



The Corporation of Norfolk County

By-Law 2026-XX

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Affecting All Lands within Norfolk County in the Name of Norfolk County.

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and 41 of the *Planning Act*, R.S.O. 1990, CHAPTER P.13, as amended; and

Whereas this By-Law conforms to the Norfolk County Official Plan; and

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Section 1.0 – Administration, Interpretation and Zones is hereby amended by renaming Subsection 1.2.5 – Licenses and Other By-Laws as follows:

1.2.5 Licenses, Permits and Other By-Laws

2. That Section 1.0 – Administration, Interpretation and Zones is hereby amended by rescinding Subsection 1.2.5 – Licenses, Permits and Other By-laws, as renamed, and replacing it with the following in its stead:

1.2.5 Licenses, Permits and Other By-Laws

Nothing in this By-Law shall relieve any *person* from the requirements of any other By-Laws of the *County*, as amended, or any license or permit requirements.

3. That Section 1.0 – Administration, Interpretation and Zones is hereby amended by adding new Subsection 1.2.7 – Uses Not Subject to this By-Law as follows:

1.2.7 Uses Not Subject to this By-Law

- a) Pursuant to Section 62.0.2 of the *Ontario Planning Act*, an undertaking of a publicly-funded post-secondary institution for the objects of the institution is not subject to the *Ontario Planning Act*. Accordingly, zoning shall have no effect on an undertaking that has satisfied that it is for the objects of the institution, in accordance with the *Ontario Planning Act*, in which case, zoning is provided for information purposes only.

- b) Pursuant to Section 62.0.4 of the *Ontario Planning Act*, the development or redevelopment of a building or part of a building, the use of a building, or the use of the parcel of land on which the building is located, with funding pursuant to a funding agreement entered into by the Ministry of Labour, Immigration, Training and Skills Development for training or skills development purposes agreed to in the funding agreement, is not subject to the *Ontario Planning Act*. Accordingly, zoning is provided for information purposes only.
- 4. That Section 1.0 – Administration, Interpretation and Zones is hereby amended by rescinding Subsection 1.5.1 – Enforcement and replacing it with the following in its stead:
 - 1.5.1 Enforcement
 - a) The provisions of this By-Law shall be enforced by the *County* or any agent acting with authority on behalf of the County.
 - b) The County may request a signed declaration in accordance with County standards to ensure a building or structure is constructed in compliance with the requirements of the By-Law.
- 5. That Subsection 1.6.2 – Repeal of By-Law 1-NO 85 and All Amendments is hereby amended by adding the following directly before “*Planning Act*”:

Ontario
- 6. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.1 “ABATTOIR” as follows:

“**ABATTOIR**” shall mean the whole or part of lands, *lots*, *buildings* or *structures* used for the slaughter of animals or *livestock*.
- 7. That all subsections in Section 2.0 – Definitions hereby be amended by being renumbered accordingly.
- 8. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.2 “ACCESS AISLE” as follows:

“**ACCESS AISLE**” shall mean an additional space beside a *parking space* that allows *persons* with disabilities to get in and out of their *vehicles*.
- 9. That Section 2.0 – Definitions is hereby amended by renaming Subsection 2.6 “FARM EXPERIENCE ACTIVITY”, as renumbered, as follows:

“AGRI-TOURISM USES”

10. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.6 “AGRI-TOURISM USES”, as renumbered and renamed, and replacing it with the following in its stead:

“AGRI-TOURISM USES” shall mean an accessory activity that is directly associated with agriculture and a *farm operation* and which consists of adding a component of *farm*-related tourism uses that may include education, temporary accommodation such as a *bed & breakfast* or activities related to a *farm operation*.

11. That all references to renamed subsections hereby be amended accordingly in Zoning By-law 1-Z-2014.

12. That Section 2.0 – Definitions is hereby amended by amended by rescinding the definition of Subsection 2.9 “ANGULAR PLANE”, as renumbered, and replacing it with the following in its stead:

“ANGULAR PLANE” shall mean a maximum *building height* measured as a vertical line of 45 degrees beginning at the *lot line* of the nearest applicable *lot*.

13. That Section 2.0 – Definitions is hereby amended by rescinding the definition of Subsection 2.16 “AUTOMOBILE GAS STATION”, as renumbered, and replacing it with the following in its stead:

“AUTOMOBILE GAS STATION” shall mean a *building* or place where fuels, lubricants and accessories for *vehicles* are kept for retail sale. An *automobile gas station* may include, as an *accessory use*, the storage and retail sale of propane cylinders regulated by the Technical Standards and Safety Authority (TSSA) but shall not include any element of propane transfer, container refill centre or filling plant.

14. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.21 “BARRIER-FREE ACCESS RAMP” as follows:

“BARRIER-FREE ACCESS RAMP” shall mean an uncovered, inclined ramp providing access to the main floor of a building allowing a continuous unobstructed path for persons with limited mobility.

15. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.24 “BICYCLE PARKING SPACE” as follows:

“BICYCLE PARKING SPACE” shall mean a designated area for the exclusive parking of bicycles equipped with a rack/stand designed to lock the wheel and/or frame of a bicycle.

16. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.35 “CEMETERY”, as renumbered, and replacing it with the following in its stead:

“CEMETERY” shall mean land that is set aside or used as a place for the interment of human remains which may include a *building* or *structure* for one (1) or more of the following purposes:

- a) a columbarium, designed for the purpose of storing the ashes of human remains that have been cremated;
- b) a mausoleum used as a place for the interment of human remains in sealed crypts or compartments.

A *cemetery* shall not include a *crematorium*.

17. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.36 “CHIP WAGON”, as renumbered, and replacing it with the following in its stead:

“CHIP WAGON” shall mean food service vehicle.

18. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.37 “CLINIC OR DOCTORS’ OFFICES”, as renumbered, and replacing it with the following in its stead:

“CLINIC OR DOCTORS’ OFFICES” shall mean a *building* or part of a *building* other than a *hospital* that is used solely by physicians, medical doctors, dentists or physical and mental health practitioners and their staff for the purpose of consultation, diagnosis and treatment of out-patients. The *building* may include, as *accessory uses*, one (1) or more of an administrative office, waiting room, examination room, laboratory, operating room and a *pharmacy* directly associated with the facility.

19. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.43 “CONVENIENCE STORE”, as renumbered, and replacing it with the following in its stead:

“CONVENIENCE STORE” shall mean a *building* or part of a *building* wherein groceries, beverages and packaged foodstuffs are offered for sale in combination with the sale of any of the following accessory items: specialty foods, prepared foods, *vapour and tobacco product*, drugs but excluding *pharmacy*, alcoholic beverages including beer and distilled prepared drinks not for on-site consumption, confections, periodicals, the sale or rental of videos and similar items which are intended to serve the day-to-day needs primarily of the residents of the immediate

neighbourhood and in no case shall these accessory items in total occupy more than 50 percent of the *usable floor area* of the *convenience store*.

20. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.46 “CREMATORIUM” as follows:

“CREMATORIUM” shall mean the use of a building for the purpose of cremating human remains that is approved under the *Funeral, Burial and Cremation Services Act*.

21. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.48 “DAY CARE CENTRE” as follows:

“DAY CARE CENTRE” shall mean a *building* or part of a *building* licensed or required to be licensed as a childcare centre under the *Child Care and Early Years Act*, as amended, providing temporary care or supervision for children.

22. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.49 “DAY CARE NURSERY”, as renumbered, and replacing it with the following in its stead:

“DAY CARE NURSERY” shall be defined as *day care centre*.

23. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.51 “DEMOUNTABLE STAGE” as follows:

“DEMOUNTABLE STAGE” shall mean a structure that:

- a) consists of one or more platforms together with any wall, roof or other structures attached to or located on any of the platforms;
- b) is intended to be used for public or private performances or events, other than performances or events associated with movie or television productions;
- c) is intended to be erected, assembled or installed for a limited specified time;
- d) is capable of being dismantled at its location and moved to be reconstituted elsewhere or is erected for one-time use;
- e) is not located inside a fully enclosed building;
- f) is primarily for use by performers and workers; and
- g) may or may not be mounted on wheels.

24. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.52 “DEMOUNTABLE SUPPORT STRUCTURE” as follows:

“DEMOUNTABLE SUPPORT STRUCTURE” shall mean any structure that:

- a) is capable of supporting banners, stage sets, props, sound equipment, lighting equipment or other equipment;
- b) is intended to be used for public or private performances or events, other than performances or events associated with movie or television productions;
- c) is intended to be erected, assembled or installed for a limited specified time;
- d) is capable of being dismantled at its location and moved to be reconstituted elsewhere or is erected for one-time use;
- e) is not attached to or located on a demountable stage;
- f) is not located inside a fully enclosed building;
- g) is primarily for use by performers and workers; and
- h) may or may not be mounted on wheels.

25. That Section 2.0 – Definitions is hereby amended by adding the following text to Subsection 2.543 “DEPARTMENT STORES”, as renumbered, directly after the last sentence:

A department store may include, as an accessory use, the storage and retail sale of propane cylinders regulated by the Technical Standards and Safety Authority (TSSA) but shall not include any element of propane transfer, container refill centre or filling plant.

26. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.54 “DEVELOPMENT” as follows:

“DEVELOPMENT” shall mean the creation of a new *lot*, a change in land use, or the construction, *erection* or placing of one or more *buildings* or *structures* on land or the addition or *alteration* to a *building* or *structure* requiring approval under the *Ontario Planning Act*, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment or identified in provincial standards; or
- b) works subject to the *Drainage Act*.

27. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.55 “DRIVE THROUGH” as follows:

“DRIVE THROUGH” shall mean the use of land, *buildings* or *structures*, or parts thereof, to provide or dispense products or services, through an attendant or a window or an automated machine, to customers remaining in a motor *vehicle* queuing in a designated *stacking lane*. A *drive through* may be in combination with

other uses such as a financial institution, *restaurant, retail store or automobile washing establishment*.

28. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.56 “DISTILLERY” as follows:

“**DISTILLERY**” shall mean a *building or structure* used for the making or blending of spirits containing alcohol.

29. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.62 “DWELLING”, as renumbered, and replacing it with the following in its stead:

“**DWELLING**” shall mean a *building* containing one (1) or more *dwelling units*. Each *dwelling* may include an attached *private garage*.

30. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.62.1 “SINGLE DETACHED DWELLING”, as renumbered, and replacing it with the following in its stead:

“**SINGLE DETACHED DWELLING**” shall mean a *dwelling* not attached to any other *dwelling* and containing only one (1) *primary dwelling unit*.

31. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.62.2 “SEMI-DETACHED DWELLING”, as renumbered, and replacing it with the following in its stead:

“**SEMI-DETACHED DWELLING**” shall mean a *building* on a *lot* or *lots* divided by a vertical *common wall* into two (2) *primary dwelling units* with no internal access between *primary dwelling units* and each *dwelling* having frontage on a *street*.

32. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.62.3 “DUPLEX DWELLING”, as renumbered, and replacing it with the following in its stead:

“**DUPLEX DWELLING**” shall mean a *building* containing two (2) *primary dwelling units* with no internal access between *primary dwelling units*, but not including a *semi-detached dwelling*. Each *dwelling unit* has a private entrance from outside or a private entrance from a common internal hallway or internal stairway and does not include an *additional residential dwelling unit*.

33. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.62.4 “TRI-PLEX DWELLING”, as renumbered, and replacing it with the following in its stead:

“TRI-PLEX DWELLING” shall mean a *building* containing three (3) *primary dwelling units* with no internal access between *primary dwelling units*, but not including a townhouse containing three (3) *primary dwelling units*.

34. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.62.5 “FOUR-PLEX DWELLING”, as renumbered, and replacing it with the following in its stead:

“FOUR-PLEX DWELLING” shall mean a *building* containing four (4) *primary dwelling units* with no internal access between *primary dwelling units*, but not including a townhouse containing four (4) *primary dwelling units*.

35. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.62.7 “GARDEN SUITE” as follows:

“GARDEN SUITE” shall mean a one (1) *dwelling unit*, detached residential *structure*, that is ancillary to an *existing single detached dwelling*, designed to be portable, self-contained and temporary.

36. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.62.8 “GROUP TOWNHOUSES”, as renumbered, and replacing it with the following in its stead:

“GROUP TOWNHOUSES” shall mean a *dwelling* containing three (3) or more *primary dwelling units* with each *primary dwelling unit* being divided one from the other by a vertical *common wall*, with no internal access between *primary dwelling units*, and with each *primary dwelling unit* having direct access to a *yard*.

37. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.62.9 “STACKED TOWNHOUSES”, as renumbered, and replacing it with the following in its stead:

“STACKED TOWNHOUSES” shall mean a *dwelling* containing four (4) or more *primary dwelling units* with each *primary dwelling unit* being divided from the other by a vertical *common wall* and/or horizontally by a floor with no internal access between *primary dwelling units*, and each *primary dwelling unit* having an independent entrance at the *finished grade* level.

38. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.62.10 “STREET TOWNHOUSES”, as renumbered, and replacing it with the following in its stead:

“STREET TOWNHOUSES” shall mean a *dwelling* containing three (3) or more *primary dwelling units* with each *dwelling unit* being divided one from the other by a

vertical *common wall*, with no internal access between *primary dwelling units*, and with each *primary dwelling unit* fronting onto a *street*.

39. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.62.11 “APARTMENT DWELLING”, as renumbered, and replacing it with the following in its stead:

“APARTMENT DWELLING” shall mean a *dwelling* containing five (5) or more *primary dwelling units* with a shared or common entrance.

40. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.62.12 “ROOMING HOUSE”, as renumbered, and replacing it with the following in its stead:

“ROOMING HOUSE” shall mean a *single detached dwelling* not exceeding 600 square metres in *gross floor area* containing individual rooms rented, with or without meals, for lodging or sleeping accommodation and may provide communal but not individual cooking facilities. A *rooming house* does not include a *hotel* or *bed & breakfast*.

41. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.62.13 “VACATION HOME”, as renumbered, and replacing it with the following in its stead:

“VACATION HOME” shall mean a *dwelling* comprising only one (1) *primary dwelling unit* and which shall only be used for vacations, recreation or seasonal purposes. *Permanent year-round residency* is not *permitted*.

42. That Subsection 2.63 “DWELLING UNIT”, as renumbered, is hereby amended by deleting the term “*bunk house*” and replacing it with the following in its stead:

temporary farm workers accommodation

43. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.63.1 “PRIMARY DWELLING UNIT” as follows:

“PRIMARY DWELLING UNIT” shall mean the principal *dwelling unit* on a *lot*. Where *permitted* by this By-Law, subordinate *dwelling units*, such as *additional residential units*, may be *permitted* on the same *lot*.

44. That Section 2.0 – Definitions is hereby amended by renaming Subsection 2.63.2 “ACCESSORY RESIDENTIAL DWELLING UNIT”, as renumbered, as follows:

“ADDITIONAL RESIDENTIAL DWELLING UNIT”

45. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.63.2 “ADDITIONAL RESIDENTIAL DWELLING UNIT”, as renamed and renumbered, and replacing it with the following in its stead:

“ADDITIONAL RESIDENTIAL DWELLING UNIT” shall mean a self-contained residential *dwelling unit* supplemental to the *primary dwelling unit* on the same *lot*. The *additional residential dwelling unit* can be located within the *primary dwelling*, or in a detached *accessory building* on the same *lot* as the *primary dwelling unit*.

46. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.63.3 “INTERIOR ADDITIONAL RESIDENTIAL DWELLING UNIT”, as renumbered, and replacing it with the following in its stead:

“INTERIOR ADDITIONAL RESIDENTIAL DWELLING UNIT” shall mean a second *dwelling unit* that is within, but supplemental to, the permitted *primary dwelling unit* on the same *lot*, where the second *dwelling unit* has its own kitchen and bathroom.

47. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.63.4 “DETACHED ADDITIONAL RESIDENTIAL DWELLING UNIT”, as renumbered, and replacing it with the following in its stead:

“DETACHED ADDITIONAL RESIDENTIAL DWELLING UNIT” shall mean a separate *accessory building* on a *lot* containing a *primary dwelling unit*. The *detached additional residential unit* is subordinate and secondary to the *primary dwelling unit* located on the same *lot*.

48. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.80 “FOOD AND BEVERAGE PROCESSING” as follows:

“FOOD AND BEVERAGE PROCESSING” shall mean food manufacturing uses of fruit and vegetable preserving, specialty food manufacturing and dairy product manufacturing. *Food and beverage* processing excludes the production, preparation and processing of alcoholic beverages and products, production, preparation and processing of *cannabis* and products, and an *abattoir*.

49. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.81 “FOOD PRODUCTION” as follows:

“FOOD PRODUCTION” shall mean a *building* where specialized small-scale production or preparation of limited food and beverage products for sale to the public occurs, primarily for consumption off the premises. Food production includes, but is not limited to, catering establishments, test kitchens, bulk meal preparation, fromageries, bakeries and butchers. *Food production* excludes the production,

preparation and processing of alcoholic beverages and products and the production, preparation and processing of *cannabis* and products.

50. That Section 2.0 – Definitions is hereby amended by renaming Subsection 2.82 “FOOD TRUCK”, as renumbered, as follows:

“FOOD SERVICE VEHICLE”

51. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.82 “FOOD SERVICE VEHICLE”, as renamed and renumbered, and replacing it with the following in its stead:

“FOOD SERVICE VEHICLE” shall mean any *vehicle* from which food or refreshments are sold or offered for consumption by the public and includes but is not limited to a cart, wagon, trailer, truck and bicycle, irrespective of the type of power employed to move the *food service vehicle* from one point to another.

52. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.87 “GOLF COURSE”, as renumbered, and replacing it with the following in its stead:

“GOLF COURSE” shall mean an area of land used for the playing of golf and may include a driving range, practice putting, chipping and sand bunker areas, a club house with a pro shop, *restaurant*, lounge, or wedding venue as *accessory uses*.

53. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.88 “GREENHOUSE” as follows:

“GREENHOUSE” shall mean a *structure* that may be predominantly made of transparent or translucent material that is used for growing plants or crops in regulated climatic conditions. This definition shall include *greenhouse structures* that are temporary in nature or are intended to extend a growing season for plants that are germinated indoors. Where plants or crops are grown in a *greenhouse structure* for personal use or consumption, the *structure* may be considered accessory to *permitted* residential use and subject to the requirements applicable thereto. This definition shall not include a *cannabis production and processing* facility.

54. That Section 2.0 – Definitions is hereby amended by renaming Subsection 2.89 “SUPERMARKET”, as renumbered, as follows:

“GROCERY STORE / SUPERMARKET”

55. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.89 “GROCERY STORE / SUPERMARKET”, as renamed and renumbered, and replacing it with the following in its stead:

“GROCERY STORE / SUPERMARKET” shall mean a *retail store* selling food produce primarily and without limiting the generality of the foregoing, canned, bottled, packaged and frozen foods, fresh meat and poultry, fish, fresh fruits and vegetables, prepared food products, bakery products, dairy products, candy and confectionary and other food products are sold. In addition, newspapers, magazines, paper products, soft drinks, vapour and tobacco products, health and beauty aids, housewares, flowers and plants, other non-food articles and services may be sold provided they are subordinate to the main use.

56. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.90 “GROSS FLOOR AREA” as follows:

“GROSS FLOOR AREA” shall mean the total sum of the gross horizontal areas of all floors of the *building* or *buildings* on a *lot*, measured from the exterior faces of the exterior walls or from the centerline of the *common wall* separating two *buildings*.

The *gross floor area* shall include:

- a) *basement* floor area where the *basement* ceiling height is 1.8 metres or more, unless otherwise specified;
- b) elevator shafts and stairwells at each floor, floor area used for mechanical equipment, penthouse, interior balconies and mezzanines, enclosed porches and floor area devoted to *accessory uses*; and
- c) service areas for any *automobile service and repair station uses*.

Area used for a *parking garage*, parking or loading, whether in the main *building* or in an *accessory building*, is not included in the *gross floor area*.

57. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.91 “GROUP HOME”, as renumbered, and replacing it with the following in its stead:

“GROUP HOME” shall mean a *building* that is licensed, funded, or supervised under federal, provincial or local statute for the accommodation of two (2) to ten (10) individuals, exclusive of staff, living with support and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their wellbeing.

58. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.94 “HOME DAY CARE” as follows:

“HOME DAY CARE” shall mean an accessory use where temporary care or supervision is provided within a *dwelling unit* operated by a resident of that *dwelling unit*. A *home daycare* must be in accordance with regulations, including the

maximum number of children permitted, under the *Child Care and Early Years Act*, as amended (whether licensed or unlicensed under that *Act*).

59. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.95 “HOME INDUSTRY”, as renumbered, and replacing it with the following in its stead:

“HOME INDUSTRY” shall mean a craft, trade, guild, or service such as *automobile service and repair*, plumbers, electricians, merchandise service, *custom workshop*, or similar uses, carried on as a secondary use entirely within an *accessory building* on a *lot* provided by one or more residents of a *dwelling unit* located on the same *lot*. A *home industry* does not include an *automobile body shop* or paint booth.

60. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.96 “HOME OCCUPATION”, as renumbered, and replacing it with the following in its stead:

“HOME OCCUPATION” shall mean an occupation, personal service, business, arts and crafts or profession, carried on as a secondary use entirely within a *dwelling unit* provided the individual carrying on the activity resides within such *dwelling unit*. A *home occupation* shall also include a *home day care*, which is permitted to include an outdoor accessory play area. A *home occupation* shall also include uses such as, but not limited to, hair salon, medical treatment, massage, counseling, teaching classes, baking, catering, pet grooming, artist studio and seamstress/tailor. A *home occupation* does not include a *bed & breakfast* establishment or base of operation assembly areas.

61. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.97 “HORSE AND BUGGY” as follows:

“HORSE AND BUGGY” shall mean a non-motorized transport such as buggies or wagons dragged by one (1) or more horses.

62. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.98 “HOSPITAL” as follows:

“HOSPITAL” shall mean any institution, *building* or other premises established for the treatment of patients that is approved under the *Public Hospitals Act* as a public *hospital* or the *Private Hospitals Act*.

63. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.102 “LAUNDROMAT” as follows:

“LAUNDROMAT” shall mean a *building* where laundry machines and facilities for wet laundering, drying or finishing are made available for public use at a charge.

64. That Subsection 2.103 “LIVESTOCK”, as renumbered, is hereby amended by deleting the name “Ontario Ministry of Agriculture, Food and Rural Affairs” and replacing it with the following in its stead:

Ontario Ministry of Agriculture, Food and Agribusiness

65. That Section 2.0 – Definitions is hereby amended by adding the following text to Subsection 2.113 “LUMBER YARD AND BUILDING SUPPLY ESTABLISHMENT”, as renumbered, directly after the last sentence:

A lumber yard and building supply establishment may include, as an accessory use, the storage and retail sale of propane cylinders regulated by the Technical Standards and Safety Authority (TSSA) but shall not include any element of propane transfer, container refill centre or filling plant.

66. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.116 “MICRO-BREWERY, WINERY” as follows:

“MICROBREWERY, WINERY” shall mean a *building* used for the small scale and independent making of specialty or craft beer, liquors, or wine meant for consumption off-premises or on-site consumption when located in combination with a *permitted restaurant* and may include the *retail sale* of related items.

67. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.117 “MINIMUM DISTANCE SEPARATION” as follows:

“MINIMUM DISTANCE SEPARATION” shall mean formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from *livestock facilities*.

68. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.121 “MUNICIPAL DRAIN” as follows:

“MUNICIPAL DRAIN” shall mean drainage works as defined under the *Drainage Act*.

69. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.124 “NON-RESIDENTIAL” as follows:

“NON-RESIDENTIAL” when used with reference to a *building, structure* or use, shall mean designed, intended or used for purposes other than those of a *dwelling*.

70. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.125 “OBNOXIOUS USES” as follows:

“OBNOXIOUS USES” shall mean any use which is offensive or dangerous by reason of the emission of odour, smoke, dust, noise, gas, fumes, vibration or refuse matter.

71. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.131 “ON-FARM DIVERSIFIED USE”, as renumbered, and replacing in its stead:

“ON-FARM DIVERSIFIED USE” shall mean use(s) that are secondary to the principal agricultural use of the property and are limited in area. *On-farm diversified uses* include, but are not limited to, *home occupations, home industries, agri-tourism uses* including overnight tourist accommodation, uses that produce value-added agricultural products including those that use crops from other producers, and electricity generation facilities and transmission systems, and energy storage systems.

72. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.132 “ONTARIO AGGREGATE RESOURCES ACT”, as renumbered.

73. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.133 “ONTARIO BUILDING CODE ACT”, as renumbered.

74. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.134 “ONTARIO CONSERVATION AUTHORITIES ACT”, as renumbered.

75. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.135 “ONTARIO ENVIRONMENTAL PROTECTION ACT”, as renumbered.

76. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.136 “ONTARIO HEALTH PROTECTION AND PROMOTION ACT”, as renumbered.

77. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.137 “ONTARIO, LONG POINT REGION CONSERVATION AUTHORITY: REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES”, as renumbered.

78. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.138 “ONTARIO MUNICIPAL ACT”, as renumbered.

79. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.139 “ONTARIO NUTRIENT MANAGEMENT ACT”, as renumbered.

80. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.140 “ONTARIO PLANNING ACT”, as renumbered.

81. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.141 “ONTARIO PROVINCIAL OFFENCES ACT”, as renumbered.

82. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.132 “OPEN STORAGE” as follows:

“OPEN STORAGE” shall be defined as *outdoor storage*.

83. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.142 “PEDESTRIAN MEANS OF INGRESS AND EGRESS” as follows:

“PEDESTRIAN MEANS OF INGRESS AND EGRESS” shall mean an unobstructed path of travel from a *required* exit of a *building* or *dwelling unit* to a *street, lane, aisle* or *private road*.

84. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.143 “PERMANENT YEAR-ROUND RESIDENCY” as follows:

“PERMANENT YEAR-ROUND RESIDENCY” shall mean the use of a *dwelling unit* as a permanent, full-time residence throughout all seasons of the year.

85. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.146 “PERSONAL SERVICE SHOP”, as renumbered, and replacing it with the following in its stead:

“PERSONAL SERVICE SHOP” shall mean an establishment where a personal service is performed, such as, without limitation, a barber shop, a beauty salon, a dressmaking shop, a shoe repair shop, a tailor shop, a pet grooming establishment, a photographic studio, a music studio, computer services or similar use.

86. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.147 “PHARMACY” as follows:

“PHARMACY” shall mean a *retail store* which dispenses prescription drugs, and which sells non-prescription medicine, health, beauty products and associated sundry products.

87. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.154 “PRIVATE ROAD” as follows:

“PRIVATE ROAD” shall mean a right-of-way over private property that is privately maintained and may have a shared access to abutting *lots*.

88. That Subsection 2.160 “RESTAURANT, FAST FOOD”, as renumbered, is hereby amended by adding the following directly after the last sentence:

A restaurant, fast food may contain an outdoor patio or café.

89. That Subsection 2.161 “RESTAURANT, TAKE-OUT”, as renumbered, is hereby amended by deleting the term “chip wagon” and replacing it with the following in its stead:

food service vehicle

90. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.162 “RETAINING WALL” as follows:

“RETAINING WALL” shall mean a *structure* designed to hold back soil to prevent erosion and/or manage changes in ground elevation.

91. That Subsection 2.163 “RETAIL STORE”, as renumbered, is hereby amended by deleting the word “things” and replacing it with the following in its stead:

similar items.

92. That Subsection 2.165 “SALVAGE YARD”, as renumbered, is hereby amended by adding the following directly after the last sentence:

A salvage yard does not include vehicle sales or rental establishments.

93. That Section 2.0 – Definitions is hereby amended by renaming Subsection 2.168 “LARGE ON-SITE SEPTIC SYSTEM AND/OR HOLDING TANK”, as renumbered, as follows:

“SEWAGE WORKS”

94. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.168 “SEWAGE WORKS”, as renamed and renumbered, and replacing it with the following in its stead:

“SEWAGE WORKS” shall mean any works for the collection, transmission, treatment and disposal of sewage or any part of such work as specified under the *Ontario Water Resources Act*. These systems shall include, but not be limited to, greywater systems, cesspools, leaching bed systems and associated treatment units, and *holding tanks*, and shall not include sewage treatment plants.

95. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.173 “SIGNIFICANT DRINKING WATER THREAT”, as renumbered, and replacing it with the following in its stead:

“SIGNIFICANT DRINKING WATER THREAT” means a drinking water threat that, according to a risk assessment, poses or has the potential to pose a significant risk, as defined in the *Clean Water Act*.

96. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.175 “SPECIAL EVENT” as follows:

“SPECIAL EVENT” shall mean an event approved by the *County* through a *Special Event Permit*.

97. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.177 “STACKING LANE” as follows:

“STACKING LANE” shall mean a continuous on-site queuing lane that includes *stacking spaces* associated with a *drive through*.

98. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.178 “STACKING SPACE” as follows:

“STACKING SPACE” shall mean a portion of a *stacking lane* that may be provided in succession and is designed to be used for the temporary queuing of motor vehicles.

99. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.181 “STREET”, as renumbered, and replacing it with the following in its stead:

“STREET” shall mean a public highway or public road or an open road allowance owned and maintained by the *County* or the Province of Ontario. A *street* allowance shall be considered a *street*, but this definition shall not include a public or private *lane*, a *private road*, or private right-of-way.

100. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.186 “SURPLUS FARM RESIDENCE” as follows:

“SURPLUS FARM RESIDENCE” shall mean one (1) *existing* habitable detached *dwelling*, including any associated *additional residential dwelling units*, that are rendered surplus as a result of *farm* consolidation (the acquisition of additional farm parcels to be operated as one *farm operation*).

101. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.187 “TANDEM PARKING” as follows:

“TANDEM PARKING” shall mean two parking spaces, one behind the other, which are accessed by the same driveway or traffic aisle.

102. That Section 2.0 – Definitions is hereby amended by renaming Subsection 2.188 “BUNK HOUSE”, as renumbered, as follows:

“TEMPORARY FARM WORKER ACCOMODATION”

103. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.188 “TEMPORARY FARM WORKER ACCOMODATION”, as renamed and renumbered, and replacing it with the following in its stead:

“TEMPORARY FARM WORKER ACCOMMODATION” shall mean a *building* or part of a *building* used for the temporary accommodation of seasonal *farm* workers provided such accommodation does not serve as the principal place of residence of a *farm* worker. A *Mobile Home* may be used for the purposes of *Temporary Farm Worker Accommodation [5-Z-2018]*. Adversely, a *recreational vehicle* may not be used for the purposes of *Temporary Farm Worker Accommodation*.

104. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.189 “TENT” as follows:

“TENT” shall mean a *structure* supported by a pole or poles, ropes, or other similar devices.

105. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.192 “TOP OF BANK” as follows:

“TOP OF BANK” shall mean the highest point of the slope where the downward inclination of the land begins, or the upward inclination of the land levels off.

106. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.193 “TOURIST CABIN”, as renumbered, and replacing it with the following in its stead:

“TOURIST CABIN” shall mean a *dwelling unit* providing temporary rental accommodation for the travelling public, and may include the furnishing of sleeping accommodation and the provision of meals.

107. That Section 2.0 – Definitions is hereby amended by rescinding Subsection 2.199 “USABLE FLOOR AREA”, as renumbered, and replacing it with the following in its stead:

“USABLE FLOOR AREA” shall mean the total area of all floors of a *building*, *outdoor patio or cafe*, or *dwelling unit* including:

- a) a hallway, aisle, stairway and corridor within a suite or unit;
- b) an internal wall and partition within a suite or unit;

- c) a storage room and storage area within a suite or unit;
- d) a *boatslip* in the case of a *boathouse*;
- e) a *habitable room* or area in the *basement* of a *dwelling unit*.

But excluding:

- a) an area occupied by a common area in a multi-tenant *building* including but not limited to a public stairwell, public or shared corridor and lobby;
- b) a mechanical shaft;
- c) an entry vestibule not within a *dwelling unit*;
- d) a garage attached to a *dwelling*;
- e) an unfinished *basement* in a *dwelling* used for storage or laundry.

The *usable floor area* for a *dwelling* and residential *accessory buildings* is measured from the outside face of exterior walls or to the centre-line of party or *common walls*.

The *usable floor area* for all other *buildings* shall be measured from the outside face of exterior walls or the centre-line of interior *common walls* and firewalls.

108. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.201 “VAPOUR AND TOBACCO PRODUCT” as follows:

“VAPOUR AND TOBACCO PRODUCT” shall mean products controlled by the *Smoke-Free Ontario Act* and includes: cigarettes, cigars, cigarillos, specialty tobacco products such as chewing tobacco, pipe tobacco, snus and snuff, tobacco sticks or capsules used in vapour products, electronic cigarettes (e-cigarettes), any part of an e-cigarette (for example, coils) and substances made or sold to be used in an e-cigarette.

109. That Section 2.0 – Definitions is hereby amended by adding new Subsection 2.205 “WATER BODY” as follows:

“WATER BODY” shall mean a natural or artificial body of water such as a lake or pond, but does not include water contained within a *structure* or *building*.

110. That Section 2 – Definitions is hereby amended by adding new Subsection 2.206 “WATERCOURSE” as follows:

“WATERCOURSE” shall mean a natural or human-made channel for a perennial or intermittent stream of water such as a creek, river, ditch or drain.

111. That Section 3.0 – General Provisions is hereby amended by arranging the Subsections into alphabetical order and being renumbered accordingly.
112. That all references to renumbered subsections hereby be amended accordingly in Zoning By-law 1-Z-2014.
113. That Section 3.0 – General Provisions is hereby amended by adding new Subsection 3.2.2 – Boathouses g) as follows:

g) when the main residential use is not established on a *lot*, a *boathouse* may only be *permitted* if a building permit was issued for the *primary dwelling unit*.

114. That Section 3.0 – General Provisions is hereby amended by renaming Subsection 3.2.3 – Accessory Residential Dwelling Units as follows:

3.2.3 Additional Residential Dwelling Units

115. That Section 3.0 – General Provisions is hereby amended by rescinding Subsection 3.2.3 – Additional Residential Dwelling Units, as renamed, and replacing it with the following in its stead:

3.2.3 *Additional Residential Dwelling Units*

a) *Additional Residential Dwelling Units* shall be *permitted* in the following zones:

- i Urban Residential Type 1 (R1);
- ii Urban Residential Type 2 (R2);
- iii Urban Residential Type 3 (R3);
- iv Urban Residential Type 4 (R4);
- v Hamlet Residential (RH); and
- vi Agricultural (A).

b) *Additional Residential Dwelling Units* shall be *permitted* in *single detached dwellings, semi-detached dwellings, and street townhouses* and shall be located on the same *lot* as the *primary dwelling unit*.

- c) When the *primary dwelling unit* is not established, an *additional residential dwelling unit* may be only *permitted* if a building permit was issued for the *primary dwelling unit*.
- d) The entirety of a *Detached Additional Residential Dwelling Unit* may be located a maximum of 40 metres from the *primary dwelling unit*.
- e) *Additional Residential Dwelling Units* shall not occupy any part of a *front yard* or a *required exterior side yard* except a *Detached Additional Residential Dwelling Unit* may occupy a *front yard* in the Agricultural Zone (A) but shall occupy no part of a *required front yard*.
- f) The *Additional Residential Dwelling Unit* shall have no means of internal access to the *primary dwelling unit*, except that access to the *primary dwelling unit* and the *Additional Residential Dwelling Unit* through a common vestibule entry is *permitted*;
- g) The maximum number of *Additional Residential Dwelling Units permitted per lot* shall be two (2), including the following:
 - i up to two (2) *Interior Additional Residential Dwelling Units* within the *primary dwelling unit*; or
 - ii one (1) *Interior Additional Residential Dwelling Unit* within the *primary dwelling unit*; and/or
 - iii one (1) *Detached Additional Residential Dwelling Unit* ancillary to the main *primary dwelling unit*.
- h) Where an *Additional Residential Dwelling Unit* is located on a *lot*, a *boarding or lodging house*, or *rooming house* are not *permitted* on that *lot*. If a *boarding or lodging house* or *rooming house* already exists on a *lot*, an *Additional Residential Dwelling unit* is not *permitted*.
- i) A *lot* may contain both an *Interior Additional Residential Dwelling Unit* and a *garden suite* but not a *Detached Additional Residential Dwelling Unit* and a *garden suite*.
- j) An *Additional Residential Dwelling Unit* shall not be *permitted* in a *vacation home* or any other *dwelling* intended for vacation, recreation, seasonal or short-term accommodation purposes.
- k) *Additional Residential Dwelling Units* are not *permitted* within a *farm building* or a *building with on-farm diversified use*.

- l) All *Additional Residential Dwelling Units* shall be *required* to meet all legislation, regulation, By-Law standards and requirements and all appropriate permits must be obtained prior to the establishment of the *Additional Residential Dwelling Unit*.
 - m) *Additional Residential Dwelling Units* are *permitted* in *dwelling units* connected to municipal water and waste water services or private water and septic systems.
 - n) Properties on a Provincial Highway that are regulated by the Ministry of Transportation (MTO) shall only be permitted to have a second *Additional Residential Dwelling Unit* subject to MTO approval and permit.
116. That Section 3.0 – General Provisions is hereby amended by rescinding Subsection 3.2.3.1 – Interior Additional Residential Dwelling Unit and replacing it with the following in its stead:
- 3.2.3.1 *Interior Additional Residential Dwelling Unit*
- a) *Interior Additional Residential Dwelling Units* proposed in the *basement* of a primary *dwelling* may occupy the whole *basement*.
 - b) The *useable floor area* of an addition to the primary dwelling unit to accommodate an *Interior Additional Residential Dwelling Unit* shall not exceed 100 square metres per *additional residential dwelling unit*.
 - c) In addition to the provisions outlined in Subsection 3.2.3.1, an *Interior Additional Residential Dwelling Unit* is also subject to the provisions outlined in Subsection 3.2.3, and all other applicable provisions of this By-Law.
117. That Section 3.0 – General Provisions is hereby amended by rescinding Subsection 3.2.3.2 – Detached Additional Residential Dwelling Unit and replacing it with the following in its stead:
- a) The *useable floor area* of a *Detached Additional Residential Dwelling Unit* shall not exceed 100 square metres. This includes any *basement* area and excludes any *attached garage*.
 - b) Be nearer than 1.2 metres of an *interior side yard* and *rear yard*, except:
 - i. In the case of a mutual *private garage* in the *rear yard* on a common *interior side lot line*, no separation distance is *required*;

- ii. In the case of a *rear lot line* adjoining a private or public *lane*, no *setback* is *required*.
 - c) The maximum *building height* of a *Detached Additional Residential Dwelling Unit* shall not exceed:
 - i. 5 metres in the Urban Residential Type 1 Zone (R1), Urban Residential Type 2 Zone (R2), Urban Residential Type 3 (R3) Zone, and Urban Residential Type 4 Zone (R4);
 - ii. 6 metres in the Hamlet Residential Zone (RH);
 - iii. 8 metres in the Agricultural Zone (A).
 - d) In addition to the provisions outlined in Section 3.2.3.2, a *Detached Additional Residential Dwelling Unit* is also subject to the provisions outlined in Section 3.2.3, and all other applicable provisions of this By-Law.
118. That Section 3.0 – General Provisions is hereby amended by rescinding Subsection 3.5 – Bed & Breakfast, as renumbered, c).
119. That Section 3.0 – General Provisions is hereby amended by renaming Subsection 3.8 – Decks and Porches, as renumbered, as follows:
- 3.8 Decks and Unenclosed Porches
120. That Section 3.0 – General Provisions is hereby amended by adding new Subsection 3.7 – Decks and Unenclosed Porches, as renamed, e) as follows:
- e) Notwithstanding the requirement of subsection 3.8 a), on a mutual *side lot line* separating two (2) or more attached *dwelling units*, no *interior side yard* is *required* for *decks and unenclosed porches* where the walls are joined; where the walls are not joined, a 1.2 metre *side yard* shall be *required* for *decks and unenclosed porches*.
121. That Subsection 3.10 – Exemptions from Height Provisions, as renumbered, g) is hereby amended by adding the following directly after “grain elevator”:
- , or similar type of *farm buildings*
122. That Section 3.0 – General Provisions is hereby amended by adding new Subsection 3.12 – Food Service Vehicle as follows:
- 3.12 Food Service Vehicle

Where *permitted* within a *Zone*, a *food service vehicle* shall not occupy:

- a) a public right-of-way;
- b) *accessible parking spaces*;
- c) *sight triangles*.

123. That Section 3.0 – General Provisions is hereby amended by adding new Subsection 3.14 Gasoline Pump Islands, as renumbered, c) as follows:

- c) the tanks are located no nearer than 3 metres from any *lot line*.

124. That Subsection 3.15 – Home Industry, as renumbered, g) is hereby amended by replacing the text “10 metres” with the following in its stead:

5 metres

125. That Section 3.0 – General Provisions is hereby amended by rescinding Subsection 3.16 Home Occupation, as renumbered, and replacing it with the following in its stead:

3.16 Home Occupation

Any *home occupation* shall be subject to the following provisions:

- a) Except in an *apartment dwelling*, retail sales of products produced on the premises or those products directly associated with the *home occupation* are *permitted* but are restricted to a maximum of 15% of total *gross floor area* of the *home occupation*, except retail sales of arts and crafts produced on the premises are *permitted* up to 100% of the total *gross floor area* of the *home occupation*. Retail sales of products produced on the premises or those directly associated with the *home occupation* shall be prohibited in an *apartment dwelling*;
- b) there shall be no change to the exterior appearance of the *dwelling* to accommodate the *home occupation*;
- c) two (2) employees in addition to the proprietor shall be *permitted*;
- d) Except in an *apartment dwelling*, teaching classes shall be *permitted* but restricted to a maximum of four (4) students. Teaching classes shall be prohibited in an *apartment dwelling*;
- e) no *home occupation* shall occupy more than 25 percent to a maximum of 60 square metres of the *usable floor area* of the *dwelling unit* in which it is located; in cases where there is more than one (1) *home occupation*, the

cumulative total *usable floor area* of the *dwelling unit* occupied by the *home occupations* shall not exceed 25 percent to a maximum of 60 square metres;

f) no *home occupation* shall occupy any portion of an *accessory building*.

126. That Section 3.0 – General Provisions is hereby amended by adding new Subsection 3.17 – Horse and Buggy as follows:

3.17 Horse and Buggy

Any *horse and buggy* shall be subject to the following provisions:

- a) *horses and buggies* must be stored on private property;
- b) outdoor parking areas for *horses and buggies* must be constructed with dust-free materials;
- c) *driveways* accessing *horse and buggy* storage must remain unobstructed.

127. That Subsection 3.24 – Minimum Building Elevation, as renumbered, is hereby amended by replacing “176.5 metres” with the following in its stead:

176.8 metres

128. That Subsection 3.25 – Minimum Building Elevation, as renumbered, is hereby amended by replacing “Geodetic Survey of Canada datum” with the following in its stead:

Canadian Geodetic Vertical Datum of 1928

129. That Section 3.0 – General Provisions is hereby amended by adding new Subsection 3.25 – Minimum Services, as renumbered, f) as follows:

- f) Where municipal watermains, storm sewers, or sanitary systems are not available in an urban *Zone*, connection mains will be *required* through development agreements as a condition for new *development*.

130. That Subsection 3.26 – Model Homes, as renumbered, b) is hereby amended by adding the following directly after “subdivision plan”:

“or condominium plan”

131. That Section 3 – General Provisions is hereby amended by rescinding Subsection 3.26 – Model Homes, as renumbered, c).

132. That Subsection 3.26 – Model Homes c), as renumbered, is hereby amended by adding the following directly after “subdivision plan”:

“or condominium plan”

133. That Section 3.0 – General Provisions is hereby amended by adding new Subsection 3.26 – Model Homes, as renumbered, f) as follows:

- i) *model homes* shall be used as models only and shall not be occupied for residential purposes until such time as all the requirements as set out in the applicable subdivision or condominium agreement have been complied with to the satisfaction of the *County* and the subdivision plan or condominium plan has been registered.

134. That Section 3.0 – General Provisions is hereby amended by amended by rescinding Subsection 3.29 – Number of Dwellings Per Lot, as renumbered, and replacing it with the following in its stead:

3.29 Number of Dwellings Per Lot

Where this By-Law allows a *dwelling* to be located on a *lot*, not more than one (1) *dwelling* shall be *permitted*, except within:

- a) Urban Residential Zones (*R1 to R4*), Hamlet Residential Zone (*RH*) and Agricultural Zone (*A*) in which *Additional Residential Dwelling Units* are *permitted* in accordance with Subsection 3.2.3;
- b) the Urban Residential Type 4 (4) Zone;
- c) the Urban Residential Type 5 (*R5*) and Urban Residential Type 6 (*R6*) Zones.

135. That Section 3.0 – General Provisions is hereby amended by adding new Subsection 3.31 – Occupancy Restrictions as follows:

3.31 Occupancy Restrictions

No permanent human habitation nor an occupation or activity conducted for gain or profit unless specifically *permitted* elsewhere in this By-Law shall be *permitted* in the following *buildings, structures*, or parts thereof:

- a) *accessory building* to a primary residential use;
- b) any *trailer*;
- c) *boathouse*;
- d) *recreational vehicle*.

136. That Section 3.0 – General Provisions is hereby amended by adding new Subsection 3.33 – Pedestrian Means of Ingress and Egress as follows:

3.33.1 Every *building* or *dwelling unit* shall be provided with *pedestrian means of ingress and egress* to and from a *street, lane* or driveway within the same lot of the *building* or *dwelling unit* and shall neither encroach onto an abutting private property, except in the case of a legal easement, nor interfere with the public use of a *street, lane* or driveway.

3.33.2. The *pedestrian means of ingress and egress* shall be 900 mm wide by 2000 mm high.

3.33.3. The *pedestrian means of ingress and egress* shall be unobstructed.

137. That Section 3.0 – General Provisions is hereby amended by rescinding Subsection 3.37.1 – Sight Triangles, as renumbered, and replacing it with the following in its stead:

3.37.1 Any *building, structure, parking space, sign* or use which would obstruct or impair the vision of a motor *vehicle* operator, or any fence or vegetation exceeding 1 metre in height above *finished grade* shall be prohibited within any *sight triangle*. This provision shall not apply to field crops or chain link fence in the Agricultural Zone (A). [8-Z-2017]

138. That Section 3.0 – General Provisions is hereby amended by rescinding Subsection 3.37.2 – Sight Triangles, as renumbered, and replacing in with the following in its stead:

3.37.2 A *sight triangle* shall be measured back from the point of an intersection of two or more *street lines* on a *corner lot* a distance of 9 metres.

139. That Subsection 3.0 – General Provisions is hereby amended by adding new Subsection 3.37.4 – Sight Triangles, as renumbered, as follows:

3.37.4 Notwithstanding anything to the contrary contained *herein*, where a *sight triangle* has been conveyed to the *County* or *Province*, the *sight triangle* shall be interpreted as part of the *lot* for the purposes of, but not limited to, *lot area, lot coverage, lot frontage, yards, and setbacks*.

140. That Subsection 3.3.1 – Site Plan Control, as renumbered, is hereby amended by adding the following directly before “*Planning Act*”:

Ontario

141. That Subsection 3.38.1 – Site Plan Control, as renumbered, is hereby amended by replacing “2014-97” with the following placeholder:

X

142. That Section 3.0 – General Provisions is hereby amended by adding new Subsection 3.38.3 – Site Plan Control, as renumbered, d), e), and f) as follows:

- d) residential *building* that contains 10 or less *dwelling units* on a single *lot*, unless the lot includes any land in a prescribed area;
- e) placement of a portable classroom on a school site of a district school board in accordance with section (41) of the *Ontario Planning Act*.
- f) Any undertaking of a publicly-funded post-secondary institution as per Section 62.02 (1), (2) and (3) of the *Ontario Planning Act*.

143. That Section 3.0 – General Provisions is hereby amended by adding new Subsection 3.38.4 – Site Plan Control as follows:

3.38.4 The following are prescribed areas for the purposes of Subsection 3.38.3 d) above, and may be amended from time to time by the Province:

- a) Any area that is within 300 metres of a railway line other than:
 - i. a railway line to which the *Canadian Transportation Act (Canada)* applies and whose operations have discontinued under section 146 of that *Act*;
 - ii. an abandoned railway line to which the *Canadian Transportation Act (Canada)* does not apply; and
 - iii. a railway line on which the only railway that operates is an urban rail transit system.

This does not apply in respect of any development for which a building permit has been issued on or before August 9, 2023.

- b) Any area that is within 120 metres of,
 - i. a wetland;
 - ii. the shoreline of Lake Erie;
 - iii. an inland lake; or
 - iv. a river or stream valley that has depressional features associated with a river or stream, whether or not it contains a watercourse.

144. That Section 3.0 – General Provisions is hereby amended by renaming Subsection 3.39 – Surplus Farm Dwelling Severance Properties, as renumbered, as follows:

3.39 Surplus Farm Residence Severance

145. That Section 3.0 – General Provisions is hereby amended by rescinding Subsection 3.39 – Surplus Farm Residence Severance, as renamed and renumbered, and replacing it with the following in its stead:

3.39 Surplus Farm Residence Severance

In addition to other provisions set out in this By-Law, where the Committee of Adjustment has approved the severance of a *surplus farm residence lot* (the “severed *lot*”) from an agricultural property (the “retained lands”) as a result of *farm* consolidation, the following provisions shall apply:

- i) Notwithstanding the *permitted* uses in the Agricultural Zone (A), a *single detached dwelling* and *home occupation* shall not be *permitted* on the retained lands;
- ii) Any *existing accessory buildings or structures existing* on the severed *lot* at the time of severance, shall be deemed to be granted relief from the applicable *building height, usable floor area, and accessory building or structure lot coverage* regulations up to the dimensions existing at the time of severance and be deemed to comply with this By-Law;
- iii) Any *existing* residential *dwelling* on the severed *lot* shall be deemed to be granted relief from the *front yard setback, interior side yard or exterior side yard setback* provisions where a *non-conformity* exists at the time of severance;
- iv) The *lot area* of the retained lands approved at the time of severance shall be deemed to be granted relief from the minimum *lot area* of the Agricultural Zone (A) and shall be deemed to comply with this By-law;
- v) Any new zoning deficiencies created by the severance of the severed *lot*, excluding those matters set out in paragraphs (b), (c) and (d) above, shall require zoning relief through the approval of an *Ontario Planning Act* application;
- vi) *Septic systems required for a surplus farm residence* shall be entirely contained within the *surplus farm residence lot*;

- vii) For any lands that are subject to the provisions of this Subsection, a Special Provision of 14.898 shall be added to the appropriate Zoning By-Law map schedule to reference this General Provision and its applicability. These amendments may be *permitted* from time to time without further notice being *required*. [1-Z-2016]

146. That Subsection 3.41 Uses Permitted in All Zones, as renumbered, is hereby amended by replacing the text “The following uses may be permitted in any Zone and shall be subject only to the specified provisions of this Subsection” with the following in its stead:

Notwithstanding any other provision in this By-Law to the contrary, the following uses may be *permitted* in any *Zone*

147. That Section 3.0 – General Provisions is hereby amended by rescinding Subsection 3.41 – Uses Permitted in All Zones, as renumbered, e) and replacing it with the following in its stead:

- e) community festivals and events including *demountable stages and demountable support structures* approved by the *County* under a *Special Event* Permit and any related parking and activities directly related to such events. For the purpose of this Subsection, community festivals and events shall be defined as periodic short term events lasting not more than four (4) days, to a maximum of ten (10) days per calendar year, hosted, organized or managed by a non profit community organization. Examples, without limitation, of such community festivals and events include Friday the 13th in Port Dover, Bayfest in Port Rowan Pumpkinfest in Waterford and Harvestfest in Delhi;

148. That Section 3.0 – General Provisions is hereby amended by adding new Subsections 3.41 – Uses Permitted in All Zones, as renumbered, g), n) and v) as follows:

- ii) *decks or unenclosed porches* subject to the requirements of Subsection 3.8;
- n) *retaining walls*;
- v) temporary *tents* up to four (4) days per calendar year used for a wedding, or other social event, and excludes a *special event* as defined in this By-Law.

149. That Section 3.0 – General Provisions is hereby amended by rescinding the following text from Subsection 3.41 – Uses Permitted in All Zones o) “signs and billboards subject to any applicable other By-Law”, as renumbered:

and billboards

150. That Subsection 3.41 Uses Permitted in All Zones, are renumbered, is hereby amended by replacing the text “in (a) to (s) above” with the following in its stead:

hereabove

151. That Section 3.0 – General Provisions is hereby amended by adding new Subsection 3.42 – Uses Prohibited in All Zones, as renumbered, t) as follows:

t) the occupancy on an overnight basis of any *recreational vehicle* between October 31st and April 1st in any year;

152. That Section 3.0 – General Provisions is hereby amended by adding new Subsection 3.43.2 – Use Prohibition and Regulations within Vulnerable Areas, as renumbered, a) xxii) as follows:

xxii) The establishment and operation of a liquid hydrocarbon pipeline.

153. That Section 3.0 – General Provisions is hereby amended by adding new Subsection 3.44 – Zone Provisions for Residential Condominiums as follows:

Notwithstanding any other provision of this By-law, a plan of condominium for *dwelling*s other than *apartment dwelling*s shall be subject to the following provisions:

- a) the definition of *lot* shall not apply to individual condominium units or parcels of tied land (POTLs). A *lot* shall mean the entire condominium block.
- b) *lot frontage* and *lot lines* shall apply to the entire condominium block, except Subsection x e) shall apply instead. Internal *lot lines* created within the entire condominium block by way of Plan of Condominium shall not be deemed *lot lines*.
- c) all *zone* provisions of the applicable *zone* shall apply to the condominium block, except Subsection X e) shall apply instead.
- d) the minimum setback between the front, outside face of a *dwelling* and the back of curb of the condominium road shall be the minimum *front yard* of the applicable *zone*.

- e) the minimum setback between the flanking, outside face of a *dwelling* and the back of curb of the condominium road shall be the minimum *exterior yard* of the applicable *zone*.
- f) the minimum setback between the rear, outside face of a *dwelling* and a *side lot line* or *rear lot line* shall be 7.5 metres. The rear, outside face of a dwelling shall be opposite the front, outside face.
- g) where a *dwelling* backs onto another *dwelling* in the condominium block, a minimum separation of 14 metres shall be required between the rear outside faces of the *dwellings*.
- h) where a *dwelling* is located side by side another *dwelling* in the condominium block, the minimum separation shall be multiplied by two (2) times the minimum *interior side yard* of the applicable *zone*, except *townhouses* shall have a minimum separation of 2 metres between *townhouse dwellings*.
- i) sections 3.0 General Provisions and 4.0 Off Street Parking shall apply, unless otherwise provided herein.
- j) Notwithstanding Subsection 3.2.1 Accessory Uses to Residential Uses, the following shall apply instead:
 - i) The following provisions apply specifically to *accessory buildings or structures* and excludes *Additional Residential Dwelling Units*.
 - ii) No *building or structure* which is accessory to the permitted residential use shall:
 - i. exceed a *building height* of 5 metres;
 - ii. occupy any part of a *front yard*;
 - iii. occupy any part of a *required exterior side yard*;
 - iv. be nearer than 1.2 metres of an *interior lot line* or *rear lot line*;
 - v. occupy any area between the front, outside face of a *dwelling* and the back of curb of the condominium road;
 - vi. be closer than 6 metres to the back of curb of the condominium road;
 - vii. occupy any area between the sides of two *dwellings*. *Buildings or structures* accessory to the *permitted* residential use shall be permitted to occupy the area between the rear face of two *dwellings*.
 - iii) Each *dwelling unit* shall be *permitted* to have one *accessory building or structure* to a maximum of 55 square metres of *usable floor area*.
- k) notwithstanding Subsection 3.8 Decks and Unenclosed Porches, the following shall apply instead:
 - i) no *deck or unenclosed porch* shall:

- i. be closer than 1.2 metres from an *interior lot line*, except where the outside, rear face of a *dwelling* backs onto an *interior lot line*, be closer than 3 metres;
 - ii. be closer than 3 metres from a *rear lot line*;
 - iii. where a *dwelling* backs onto another *dwelling* in the condominium block, be closer than 11 metres from the rear face of the other *dwelling*.
 - iv. be closer than 4.5 metres to the back curb of the condominium road from the front, outside face of a *dwelling*;
 - v. be closer than 4.5 metres to the back curb of the condominium road from the flanking, outside face of a *dwelling*;
 - vi. where *dwelling* walls are joined, no separation is required for *decks and unenclosed porches*. Where *dwelling* walls are not joined, 2.4 meters is required between *decks and unenclosed porches*, except 2.0 metres is required for *townhouses*.
- l) Subsection 4.2.5 shall not apply. The minimum *landscaped area* shall be 30% of the *lot area* for the entire condominium block, excluding the condominium road and any related roadscapeing.

154. That Section 4.0 – Off Street Parking is hereby amended by rescinding Subsection 4.2.4 – Other Provisions a) and replacing it with the following in its stead:

- a) notwithstanding any other provision of this By-Law to the contrary, for *triplex dwellings, duplex dwellings, four-plex dwellings, street townhouses, stacked townhouses, and boarding or lodging houses*, no more than two *required parking spaces* shall be *permitted* within the *required front yard*; except where a *dwelling unit* has a *private garage* in which case the *driveway* leading to the *private garage* may be used as a *parking space* subject to the size requirements *herein*;

155. That Section 4.0 – Off Street Parking is hereby amended by adding new Subsection 4.2.4 – Other Provisions b) as follows:

- b) notwithstanding any other provision of this By-Law to the contrary, for *triplex dwellings, duplex dwellings, four-plex dwellings, street townhouses, stacked townhouses, and boarding or lodging houses*, *required parking spaces* shall be prohibited within the *required exterior side yard*; except where a *dwelling unit* has a *private garage* in which case the *driveway* leading to the *private garage* may be used as a *parking space* subject to the size requirements *herein*;

156. That all subsections in Section 4.0 – Off Street Parking hereby be amended by being renumbered accordingly.

157. That Section 4.0 – Off Street Parking is hereby amended by adding new Subsection 4.2.7 as follows:

Where an underground *parking structure* is located below the *required landscape area*, there shall be a minimum depth of 1.2 metre between grade and the exterior *building* envelope of the underground *parking structure*.

158. That Section 4.0 – Off Street Parking is hereby amended by rescinding the following text from Subsection 4.3.2 – Access Aisles:

Access aisle shall mean an additional space beside parking spaces that allows persons with disabilities to get in and out of their vehicles.

159. That Section 4.0 – Off Street Parking is hereby amended by adding new Subsection 4.7 – Requirements for Delivery as follows:

- 4.7.1 Where an *apartment dwelling* is provided in the Urban Residential Type 5 Zone (R5) or Urban Residential Type 6 Zone (R6), one (1) delivery space shall be provided for pickup/drop off in addition to the minimum parking requirements;
- 4.7.2 A *required* delivery space shall be provided on the same *lot* occupied by the *building* or *structure* for which the said delivery space is *required* and shall not form part of any *street* or *lane*;
- 4.7.3 A delivery space shall be clearly identified, demarcated and signed;
- 4.7.4 A delivery space shall be located near the point of entrance to the building;
- 4.7.5 The minimum required dimensions of a delivery space shall comply with standards set out in Subsection 4.1.3;
- 4.7.6 Access to a delivery space shall be provided by means of one or more unobstructed driveways which have a minimum unobstructed width of 3 metres and provide sufficient space to permit maneuvering of vehicles on the *lot* so as not to obstruct or otherwise cause a hazard on adjacent *streets*.

160. That Section 4.0 – Off Street Parking is hereby amended by renaming Subsection 4.8 – Requirements for Stacking Spaces as follows:

Requirements for *Drive Throughs* and *Stacking Spaces*

161. That Section 4.0 – Off Street Parking is hereby amended by rescinding Subsection 4.8 – Requirements for Drive Throughs and Stacking Spaces, as renamed, and replacing it with the following in its stead:

4.8 Requirements for *Drive Throughs* and *Stacking Spaces*

- 4.8.1 Where a *drive through* is provided, the minimum setback of all points of a *drive through* from any *lot line* abutting a residential zone shall be 15 metres.
- 4.8.2 Where a *restaurant* incorporates a *drive through*, a minimum of ten (10) vehicle *stacking spaces* in a *stacking lane* shall be provided for vehicles waiting to be served from the *drive through*.
- 4.8.3 Where a *drive through* is provided for an automated *automobile washing establishment*, a minimum of seven (7) vehicle *stacking spaces* must be provided for vehicles in a *stacking lane*.
- 4.8.4 For all other uses where a *drive through* is provided, a minimum of three (3) vehicle *stacking spaces* must be provided for vehicles in a *stacking lane*.

162. That Section 4.0 – Off Street Parking is hereby amended by rescinding Subsection 4.10 – Number of Parking Spaces e), as renumbered, and replacing it with the following in its stead:

- | | |
|--|---|
| e) <i>additional residential dwelling unit</i> | 1 <i>parking space</i> for each <i>additional residential dwelling unit</i> in addition to those <i>required</i> for the <i>primary dwelling unit</i> |
|--|---|

163. That Section 4.0 – Off Street Parking is hereby amended by adding new Subsections 4.10 – Number of Parking Spaces n), p), s), z), and kk) as follows:

- | | |
|--|---|
| n) <i>cannabis production and processing</i> | 4 <i>parking spaces</i> plus 1 <i>parking space</i> for every 600 square metres of <i>usable floor area</i> |
| p) <i>convenience store</i> | 1 <i>parking space</i> for every 30 square metres of <i>usable floor area</i> |

s) <i>department store</i>	1 <i>parking space</i> for every 30 square metres of <i>usable floor area</i>
z) <i>grocery store / supermarket</i>	1 <i>parking space</i> for every 30 square metres of <i>usable floor area</i>
kk) <i>pharmacy</i>	1 <i>parking space</i> for every 20 square metres of <i>usable floor area</i>

164. That Section 4.0 – Off Street Parking is hereby amended by rescinding the following text from Subsection 4.10 – Number of Parking Spaces dd), as renumbered:

including *Cannabis Production and Processing* [25-Z-2018]

165. That Section 4.0 – Off Street Parking is hereby amended by rescinding Subsection 4.10 – Number of Parking spaces ff) “liquor and beer store”, as renumbered.

166. That Section 4.0 – Off Street Parking is hereby amended by adding the following text to Subsection 4.10 – Number of Parking spaces qq), as renumbered, directly after “restaurant, outdoor patio”:

and *restaurant fast-food, outdoor patio*

167. That Section 4.0 – Off Street Parking is hereby amended by adding new Subsection 4.13 – Bicycle Parking Space Requirements as follows:

4.13 Bicycle Parking Space Requirements

4.13.1 General Provisions

- a) Any *bicycle parking space* shall be located on the same *lot* where the main use is located and shall not encroach onto any *required loading spaces, stacking spaces, vehicles parking spaces, parking aisles*, walkways or any other site elements *required* for public use pursuant to this By-Law.
- b) Where a *lot* contains more than one use, the *required* number of *bicycle parking spaces* is the sum of all *bicycle parking spaces required* for each use.

- c) A minimum *bicycle parking space* of 0.1 per *dwelling unit* or 2 *bicycle parking spaces*, whichever is greater, is *required* for an *apartment dwelling* containing 20 or more *dwelling units*.
- d) A minimum number of bicycle parking space of 0.1 per 200 square metres of *usable floor area* or 3 spaces, whichever is greater, is *required for the following uses*:
 - i. adult education and training facility;
 - ii. *bar or night club*;
 - iii. elementary school, secondary school, college, trade school, and university;
 - iv. *clinic of doctor's office*;
 - v. community centre;
 - vi. *department store*;
 - vii. financial institution;
 - viii. *grocery store / supermarket*;
 - ix. library;
 - x. museum;
 - xi. *personal service shop*;
 - xii. pharmacy;
 - xiii. *place of assembly*;
 - xiv. *place of entertainment*;
 - xv. *place of recreation and sports*;
 - xvi. *place of worship*;
 - xvii. *private club*;
 - xviii. *restaurant*, all types;
 - xix. *retail store*;
 - xx. *wholesale outlet*.
- e) If the calculation of the *required bicycle parking spaces* results in a fraction, the *required* number of *bicycle parking spaces* shall be rounded to the next higher whole number.
- f) *Bicycle parking spaces* shall be located no more than 25 metres from the principal pedestrian entrance of the main use.
- g) Notwithstanding paragraph (d) above, no *bicycle parking space* is *required* in the Central Business District Zone (CBD) for a *lot* with 100 percent *lot coverage*.

4.13.2 Bicycle Parking Spaces Dimensions

- a) A horizontal *bicycle parking space* shall have a width of 0.6 metre, a length of 1.8 metre and a vertical clearance of 1.9 metre. A bicycle rack shall be provided to enable a bicycle to be locked in place.
- b) A vertical *bicycle parking space* shall have a width of 0.6 metre, a length of 1.2 metre and a vertical clearance of 1.9 metre. A bicycle rack shall be provided to enable a bicycle to be locked in place.

168. That Subsection 5.0 – Residential Zones is hereby amended by adding the following directly after “home industry”:

, subject to Subsection 3.15

169. That Subsection 5.0 – Residential Zones is hereby amended by adding the following directly after “home occupation”:

, subject to Subsection 3.16

170. That where uses are added to or rescinded from the Permitted Uses subsections in Section 6.0 – Commercial Zones, Section 7.0 – Industrial Zones, Section 8.0 – Institutional Zones, and Section 12.0 – Agricultural Zones, the list of permitted uses are hereby amended by being renumbered accordingly.

171. That Subsection 6.0 – Commercial Zones is hereby amended by adding the following directly after “auction centre”:

, subject to Subsection 3.4

172. That Subsection 6.0 – Commercial Zones is hereby amended by adding the following directly after “automobile gas station”:

, subject to Subsection 3.14

173. That Subsection 6.0 – Commercial Zones is hereby amended by adding the following directly after “bed & breakfast”:

, subject to Subsection 3.5

174. That Subsection 6.0 – Commercial Zones is hereby amended by adding the following directly after “home occupation”:

, subject to Subsection 3.16

175. That Subsection 6.1 – Central Business District Zone (CBD) is hereby amended by adding new Subsection 6.1.1 – Permitted Uses gg) and hh) as follows:

gg) *food production*

hh) *food service vehicle*, subject to Subsection 3.12

176. That Subsection 6.1 – Central Business District Zone (CBD) is hereby amended by rescinding Subsection 6.1.1 – Permitted Uses qqq) “video outlet”, as renumbered.

177. That Subsection 6.1.1 – Permitted Uses – Central Business District Zone (CBD) s) is hereby amended by adding the following directly after “convenience store”:

, subject to Subsection 6.1.7

178. That Subsection 6.1.1 – Permitted Uses – Central Business District Zone (CBD) iii), as renumbered, is hereby amended by adding the following directly after “restaurant”:

, including an *accessory micro-brewery, winery*

179. That Subsection 6.2. – Shopping Centre Commercial Zone (CSC) is hereby amended by adding new Subsection 6.2.1 – Permitted Uses r) and dd) as follows:

r) *food service vehicle*, subject to Subsection 3.12

dd) *pharmacy*

180. That Subsection 6.2 – Shopping Centre Commercial Zone (CSC) is hereby amended by rescinding Subsection 6.2.1 – Permitted Uses mm) “video outlet”, as renumbered.

181. That Subsection 6.2.1 – Permitted Uses – Shopping Centre Commercial Zone (CSC) jj), as renumbered, is hereby amended by adding the following directly after “restaurant”:

, including an *accessory micro-brewery, winery*

182. That Subsection 6.3 – Service Commercial Zone (CS) is hereby amended by adding new Subsection 6.3.1 – Permitted Uses x) as follows:

x) *food service vehicle*, subject to Subsection 3.12

183. That Subsection 6.3.1 – Permitted Uses – Service Commercial Zone (CS) n), as renumbered, is hereby amended by adding the following directly after “convenience store”:

, subject to Subsection 6.3.5

184. That Subsection 6.3 – Service Commercial Zone (CS) is hereby amended by rescinding the following text from Subsection 6.3.1 – Permitted Uses bb)

“commercial greenhouse, tree and plant nursery”, as renumbered, as follows:

commercial

185. That Subsection 6.3 – Service Commercial Zone (CS) is hereby amended by rescinding the following text from Subsection 6.3.1 – Permitted Uses kk) “parking lot or structure”, as renumbered, as follows:

or structure

186. That Subsection 6.4.1 – Permitted Uses – Residential Commercial Business Zone (CRB) h) is hereby amended by adding the following directly after “convenience store”:

, subject to Subsection 6.4.6

187. That Subsection 6.5 – Neighbourhood Commercial Zone (CN) is hereby amended by rescinding Subsection 6.5.1 – Permitted Uses p) “video store”.

188. That Subsection 6.5.1 – Permitted Uses – Neighbourhood Commercial Zone (CN) c) is hereby amended by adding the following directly after “convenience store”:

, subject to Subsection 6.5.4

189. That Subsection 6.6 – Hamlet Commercial Zone (CHA) is hereby amended by rescinding Subsection 6.1.1 – Permitted Uses h) bakeshop.

190. That Subsection 6.6 – Hamlet Commercial Zone (CHA) is hereby amended by adding new Subsection 6.1.1 – Permitted Uses v), w) and ss) as follows:

v) *food production*

w) *food service vehicle*, subject to Subsection 3.12

ss) *retail store*, subject to Subsection 6.6.4

191. That Subsection 6.6.1 – Permitted Uses – Hamlet Commercial Zone (CHA) m), as renumbered, is hereby amended by adding the following directly after “convenience store”:

, subject to Subsection 6.6.4

192. That Subsection 6.6.1 – Permitted Uses – Hamlet Commercial Zone (CHA) n), as renumbered, is hereby amended by adding the following directly after “country store”:

, subject to Subsection 6.6.4

193. That Subsection 6.6 – Hamlet Commercial Zone (CHA) is hereby amended by rescinding the following text from Subsection 6.6.1 – Permitted Uses aa) “commercial greenhouse, tree and plant nursery and may include open storage thereto”, as renumbered:

commercial

194. That Subsection 6.6.1 – Permitted Uses – Hamlet Commercial Zone (CHA) pp), as renumbered, is hereby amended by adding the following directly after “restaurant”:

, including an accessory *micro-brewery, winery*

195. That Section 6.0 – Hamlet Commercial Zone (CHA) is hereby amended by renaming Subsection 6.6.4 Zone Provision for Convenience and Country Store as follows:

6.6.4 Zone Provision for *Convenience Store, Country Store and Retail Store*

196. That Subsection 6.0 – Hamlet Commercial Zone (CHA) is hereby amended by rescinding Subsection 6.6.4 Zone Provision for Convenience Store, Country Store and Retail Store, as renamed, and replacing it with the following:

The *usable floor area* of a *convenience store, country store* or a *retail store* shall not exceed 280 square metres.

197. That Subsection 6.7 – Rural Commercial Zone (CR) is hereby amended by adding new Subsection 6.7.1 – Permitted Uses p) and q) as follows:

p) *food production*, subject to Subsection 6.7.3

q) *food service vehicle*, subject to Subsection 3.12

198. That Subsection 6.7.1 – Permitted Uses – Rural Commercial Zone (CR) h), as renumbered, is hereby amended by adding the following directly after “convenience store”:

, subject to Subsection 6.7.3

199. That Subsection 6.7.1 – Permitted Uses – Rural Commercial Zone (CR) i), as renumbered, is hereby amended by adding the following directly after “country store”:

, subject to Subsection 6.7.3

200. That Subsection 6.7 – Rural Commercial Zone (CR) is hereby amended by rescinding the following text from Subsection 6.7.1 – Permitted Uses s) “commercial greenhouse, tree and plant nursery and may include open storage thereto”, as renumbered:

commercial

201. That Subsection 6.7 – Rural Commercial Zone (CR) is hereby amended by renaming Subsection 6.7.3 Zone Provision for Convenience and Country Store as follows:

6.7.3 Zone Provision for Convenience Store, Country Store and Food Production

202. That Subsection 6.7 – Rural Commercial (CR) is hereby amended by rescinding Subsection 6.7.3 Zone Provision for Convenience Store, Country Store and Food Production, as renamed, and replacing it with the following:

The usable floor area of a convenience store, country store or food production shall not exceed 280 square metres.

203. That Subsection 6.8 – Resort Commercial Zone (CRA) is hereby amended by adding new Subsection 6.8.1 – Permitted uses b) as follows:

b) *food service vehicle*, subject to Subsection 3.12

204. That Subsection 6.8.1 – Permitted Uses – Resort Area Commercial (CRA) a) is hereby amended by adding the following directly after “convenience store”:

, subject to Subsection 6.8.3

205. That Subsection 6.9 – Marine Commercial Zone (CM) is hereby amended by adding new Subsection 6.9.1 – Permitted uses h) as follows:

h) *food service vehicle*, subject to Subsection 3.12

206. That Subsection 6.9.1 – Permitted Uses – Marine Commercial Zone (CM) c) is hereby amended by adding the following directly after “convenience store”:

, subject to Subsection 6.9.3

207. That Subsection 6.9.1 – Permitted Uses – Marine Commercial Zone (CM) d) is hereby amended by adding the following directly after “dock, pier or wharf”:

, subject to Subsection 6.9.4

208. That Subsection 7.0 – Industrial Zones is hereby amended by adding the following directly after “auction centre”:

, subject to Subsection 3.4

209. That Subsection 7.1.1 – Permitted Uses – General Industrial Zone (MG) f) is hereby amended by renaming “cannabis production and processing, subject to General Provisions 3.21” as follows:

Cannabis Production and Processing, subject to Subsection 3.7

210. That Subsection 7.1.1 – Permitted Uses – General Industrial Zone (MG) i) is hereby amended by adding the following directly after “crematorium”:

, subject to Subsection 7.1.6

211. That Subsection 7.1.1 – Permitted Uses – General Industrial Zone (MG) k) is hereby amended by renaming “food processing, excluding abattoir” as follows:

k) *food and beverage processing*

212. That Subsection 7.1.1 – Permitted Uses – General Industrial Zone (MG) t) is hereby amended by adding the following directly after “retail sales accessory to an industry on the same lot”:

, subject to Subsection 7.1.5

213. That Subsection 7.2 – Light Industrial Zone (ML) is hereby amended by adding new Subsection 7.2.1 – Permitted Uses g) as follows:

g) *contractor shop*

214. That Subsection 7.2.1 – Permitted Uses – Light Industrial Zone (ML) f) is hereby amended by renaming “cannabis production and processing, subject to General Provisions 3.21” as follows:

f) cannabis production and processing, subject to Subsection 3.7

215. That Subsection 7.2.1 – Permitted Uses – Light Industrial Zone (ML) k), as renumbered, is hereby amended by renaming “food processing” as follows:

k) *food and beverage processing*

216. That Subsection 7.3 Disposal Industrial Zone (MD) is hereby amended by rescinding the following text from Subsection 7.3.1 – Permitted Uses a) “municipal disposal area including incineration, baling, compacting and separation”:

incineration

217. That Subsection 7.5 – Rural Industrial Zone (MR) is hereby amended by rescinding Subsection 7.5.1 – Permitted Uses g) dairy.

218. That Subsection 7.5.1 – Permitted Uses – Rural Industrial Zone (MR) f) is hereby amended by renaming “cannabis production and processing, subject to General Provisions 3.21” as follows:

f) cannabis production and processing, subject to Subsection 3.7

219. That Subsection 7.5.1 – Permitted Uses – Rural Industrial Zone (MR) r), as renumbered, is hereby amended by renaming “food processing excluding abattoirs and slaughter houses” as follows:

r) *food and beverage processing*

220. That Subsection 7.5 – Rural Industrial Zone (MR) is hereby amended by rescinding the following text from Subsection 6.7.1 – Permitted Uses u) “commercial greenhouse”, as renumbered:

Commercial

221. That Subsection 7.5.1 – Permitted Uses – Rural Industrial Zone (MR) v), as renumbered, is hereby amended by adding the following directly after “home industry”:

, subject to Subsection 3.15

222. That Subsection 7.5.1 – Permitted Uses – Rural Industrial Zone (MR) w), as renumbered, is hereby amended by adding the following directly after “home occupation”:

, subject to Subsection 3.15

223. That Subsection 7.6.1 – Permitted Uses – Marine Industrial Zone (MM) b) is hereby amended by adding the following directly after “dock, pier or wharf”:

, subject to Subsection 7.6.3

224. That Subsection 8.0 – Institutional Zones is hereby amended by adding the following directly after “home occupation”:

, subject to Subsection 3.16

225. That Subsection 8.1 – Community Institutional Zone (IC) is hereby amended by rescinding Subsection 8.1.1 – Permitted Uses h) crematorium.

226. That Subsection 8.1 - Community Institutional Zone (IC) is hereby amended by rescinding Subsection 8.1.4 – Additional Zone Provisions for Crematoriums.

227. That Subsection 8.1 – Community Institutional Zone (IC) is hereby amended by renumbering 8.1.5 – Zone Provisions for Convenience Store as follows:

8.1.4

228. That Subsection 8.1.1 – Permitted Uses – Community Institutional Zone (IC) dd), as renumbered, is hereby amended by adding the following directly after “convenience store”:

, subject to Subsection 8.1.4

229. That Subsection 8.2 – Neighbourhood Institutional Zone (IN) is hereby amended by rescinding Subsection 8.2.1 – Permitted Uses c) crematorium.

230. That Subsection 8.2 – Neighbourhood Institutional Zone (IC) is hereby amended by rescinding Subsection 8.2.4 – Additional Zone Provisions for Crematoriums.

231. That Subsection 8.3 – Rural Institutional Zone (IR) is hereby amended by rescinding Subsection 8.3.1 – Permitted Uses e) crematorium.

232. That Subsection 8.3 – Rural Institutional Zone (IR) is hereby amended by rescinding Subsection 8.3.3 – Additional Zone Provisions for Crematoriums.

233. That Section 10 – Provincially Significant Wetland Zone is hereby amended by rescinding the following text from Subsection 10.2 – Interpretation of Zone:

and approved by the Ministry of Natural Resources

234. That Subsection 12.1 – Agricultural Zone (A) is hereby amended by adding new Subsection 12.1.1 – Permitted Uses n) as follows:

n) *greenhouse*

235. That Subsection 12.1.1 – Permitted Uses – Agricultural Zone (A) d) is hereby amended by renaming “cannabis production and processing, subject to General Provisions 3.21” as follows:

d) cannabis production and processing, subject to Subsection 3.7

236. That Subsection 12.1.1 – Permitted Uses – Agricultural Zone (A) o), as renumbered, is hereby amended by adding the following directly after “home industry”:
- , subject to Subsection 3.15
237. That Subsection 12.1.1 – Permitted Uses – Agricultural Zone (A) p), as renumbered, is hereby amended by adding the following directly after “home occupation”:
- , subject to Subsection 3.16
238. That Section 12 – Agricultural Zone (A) is hereby amended by rescinding the following text from Subsection 12.3.1 – On Farm Diversified Use a):
- n existing
239. That Subsection 13.1 – Development Zone (D) e) is hereby amended by adding the following directly after “home industry”:
- , subject to Subsection 3.15
240. That Subsection 13.1 – Development Zone (D) f) is hereby amended by adding the following directly after “home occupation”:
- , subject to Subsection 3.16
241. That Site Plan Control By-law 1-S-93-SP be repealed. The subject lands for By-Law 1-S-93-SP are identified on Map A (attached to and forming part of this By-law).
242. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map B (attached to and forming part of this By-law) by repealing special provision 14.543 from the subject lands.
243. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map B (attached to and forming part of this By-law) by adding special provision 14. to the subject lands.
244. That Subsection 14.0 – Special Provisions is hereby further amended by adding new 14.1132 as follows:
- 14.1132 Notwithstanding the zoning provisions of this By-Law herein, the following provisions shall apply:

- a) For the purpose of this By-Law, the subject lands shall be deemed to be one lot for zoning purposes, regardless of the number of buildings constructed; the creation of separate units and/or lots by way of Plan of Condominium, Consent, conveyance of private or public roads; strata title arrangements; or other permissions, and any easements or registrations that are granted.
- b) Subsection 5.4.2a) minimum lot area for the Urban Residential Type 4 (R4) Zone shall not apply.
- c) All minimum setbacks in Subsection 5.4.2 Zone Provisions for the Urban Residential Urban Type 4 (R4) Zone, Subsection 3.2 Accessory Uses to Residential Uses, Subsection 3.8 Decks and Unenclosed Porches, and Subsection 3.40 Swimming Pool shall only apply to the exterior lot lines of the overall boundary of the Plan of Condominium. Internal lot lines created by way of Plan of Condominium, Consent, conveyance of private or public roads; strata title arrangements; or other permissions, and any easements or restrictions that are granted shall not be deemed lot lines for zoning purposes.
- d) Subsection 3.2.1 Accessory Uses to Residential Uses g) shall not apply. Instead, each dwelling unit shall be permitted to have one accessory building to a maximum of 55 square metres of usable floor area. Swimming pools and detached additional dwelling units shall not constitute a structure for the purposes of this provision.
- e) Subsection 4.2.5 Parking and Landscape Area shall not apply. Instead, a minimum 30 percent of the lot shall be maintained as landscape area, excluding the condominium road and related streetscaping.
- f) Required visitor parking required under Subsection 4.10 Number of Parking Spaces may be permitted on private driveways or on the condominium road, in lieu of a dedicated visitor parking area.
- g) Subsection 3.44 Zone Provisions for Condominiums shall not apply except where Subsection 3.44 is more lenient.

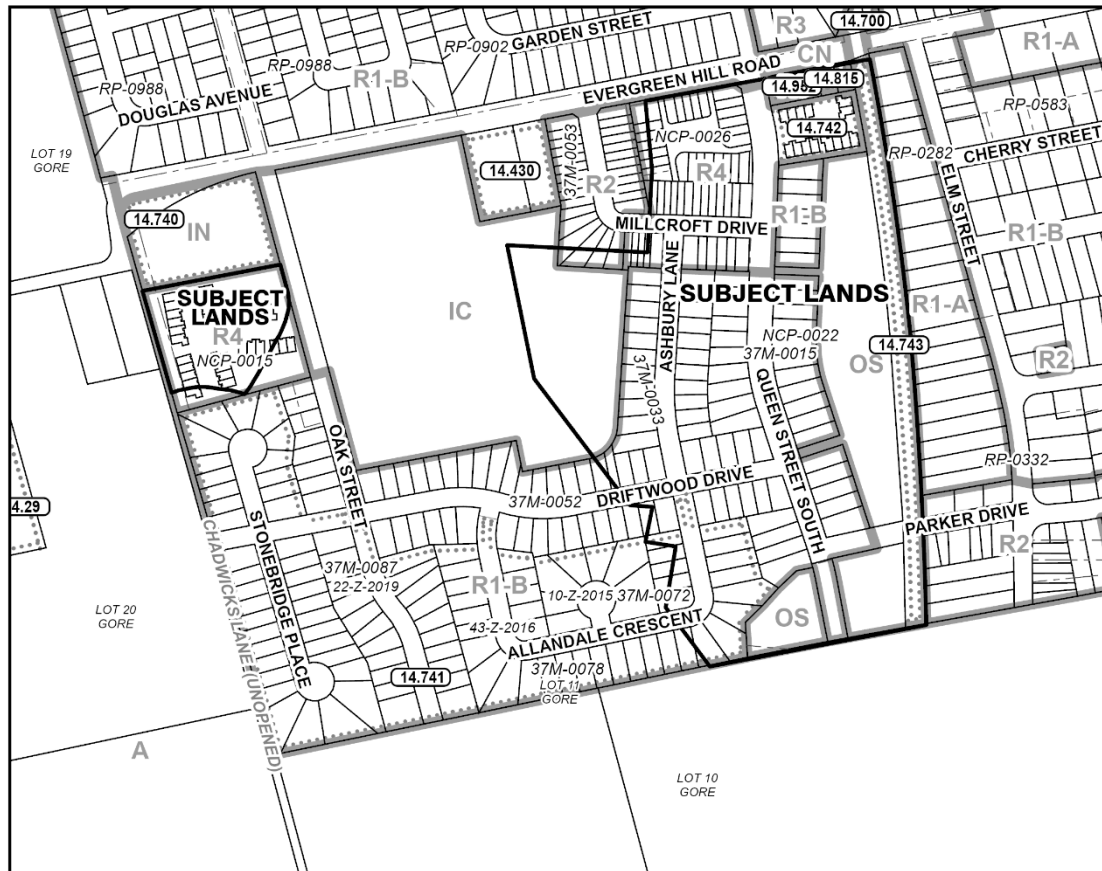
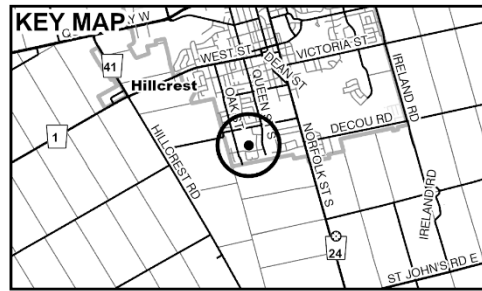
That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this 14th day of October, 2026.

Mayor:

Clerk: W. Tigert

MAP A
ZONING BY-LAW AMENDMENT
NORFOLK COUNTY
Urban Area of
SIMCOE



LEGEND



Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

A - Agricultural Zone

CN - Neighbourhood Commercial Zone

IC - Community Institutional Zone

IN - Neighbourhood Institutional Zone

OS - Open Space Zone

R1-A - Residential R1-A Zone

R1-B - Residential R1-B Zone

R2 - Residential R2 Zone

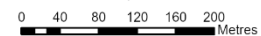
R3 - Residential R3 Zone

R4 - Residential R4 Zone

R5 - Residential R5 Zone



1:6,000

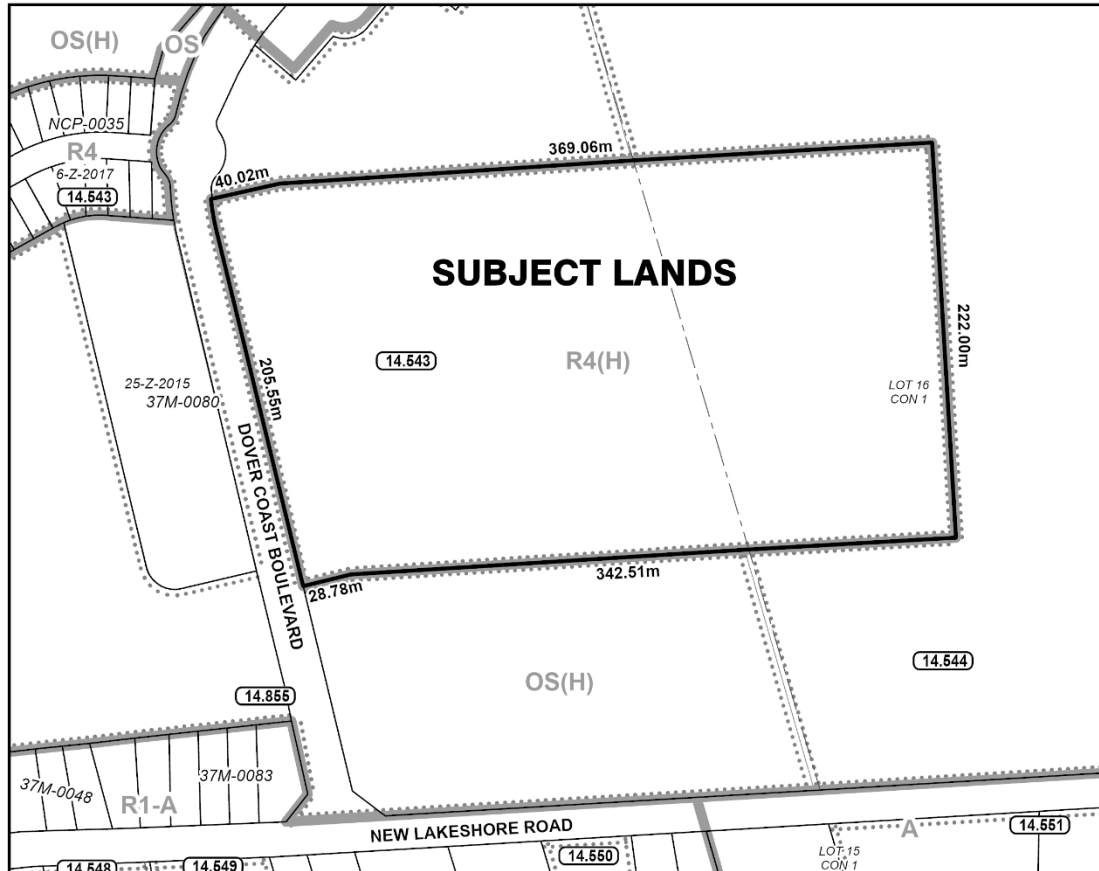
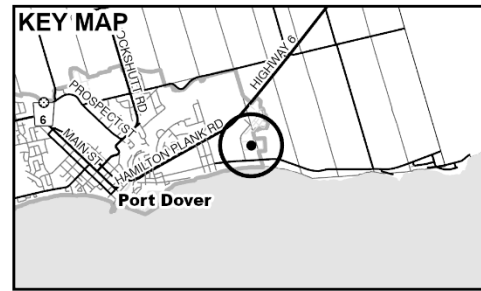


This is MAP A to Zoning By-law _____ Passed the _____ day of _____.

Mayor

Clerk

MAP B
ZONING BY-LAW AMENDMENT
NORFOLK COUNTY
 In the Urban Area of
PORT DOVER

**LEGEND**

 Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

A - Agricultural Zone

OS - Open Space Zone

R1-A - Residential R1-A Zone

R4 - Residential R4 Zone



1:3,250

0 20 40 60 80 100
Metres

This is MAP A to Zoning By-law _____ Passed the ____ day of _____.

Mayor

Clerk

**Explanation of the Purpose and Effect of
By-Law 2026-XX**

This By-Law affects all lands within Norfolk County.

The purpose of the Amendment to the Norfolk County Zoning By-law 1-Z-2014 is to generally:

1. make it more consistent with current planning legislation;
2. make it more user friendly by arranging the General Provisions into alphabetical order, adding new definitions for undefined uses, and amending definitions for clarity and modernity;
3. adding and improving the General Provisions and Off Street Parking Sections for modernity, simplicity, and good land use planning; and
4. adding additional uses where appropriate.