in Section 41 of the *Planning Act*, R.S.O., 1990, as amended, the site plan shall be designed so as to minimize the effects of site lighting and noise on wildlife in the adjacent wetlands.

**17.8.4 General Industrial-4 (MG-4) Zone**

Notwithstanding the permitted uses of the General Industrial (MG) Zone to the contrary, within the General Industrial-4 (MG-4) Zone the only permitted uses shall be manufacturing, processing, assembling and fabricating operations, the sale of items produced on the same lot and buildings and structures accessory thereto. In addition, only uses and operations that do not use water during the manufacturing process shall be permitted.

**17.8.5 General Industrial-5 (MG-5) Zone**

Notwithstanding the permitted uses of the General Industrial (MG) Zone to the contrary, within the General Industrial-5 (MG-5) Zone the only permitted uses shall be a wood products manufacturing and processing plant and any existing dwelling house or dwelling unit located on the same lot.

**17.8.6 General Industrial-6 (MG-6) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-6 (MG-6) Zone the following shall apply:

(a) Permitted Uses:

- (i) ambulance base

(b) Servicing Requirement:

All permitted uses shall be serviced by a municipal water supply system

(c) Minimum Lot Area 0.4 ha (0.99 ac.)

(d) Minimum Lot Frontage 46.0 m (150.92 ft.)

(e) Minimum Yard Requirements:

(i) front and rear yard depths and exterior side yard width 15.0 m (49.21 ft.)

(ii) interior side yard width 7.5 m (24.60 ft.)

(f) Minimum Landscaped Open Space Requirement 5%

(g) Maximum Lot Coverage All Buildings 50%.

**17.8.7 General Industrial-7 (MG-7) Zone, Part Lot 31, Concession 2**

Notwithstanding the permitted uses for the General Industrial (MG) Zone to the contrary, within the General Industrial-7 (MG-7) Zone motor vehicle inspection, truck trailer repairs and trailer leasing will be permitted, in addition to those uses permitted in the General Industrial-1 (MG-1) Zone.

**17.8.8 General Industrial-8 (MG-8) Zone, Part Lot 28, Concession 3**

(a) Notwithstanding the permitted uses for the General Industrial (MG) Zone to the contrary, within the General Industrial-8 (MG-8) Zone, a detergent manufacturing facility, a retail commercial establishment including a factory outlet and other accessory uses, and an accessory dwelling unit will be permitted within the General Industrial-8 (MG-8) Zone.

For the purpose of this by-law a detergent manufacturing facility means an establishment where the predominant industrial activity involves the processing blending and packaging of ingredients to produce detergent products, and where such industrial activities are contained within a building.

(b) Notwithstanding the provisions of Section 15.2 to the contrary, within the General Industrial-8 (MG-8) Zone, the minimum front and exterior side yards shall be 30 metres (98.42 ft.); and the maximum building floor area shall be 1,400 square metres (15,069.97 ft.<sup>2</sup>).

**17.8.9 Reserved**

**17.8.10 General Industrial- 10 (MG-10) Zone, Part Lots 33 and 34, Conc. 3**

Notwithstanding the requirements for open storage in the General Industrial (MG) Zone to the contrary, within the General Industrial-10 (MG-10) Zone, no outside storage shall be permitted in the required front yard and no outside storage shall be permitted within 20.0 metres (65.6 feet) of the north property line.

**17.8.11 General Industrial- 11 (MG-11) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-11 (MG-11) Zone the following shall apply:

(a) Permitted Uses:

- (i) a chemical plant only

**17.8.12 General Industrial- 12 (MG- 12) Zone – 188 King Street East, Colborne**

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-12 (MG-12) Zone the following shall apply:

**17.8.12.1 Regulations**

- (i) Minimum front yard depth 10.66 m (35.0 ft.)
- (ii) Minimum west interior side yard width 6.0 m (19.69 ft.)
- (iii) Minimum east interior side yard width 10.66 m (35.0 ft.)
- (iv) Minimum number of parking spaces 63 spaces
- (v) Maximum height of a building shall be 12.49 metres (40.98 feet) except for any building within 89.85 metres (295 feet) of King Street East (County Road No. 2), where the maximum height of a building shall be 6.0 metres (19.69 feet).

#### **17.8.12.2 Planting Strips**

The only use permitted within the strip of land, having a minimum width of 3.0 metres (9.84 feet) adjoining the east and west property lines, shall be a buffer strip in accordance with Section 4.6 of this By-law.

#### **17.8.12.3 Open Storage**

Notwithstanding the provisions of Section 17.4 of this By-law, outside storage shall be prohibited. All storage shall be within an enclosed building.

#### **17.8.12.4 Parking Space Location**

Required parking spaces for employees shall be located in the west interior side yard or the rear yard only, but no space for employee parking shall be located within 60.96 metres (200 feet) of King Street East (County Road No. 2). Parking spaces for visitors may be located in the front yard, and shall also be permitted in the west interior side yard only.

#### **17.8.12.5 Parking Space Requirement for Warehouse Use**

Notwithstanding any other provisions of this By-law to the contrary, for a warehouse use within the MG-12 Zone, the minimum off-street parking space requirement shall be one parking space per 225.0 square metres of total warehouse floor area or portion thereof.

**SECTION 18 - EXTRACTIVE INDUSTRIAL (ME) ZONE**

No person shall within a Extractive Industrial (ME) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**18.1 PERMITTED USES**

- 18.1.1 an aggregate storage area
- 18.1.2 an agricultural use
- 18.1.3 aggregate processing plants, concrete batching plants and asphalt plants
- 18.1.4 sand and gravel pits
- 18.1.5 quarries
- 18.1.6 forestry and conservation uses
- 18.1.7 wayside pits and wayside quarries

**18.2 REGULATIONS FOR USES PERMITTED IN SECTION 18.1**

- 18.2.1 Minimum Front Yard Depth 30.0 m (98.42 ft.)
- 18.2.2 Minimum Rear Yard Depth 15.0 m (49.21 ft.)
- 18.2.3 Minimum Exterior Side Yard Width 30.0 m (98.42 ft.)
- 18.2.4 Minimum Interior Side Yard Width 15.0 m (49.21 ft.)

**18.3 BUFFER STRIP REQUIREMENTS**

Where interior side or rear lot line abuts a Residential, Open Space or Community Facility Zone a buffer strip shall be provided in accordance with Section 4.6 of this By-law.

**18.4 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Extractive Industrial (ME) Zone shall apply.

**18.5 SPECIAL EXTRACTIVE INDUSTRIAL (ME) ZONES**

**18.5.1 Extractive Industrial-1 (ME-1) Zone**

Notwithstanding the uses permitted in the Extractive Industrial (ME)

Zone, within the Extractive Industrial-1 (ME-1) Zone only the following uses shall be permitted:

- (a) aggregate storage area
- (b) agriculture
- (c) aggregate processing plants, concrete batching plants and asphalt plants
- (d) forestry and conservation uses

## **SECTION 19 - WASTE DISPOSAL INDUSTRIAL (MD) ZONE**

No person shall within the Waste Disposal Industrial (MD) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **19.1 PERMITTED USES**

- 19.1.1 a recycling facility
- 19.1.2 a sanitary landfill site
- 19.1.3 a sewage treatment facility, including a sewage lagoon
- 19.1.4 a waste disposal area
- 19.1.5 a waste transfer station

### **19.2 REGULATIONS FOR USES PERMITTED IN SECTION 19.1**

- 19.2.1 Minimum Yard Requirements 60.0 m (196.85 ft.)

### **19.3 BUFFER STRIP REQUIREMENTS**

Where the interior side or rear lot line abuts a Residential or Community/Open Space Zone category, a buffer strip shall be provided in accordance with Section 4.6 of this By-law.

### **19.4 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Waste Disposal Industrial (MD) Zone shall apply.

### **19.5 SPECIAL WASTE DISPOSAL INDUSTRIAL (MD) ZONES**

#### **19.5.1 Waste Disposal Industrial-1 (MD-1)**

Notwithstanding the uses permitted in the Waste Disposal Industrial (MD) Zone, within the Waste Disposal Industrial-1 (MD-1) Zone, only a closed waste disposal area/sanitary landfill site shall be a permitted use.

## **SECTION 20 - COMMUNITY FACILITY (CF) ZONE**

No person shall within a Community Facility (CF) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **20.1 PERMITTED USES**

- 20.1.1 an accessory single detached dwelling
- 20.1.2 an accessory dwelling unit
- 20.1.3 an arena
- 20.1.4 an assembly hall or auditorium
- 20.1.5 a camping park
- 20.1.6 a cemetery
- 20.1.7 a community centre
- 20.1.8 a curling rink
- 20.1.9 a day care centre
- 20.1.10 a day nursery
- 20.1.11 an elderly persons centre
- 20.1.12 a family resources centre
- 20.1.13 a fire hall
- 20.1.14 a fraternal lodge
- 20.1.15 a home for the aged or retirement lodge
- 20.1.16 a hospital
- 20.1.17 a medical or dental clinic
- 20.1.18 a municipal office
- 20.1.19 a museum
- 20.1.20 a nursery school
- 20.1.21 a nursing home
- 20.1.22 a place of worship
- 20.1.23 a police station
- 20.1.24 a post office
- 20.1.25 a private club
- 20.1.26 a library
- 20.1.27 a public or private school
- 20.1.28 a parking lot
- 20.1.29 a private park
- 20.1.30 a public park
- 20.1.31 a public use

### **20.2 REGULATIONS FOR USES PERMITTED IN SECTION 20.1**

20.2.1 Minimum Lot Area:

- (a) An accessory single detached dwelling 0.4 ha (0.99 ac.)

	(b) A camping park	0.4 ha (0.99 ac.)
	(c) Other Permitted Uses	Not Applicable
20.2.2	Minimum Lot Frontage:	
	(a) An accessory single detached dwelling	46.0 m (150.92 ft.)
	(b) A camping park	100.0 m (328.08 ft.)
	(c) Other Permitted Uses	Not Applicable
20.2.3	Minimum Front Yard Depth	12.0 m (39.37 ft.)
20.2.4	Minimum Exterior Side Yard Width	12.0 m (39.37 ft.)
20.2.5	Minimum Interior Side Yard Width	7.5 m (24.60 ft.)
	- except where the interior side lot line abuts a Residential Zone, the minimum interior side yard shall be	10.5 m (34.45 ft.)
20.2.6	Minimum Rear Yard Depth	7.5 m (24.60 ft.)
	- except where the rear lot line abuts a Residential Zone, the minimum rear yard shall be	10.5 m (34.45 ft.)
20.2.7	Minimum Accessory Single Detached Dwelling Floor Area	92.9 m <sup>2</sup> (1,000.0 ft. <sup>2</sup> )
20.2.8	Maximum Building Height	11.0 m (36.09 ft.)
20.2.9	Maximum Lot Coverage of All Buildings	50%
20.2.10	Minimum Landscaped Open Space	30%
20.2.11	Maximum Number of Dwelling Units or Single Detached Dwellings Per Lot	1 only

### **20.3 BUFFER STRIP REQUIREMENTS**

Where the interior side or rear lot line abuts a Residential Zone, a buffer strip shall be provided in accordance with the Section 4.6 of this By-law.

### **20.4 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Community Facility (CF) Zone

shall apply.

## **20.5 SPECIAL COMMUNITY FACILITY (CF) ZONES**

### **20.5.1 Community Facility-1 (CF-1) Zone, Part Lots 32 and 33, Conc. 2**

Notwithstanding the permitted uses and regulations for permitted uses permitted of the Community Facility (CF) Zone, within the Special Community Facility-1 (CF-1) Zone, the following special provisions shall apply:

- (a) Permitted uses shall be limited to stormwater management facilities owned and operated by the Corporation of the Township of Cramahe.
- (b) Minimum Lot Area: Not Applicable
- (c) Minimum Lot Frontage: Not Applicable
- (d) Section 20.3 shall not apply.

**SECTION 21 - OPEN SPACE (OS) ZONE**

No person shall within the Open Space (OS) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**21.1 PERMITTED USES**

- 21.1.1 an athletic field
- 21.1.2 a conservation area including outdoor recreation activities, nature study and wildlife areas, or other similar use as provides for the preservation of the natural environment
- 21.1.3 a private park
- 21.1.4 a boat launch ramp
- 21.1.5 a parking lot

**21.2 REGULATIONS FOR USES PERMITTED IN SECTION 21.1**

21.2.1	Minimum Lot Area:	Not Applicable
21.2.2	Minimum Lot Frontage:	Not Applicable
21.2.3	Minimum Front Yard Depth:	12.0 m (39.37 ft.)
21.2.4	Minimum Exterior Side Yard Width:	12.0 m (39.37 ft.)
21.2.5	Minimum Interior Side Yard Width:	7.5 m (24.60 ft.)
21.2.6	Minimum Rear Yard Depth:	7.5 m (24.60 ft.)
21.2.7	Maximum Building Height	11.0 m (36.09 ft.)
21.2.8	Maximum Lot Coverage of All Buildings	10%
21.2.9	Minimum Landscaped Open Space	50%

**21.3 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Open Space (OS) Zone shall apply.

## 21.4 SPECIAL OPEN SPACE (OS) ZONES

### 21.4.1 Reserved

**SECTION 22 - DEVELOPMENT (D) ZONE**

No person shall within a Development (D) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**22.1 PERMITTED USES**

- 22.1.1 an existing single detached dwelling
- 22.1.2 an existing farm or agricultural use
- 22.1.3 a farm produce outlet
- 22.1.4 a home occupation
- 22.1.5 accessory uses
- 22.1.6 existing uses in addition to or other than those listed above

**22.2 REGULATIONS FOR USES PERMITTED IN SECTION 22.1**

22.2.1	Minimum Lot Area	as existing
22.2.2	Minimum Lot Frontage	as existing
22.2.3	Minimum Front Yard Depth	12.0 m (39.37 ft.)
22.2.4	Minimum Exterior Side Yard Width	12.0 m (39.37 ft.)
22.2.5	Minimum Interior Side Yard Width	6.0 m (19.69 ft.)
22.2.6	Minimum Rear Yard Depth	12.0 m (39.37 ft.)
22.2.7	Minimum Dwelling Floor Area	As Existing
22.2.8	Maximum Building Height	11.0 m (36.09 ft.)
22.2.9	Maximum Number of Dwellings Per Lot	1 only

**22.3 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Development (D) Zone shall apply.

## 22.4 SPECIAL DEVELOPMENT (D) ZONES

### 22.4.1 Development-1 (D-1) Zone, Part Lot 28, Conc. 1 (Colborne)

Notwithstanding the provisions and regulations of the Rural (RU) Zone to the contrary, within the Rural-250 (RU-250) Zone the following special provisions shall apply:

#### 22.4.1.1 Permitted Uses

- (a) One single detached dwelling
- (b) A home occupation
- (c) A public use
- (d) Accessory uses

#### 22.4.1.2 Regulations

- (a) Minimum Lot Area 6.5 hectares (16.06 ac.)
- (b) Minimum Lot Frontage 250.0 metres (820.2 ft.)
- (c) Minimum Front Yard 7.5 metres (24.61 ft.)
- (d) Minimum Interior Side Yard 7.5 metres (24.61 ft.)
- (e) Minimum North Interior Side Yard 270.0 metres (885.8 ft.)
- (f) Minimum Rear Yard 7.5 metres (24.61 ft.)
- (g) Maximum Dwelling Gross Floor Area 425 sq. m (4,574.8 sq. ft.)
- (h) Maximum Lot Coverage 5.0%

## **SECTION 23 - ENVIRONMENTAL CONSERVATION (EC) ZONE**

No person shall within an Environmental Conservation (EC) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **23.1 PERMITTED USES**

- 23.1.1 residential uses are prohibited with the exception of an existing single detached dwelling
- 23.1.2 an agricultural use, excluding buildings
- 23.1.3 a forestry use
- 23.1.4 a conservation area including outdoor recreation activities, nature study and wildlife areas, or other similar use which provides for the preservation of the natural environment
- 23.1.5 structures required for flood, erosion and siltation control works
- 23.1.6 a marine facility
- 23.1.7 existing uses, buildings and structures

### **23.2 REGULATIONS FOR USES PERMITTED IN SECTION 23.1**

- 23.2.1 Minimum Lot Area as existing
- 23.2.2 Minimum Lot Frontage as existing
- 23.2.3 Minimum Front Yard Depth 12.0 m (39.37 ft.)
- 23.2.4 Minimum Exterior Side Yard Width 12.0 m (39.37 ft.)
- 23.2.5 Minimum Interior Side Yard Width 7.5 m (24.60 ft.)
- 23.2.6 Minimum Rear Yard Depth 7.5 m (24.60 ft.)

### **23.3 ALTERATIONS AND EXTENSIONS TO PERMITTED EXISTING USES**

Except as permitted by Section 4.11 of this By-law, or as specifically stated otherwise, the extension or enlargement of any permitted existing use, building or structure located in an Environmental Conservation (EC) Zone shall only be permitted where the extension or enlargement does not require the issuing of a Building Permit.

Any alteration, enlargement, extension or reconstruction of any permitted existing use shall comply with the regulations imposed by the Ministry of Natural Resources or the Lower Trent Region Conservation Authority.

## **23.4 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Environmental Conservation (EC) Zone shall apply.

## **23.5 SPECIAL ENVIRONMENTAL CONSERVATION (EC) ZONES**

### **23.5.1 Environmental Conservation-1 (EC-1) Zone, Part Lots 15 and 16, Conc. B.F.C.**

The EC-1 Zone shall include the Conservation Authority requirements of a 45.0-metre (147.6-feet) erosion hazard limit defined from the 3:1 stable top of bank and a vertical elevation flood hazard limit of 77.0 metres (252.56 feet) GSC. Natural vegetation buffers shall be established/maintained in these areas. Future development shall be prohibited in these areas.

### **23.5.2 Environmental Conservation-2 (EC-2) Zone, Part Lot 31, Conc. 5**

Notwithstanding the minimum lot area and lot frontage requirements of the Environmental Conservation (EC) Zone to the contrary, within the Environmental Conservation-2 (EC-2) Zone, the minimum lot area requirement shall be 32.3 hectares (80.0 ac.) and the minimum lot frontage shall be 0.0 metres (0.0 ft.) Further, this parcel shall be deeded to the Lone Pine Marsh Sanctuary Inc.

## **SECTION 24 – OAK RIDGES MORaine ENVIRONMENTAL (ORME) ZONE**

The following provisions shall apply to the Oak Ridges Moraine Environmental (ORME) Zone on Schedules “A-3” and “A-4”.

### **24.1 PERMITTED USES**

No person shall hereafter within an Oak Ridges Moraine Environmental (ORME) Zone, use any land or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- i) fish, wildlife and forest management;
- ii) conservation projects including flood and erosion control projects;
- iii) transportation, infrastructure and utilities uses in accordance with the applicable policies of the Official Plan;
- iv) low intensity recreational uses;
- v) accessory uses to the above permitted uses, in accordance with the provisions of this By-law.

## **SECTION 25 – OAK RIDGES MORaine CORE (ORMC) ZONE**

The following provisions shall apply to the Oak Ridges Moraine Core (ORMC) Zone on Schedule "A-4".

### **25.1 PERMITTED USES**

No person shall hereafter within an Oak Ridges Moraine Core (ORMC) Zone, use any land or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- i) fish, wildlife and forest management;
- ii) conservation projects including flood and erosion control projects;
- iii) agricultural uses;
- iv) transportation, infrastructure and utilities uses in accordance with the applicable policies of the Official Plan;
- v) home businesses;
- vi) home industries;
- vii) bed and breakfast establishments;
- viii) farm vacation homes;
- ix) low intensity recreational uses;
- x) unserviced parks;
- xi) accessory uses to the above permitted uses, in accordance with the provisions of this By-law.

## **SECTION 26 – OAK RIDGES MORaine LINKAGE (ORML) ZONE**

The following provisions shall apply to the Oak Ridges Moraine Linkage (ORML) Zone on Schedules “A-3” and “A-4”.

### **26.1 PERMITTED USES**

No person shall hereafter within an Oak Ridges Moraine Linkage (ORML) Zone, use any land or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- i) fish, wildlife and forest management;
- ii) conservation projects and flood and erosion control projects;
- iii) agricultural uses;
- iv) transportation, infrastructure and utilities uses in accordance with the applicable policies of the Official Plan;
- v) home businesses;
- vi) home industries;
- vii) bed and breakfast establishments;
- viii) farm vacation homes;
- ix) low intensity recreational uses;
- x) unserviced parks;
- xi) wayside pits;
- xii) accessory uses to the above permitted uses, in accordance with the provisions of this By-law.

## **SECTION 27 – OAK RIDGES MORAINÉ COUNTRYSIDE (ORMCO) ZONE**

The following provisions shall apply to the Oak Ridges Moraine Countryside (ORMCO) Zone on Schedules “A-3” and “A-4”.

### **27.1 PERMITTED USES**

No person shall hereafter within an Oak Ridges Moraine Countryside (ORMCO) Zone, use any land or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- i) fish, wildlife and forest management;
- ii) conservation projects and flood and erosion control projects;
- iii) agricultural uses;
- iv) agriculture-related uses;
- v) transportation, infrastructure and utilities uses in accordance with the applicable policies of the Official Plan;
- vi) home businesses;
- vii) home industries;
- viii) bed and breakfast establishments;
- ix) farm vacation homes;
- x) low intensity recreational uses;
- xi) unserviced parks;
- xii) wayside pits;
- xiii) accessory uses to the above permitted uses, in accordance with the provisions of this By-law.

## **SECTION 28 – OAK RIDGES MORaine MINERAL EXTRACTIVE (ORMME) ZONE**

The following provisions shall apply to the Oak Ridges Moraine Mineral Extractive (ORMME) Zone.

### **28.1 PERMITTED USES**

No person shall hereafter within an Oak Ridges Moraine Mineral Extractive (ORMME) Zone, use any land or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- i) mineral aggregate operations;
- ii) accessory uses to the above permitted uses, in accordance with the provisions of this By-law.

<b>SECTION 29 – OAK RIDGES MORaine ENVIRONMENTAL PLAN REVIEW (ORMEPR) ZONE</b>
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The Oak Ridges Moraine Environmental Plan Review (ORMEPR) Zone on Schedules “A-3” and “A-4” is an overlay zone that identifies the area of influence from a key natural heritage feature or a hydrologically sensitive area and its associated vegetative protection zone. All development in this area will be guided by the underlying zone provisions. A natural heritage evaluation and/or hydrological evaluation completed in accordance with the Oak Ridges Moraine Conservation Plan shall be prepared for all development and shall be approved by the Township in consultation with the local Conservation Authority. Approval of the development is also subject to site plan approval by the Township.

## **SECTION 30 - PENALTIES & ADOPTION**

### **30.1 REMEDIES**

Where any building or structure is or is proposed to be erected, altered, reconstructed, extended or enlarged, or any building or structure or part thereof is or is proposed to be used, or any land is or is proposed to be used, in contravention of the provisions of this By-law, the same may be restrained by action at the insistence of any ratepayer, or of the Council of the Municipality pursuant of the provisions of the *Planning Act*.

### **30.2 VIOLATION AND PENALTY**

Every person or corporation who uses any land or erects or uses any building or structure in a manner contrary to any requirements of this By-law, or who causes or permits such use or erection, or who violates any provisions of this By-law or causes or permits a violation, is guilty of an offence and upon conviction thereof shall be liable to penalties prescribed in Section 67 of the *Planning Act*, R.S.O. 1990, as amended.

### **30.3 REPEALS**

All Zoning By-laws and amendments thereto, passed pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, or a predecessor thereto, in force on the date of adoption of this By-law, shall be repealed immediately subsequent to the By-law coming into full force and effect.

### **30.4 EFFECTIVE DATE**

This By-law shall come into force on the date of passing by the Council of the Township of Cramahe, subject to the provisions of Section 34 of the *Planning Act*.

**Read a FIRST TIME this 19<sup>th</sup> day of February, 2008.**

**Read a SECOND TIME this 19<sup>th</sup> day of February, 2008.**

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Mayor, Marc Coombs

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Clerk-Administrator, Christie Alexander

**Read a THIRD TIME and FINALLY passed this 19<sup>th</sup> day of February, 2008.**

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Mayor, Marc Coombs

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Clerk-Administrator, Christie Alexander